

Land off Burndell Road

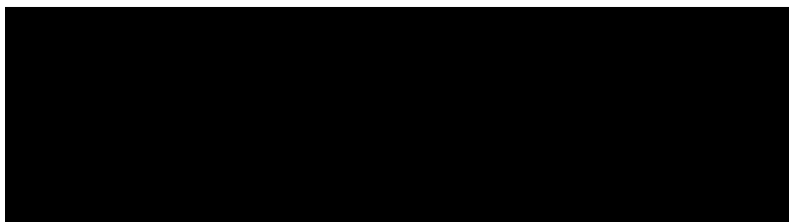
Planning Policy Compliance Statement

on behalf of Bovis Homes Southern Counties Region

November 2018

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Contents

1.0 Introduction 4

2.0 The Site 5

3.0 Proposed Development 5

4.0 Policy Compliance 6

5.0 Assessment of Proposed Development.....6

6.0 Conclusion..... 12

1.0 Introduction

1.1 This Planning Policy Compliance Statement has been prepared by Nexus Planning on behalf of Bovis Homes Southern Counties Region ("the Applicant") in support of a reserved matters application, submitted to Arun District Council ("ADC") for the following:

"Approval of reserved matters (appearance, landscaping, layout and scale) for 108 dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works; pursuant to outline planning permission Y/19/16/OUT."

on

"Land off Burndell Road" ("the Site").

1.2 Outline planning permission was granted on the Site in October 2017 (application Y/19/16/OUT) for the following:

"The development of a maximum of 108 No. residential dwellings, vehicular access from Burndell Road, public open space, ancillary works & associated infrastructure."

1.3 This planning approval establishes the principle of residential development on the Site, its ability to accommodate up to 108 dwellings and the principal means of vehicular access into the Site, off Burndell Road. The areas of built development, green infrastructure, and maximum heights of buildings are fixed through parameter plan ref. AAL-15-184-P05.

2.0 The Site

- 2.1 The Site extends to 3.85 hectares in size and is set back to the south from Burndell Road. The Site is located to the south east of Yapton.
- 2.2 The Site consists of a predominantly flat area of grassland and a public right of way (PROW) (FP167) runs along the western boundary, accessed from Burndell Road at the northern end, or from PROW FP166 from the southern end. Existing residential properties lie beyond the PROW to the west of the site, and to the north.
- 2.3 Existing hedgerows and trees border the Site, ensuring it is well contained. Allotments are located to the south west of the Site and land to the east of the Site recently obtained reserved matters approval for 45 units under planning reference F/5/18/RES. Once this planning permission is implemented, the Site will be surrounded by housing on three sides, with only the southern boundary leading out into the countryside.

3.0 Proposed Development

- 3.1 The description of development is as follows:

"Approval of reserved matters (appearance, landscaping, layout and scale) for 108 dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works; pursuant to outline planning permission Y/19/16/OUT." ("the Proposed Development")

- 3.2 The Proposed Development comprises 108 dwellings including 32 affordable units. The full accommodation schedule can be found on page 11 of the Design, Access and Planning Statement, however the overall housing type mix is outlined:

Description	No.
1 bedroom	12
2 bedroom	13
3 bedroom	67
4 bedroom	16

4.0 Policy Compliance

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The Development Plan for Arun District currently comprises the following:
- i. Arun Local Plan 2011-2031; and
 - ii. Yapton Neighbourhood Plan.
- 4.3 The next section of this note demonstrates compliance of the Proposed Development with the Development Plan.

5.0 Assessment of Proposed Development

- 5.1 Whilst the principal of the development and the access onto Burndell Road was established at the outline stage, matters of appearance, landscaping, layout and scale are to be determined in this reserved matters application.

Appearance

- 5.2 Policy D SP1 of the Local Plan advises that all development proposals should ensure that they are of good quality and demonstrate a high standard of design. The Policy states that the design should be derived from a thorough site analysis, context appraisal and adherence to objectives informing sustainable design. Furthermore, Policy D DM1 sets out the aspects of design quality that should be considered including:
- i. Character;
 - ii. Appearance/ attractiveness;
 - iii. Impact;
 - iv. Innovation;
 - v. Adaptability;
 - vi. Crime prevention; and

vii. Trees and woodland.

