



DESIGN, ACCESS AND PLANNING STATEMENT

Reserved Matters
Planning Application
for 108 dwellings

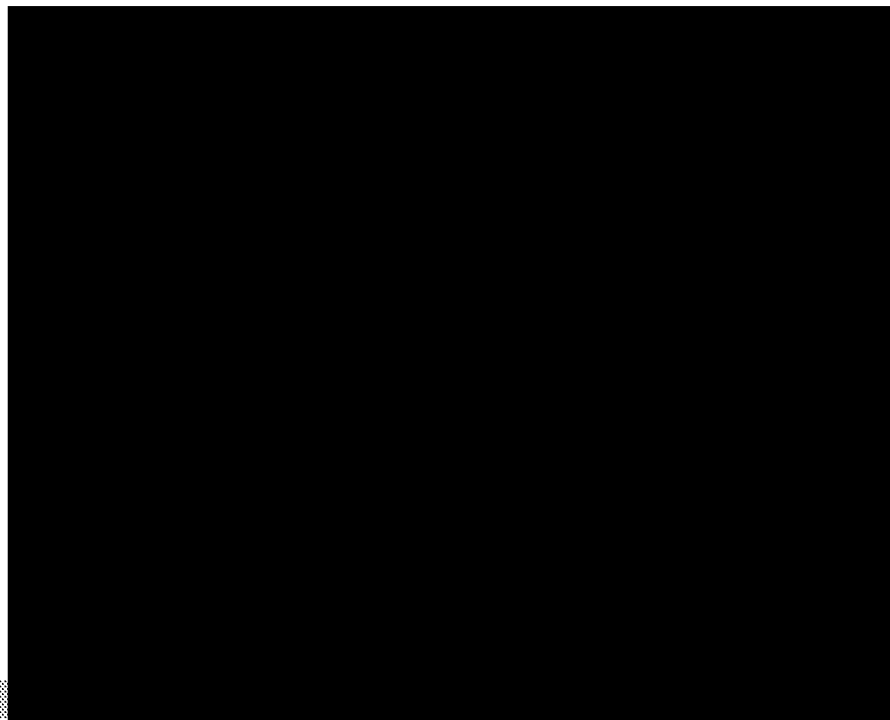
Land south of Burndell Road,
Yapton,
BN18 0HR

For Bovis Homes Southern Counties Region



Bovis Homes Southern Counties Region

Central 40, Lime Tree Way
Chineham Park
Basingstoke
RG24 8GJ



INTRODUCTION

This Design and Access Statement has been prepared by Urban Pulse Design on behalf of Bovis Homes Southern Counties Region to support and help to explain details relating to a Reserved Matters application being submitted to Arun District Council on land south of Burndell Road, Yapton.

This reserved matters application follows an Outline Planning Permission submitted by Gleeson Developments Ref : 7/19/16/OUT and subsequent Public Local Enquiry Ref : APP/C3810/Y/16/2158261, the formal decision (Dated 13th October 2017) stating:-

He (the Secretary of State) hereby grants outline planning permission subject to the conditions set out in Annex A of this decision letter, for up to 108 residential dwellings, vehicular access from Burndell Road, public open space, ancillary works and associated infrastructure, in accordance with application ref Y/19/16/OUT, dated 7 March 2016.

This Permission has a total of 25 conditions attached; this application for Reserved Matters is submitted pursuant to Condition 1 which is set out in full below:

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

At this stage, details and information is being submitted for 8 of the Outline Permission conditions under various reports and information packages as follows:

1	K14 application for Layout, Scale, Appearance, Landscaping to be submitted	Urban Planning
7	Landscaping scheme	ACD Environmental
10	Landscaping management scheme (K14 condition 1)	ACD Environmental
11	Details of provision and maintenance of Public Open Spaces	ACD Environmental + Bovis
12	External materials and finishes	Urban Pulse Design
17	Renewable energy measures (K14)	Bovis
22	Car parking provision	Urban Pulse Design
23	Cycle parking spaces	Urban Pulse Design

A full list of the conditions follows on the next pages.