5.3 Paragraph 5.2 of the Yapton Neighbourhood Plan states that the housing need of the village should be achieved through the provision of well-designed dwellings that are sympathetic to the character of the village.

5.4 The DAS sets out that the Proposed Development has been informed by contextual analysis of the surrounding area and demonstrates compliance with these policies through the range of house styles and designs used within the development, which are sympathetic to the area. The dwellings vary in size and form throughout the development to provide interest in the street scene, delivering a strong sense of place.

5.5 The main brick types and colours will be kept within a limited palette of three main bricks with one contrasting detail brick and page 17 of the DAS provides full details of the materials proposed. This is considered to be an appropriate approach for this area.

Landscaping

5.6 The Local Plan highlights the importance of landscape's contribution to the sense of place. Policy LAN DM1 states that development should respect the particular characteristics and natural features of the relevant landscape character areas and seek to reinforce or repair the character in those areas.

5.7 An identified 'Objective' of the Yapton Neighbourhood Plan is to protect the existing quality of landscape and encourage biodiversity. As such, developments will be encouraged to minimise their impact on the landscape.

5.8 The landscape and visual aspects were considered at the outline stage and the scheme falls within the permitted parameters. As such the Proposed Development is acceptable in respect of landscape and visual considerations.

5.9 Soft landscaping will be introduced within the site, lining the estate roads and along plot boundaries. A landscape plan will be submitted to discharge conditions 7 and 10.

5.10 Local Plan Policy GEN20 states that residential development is required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people, including appropriate play provision. Local Plan Policy GI SP1 requires major development to protect and enhance existing green infrastructure assets

to ensure the creation of a joined up green infrastructure network.

5.11 The Yapton Neighbourhood Plan Policy E6 states that proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Parish. There is no specific policy within the Yapton Neighbourhood Plan relevant to open space provision.

5.12 Local Plan Policy OSR DM1 states that for new developments, open space will be required in accordance with guidance set out in the current Open Space Study. The approved parameter plan provided open space in accordance with the saved Local Plan Policy GEN20 which required 2.4 hectares of open space per 1000 people. The public open space has been designed to meet the standards as set out in the Arun District Council Final Open Space Standards Paper (September 2016) and provides approximately 0.74sqm of public open space.

5.13 In accordance with the approved parameter plan, the site layout plan (18-1065-005-1) illustrates how the site will include a Local Equipped Area of Play (LEAP) and two Local Areas for Play (LAP). These are located in accordance with the parameter plan, although it has been agreed with Sue Howell at Arun District Council that it would be preferable to locate a LAP in the central southern part of the site to a more central area of public open space.

5.14 All dwellings will benefit from private gardens, whilst flats will benefit from communal open space.

Layout

5.15 The layout of the Proposed Development is based upon the following principles, which align with those established through the outline planning permission:

- access arrangement and initial interior road retained;
- retention of boundary green land areas for public open space;
- retention of the existing public footpath along the western boundary;
- road and buildings positioned to provide best use of development land areas;
- buildings front onto the development road system;
- the majority of private amenity areas are set in a back to back form;
- car parking located off-street and immediately adjacent to related plots wherever possible;
- and
- building types, styles or specific orientation have been designed to help add to area or plot

security with natural surveillance or more direct viewing.

5.16 Overall, the proposed layout is reflective of the local area and is therefore considered to be appropriate.

5.17 Policy D DM2 of the Local Plan states that developments are to accord with Nationally Described Space Standards. The DAS confirms that the Proposed Development has been designed in accordance with this standard.

Scale

5.18 Paragraph 13.2.14 of the Local Plan states that when considering density, thought should be given to proximity of activities, routes and public transport access. Paragraph 13.2.15 requires that density is also sympathetic to a site's surroundings. In terms of density, the Proposed Development is in accordance with the outline permission which permits up to 108 dwellings.

5.19 The majority of the proposed units are two storey in height, with a mix of hipped and gabled roof designs. The two apartment blocks in the centre of the development, along with a small number of houses in detached or semi-detached form are 2.5 storeys in height and help to give visual contrast and interest within the street scenes through the use of additional design features to their elevations and roofscapes. Integrated and detached garages and car ports are one storey in height.

5.20 The scale of the buildings complies with the parameter plans and are in keeping with the character of this part of Yapton.

Parking Standards

5.21 A parking technical note has been provided by Odyssey in support of this reserved matters application and also to discharge Conditions 22 and 23.

Car parking

5.22 The proposed parking provision has been determined with reference to the West Sussex County Council (WSCC) parking calculator for which the total provision proposed is in accordance at 248 spaces, versus the 247 space requirement.

5.23 217 spaces (87.5%) of the spaces are allocated with one space per flat, two spaces per two-or three-bedroom house and three spaces per four-bedroom house. 11 unallocated spaces and 22 visitor spaces

are proposed.

- 5.24 A breakdown of the number of car parking spaces to be allocated to each plot is set out in the accommodation schedule contained within the DAS.

Cycle parking

- 5.25 The proposed garage dimensions are 6m x 3m in accordance with the WSCC 'Guidance for Parking in New Residential Developments' document which are large enough to provide for both car and cycle parking spaces. For those houses without garages, secure sheds/ storage will be provided in the rear gardens. Dedicated cycle storage has been proposed in the flat blocks which is sufficient to accommodate 0.5 cycle spaces per flat as per the WSCC standards. Units 53-63 and 67-74 will have storage for a minimum of four spaces each, whilst units 93-98 will have storage for a minimum of 3 spaces.

Housing Mix

- 5.26 Policy H DM1 of the Local Plan requires developments to provide a mix of dwelling types and sizes, to include affordable housing. The Policy states that the tenure mix for development schemes will be negotiated on a case by case basis.
- 5.27 The Proposed Development comprises 108 dwellings including 32 affordable units. The full plot schedule can be found on page 11 of the DAS. The overall housing type mix is:

Description	No.
1 bedroom	12
2 bedroom	13
3 bedroom	67
4 bedroom	16

Affordable Housing

- 5.28 The Proposed Development will provide 32 affordable dwellings (30%) in accordance with Local Plan Policy AH SP2 and the Section 106 Agreement. Local Plan Policy AH SP2 states that the Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% and 25% intermediate housing.

5.29 We note from discussions with Arjan de Jong, the Council's Housing Strategy and Enabling Manager, that the tenure mix for affordable housing is agreed to be 50% rented and 50% shared ownership. This is in compliance with the S106 agreement.

5.30 The Applicant has been in discussion with the local registered housing provider, Worthing Homes, who have advised on a preferred affordable housing mix based on local need. The affordable dwelling mix complies with the range set out in Local Plan Policy AH SP2 as shown in the table below.

No. of bedrooms	No. of affordable properties	Arun's required mix
1 bedroom	12 (37.5%)	35-40%
2 bedroom	13 (40.6%)	35-40%
3 bedroom	5 (15.6%)	15-20%
4 bedroom	2 (6.3%)	5-10%

5.31 The proposed affordable housing mix is therefore considered to be acceptable.

Access

5.32 Local Plan Policy T SP1 states that to ensure growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles, the Council will ensure that there is safe access onto the highway, development contributes to highways improvements and encourages sustainable transport. The principal means of access onto Burndell Road has already been established in the outline planning permission and tracking for the private car, refuse vehicle, fire tender vehicle and the pumping station tanker vehicle has been carried out for the internal roads to demonstrate its suitability (drawings 18-070-100, 18-070-101, 18-070-102 and 18-070-107).

5.33 Local Plan Policy T DM1 states that new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. The PROW to the west of the Site has been retained and footpaths have been provided throughout to maximise access by cycling and on foot.

6.0 Conclusion

- 6.1 This Policy Compliance Note has been prepared in support of a reserved matters application at Land off Burndell Road, Yapton.
- 6.2 The Principle of Development is established through the outline planning consent (Y/19/16/OUT) granted in October 2017 and this statement has demonstrated the Proposed Development's compliances compliance with detail development management policies.
- 6.3 The Proposed Development will deliver a high quality and sympathetic residential development in an area which is in much need of market and affordable housing.
- 6.4 It is therefore concluded that the Proposed Development is consistent with the development plan and should be approved without delay.

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