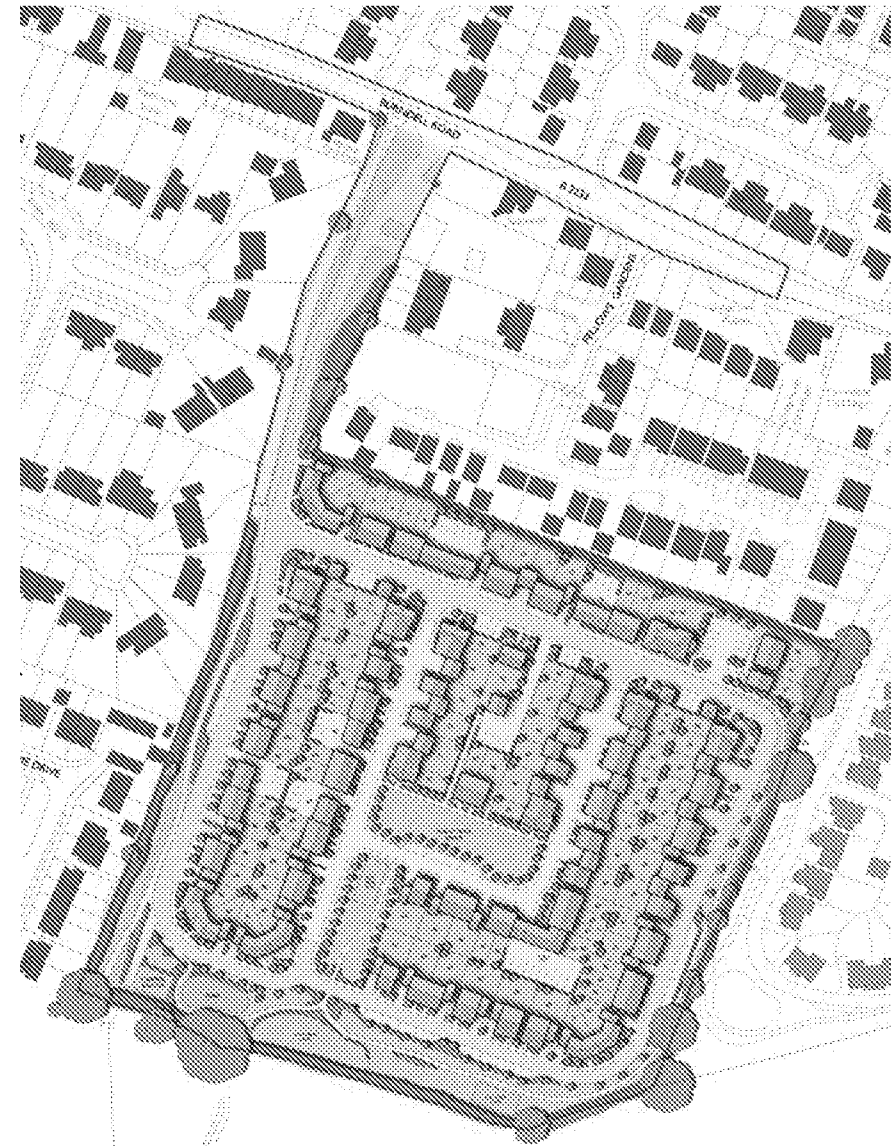
1. Details of the appearance, landscaping layout and look, hereafter called "the reserved matters", shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
3. The development hereby permitted shall take place not later than 3 years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby approved shall be carried out in accordance with the following approved plans: AAL-15-104-P3, Site Location Plan AAL-15-104-P3, Site Plan indicating land use parameters 14-110-000, Part D Proposed Site Access.
5. Development shall not commence until full details of the proposed surface water drainage scheme including maintenance and management have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the agreed details and the details proposed shall be maintained in accordance with details of the scheme in perpetuity.
6. Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of its design and subsequent management/maintenance. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.
7. No development shall commence until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
8. All planting needed or set out as required in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the latest, and any trees or plants which within a period of 5 years from the completion of the development do not become firmly established, severely damaged or diseased shall be replaced in the next planting season with others of similar size and species.
9. Before the development is first occupied or brought into use, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.
10. The landscaping details referred to in Condition 1 shall include a landscape management plan, outlining long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned domestic gardens. The landscape management plan

shall be implemented in accordance with the approved details.

11. The development shall take place in full details of tying out, materials for provision and future maintenance in full. Open space has been submitted to and approved in writing by the local planning authority. The tying out details submitted in compliance with Condition 1 shall define the boundaries of such areas then proposed from the base of equipment, means of enclosure and all other structures to be installed. The development shall be carried out and maintained in accordance with the approved details.
12. No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.
13. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details of the following matters: the anticipated number, frequency and types of vehicles used during construction; the method of access and egress of vehicles during construction from the parking of vehicles; by the operatives and vehicles; the loading and unloading of plant, materials and waste; the storage of plant and materials used in construction of the development; the operation and maintenance of security fencing; the provision of wheel washing facilities and other works related to limiting the impact of construction upon the public highway including the provision of temporary traffic Regulation Orders; details of public engagement both prior to and during construction works.
14. No operational or construction vehicles shall be operated on the site except between the hours of 07:00 and 19:00 on Mondays to Fridays inclusive, 07:00 and 19:00 on Saturday and not at any time on Sundays or Public Holidays.
15. Prior to the commencement of construction works on each phase of the development of any preparatory works, a detailed ecological enhancement scheme (which shall include the monitoring of bat boxes throughout the site) shall be submitted to the local planning authority for approval and shall be based on the recommendations within the supporting ecological statement. All approved details shall then be implemented in full and in accordance with the agreed timing and details.
16. The demolition, ground clearance or vegetation clearance works shall take place within the first planting season that commences 1 March and 31 August within in any year unless a restricted time is carried out. This shall be underlain by a weekly graded ecology immediately prior to the works taking place. If any other restrictions are imposed, these works shall remain restricted until all the plants have died naturally.
17. At least 10% of the energy needs of the development shall be sourced from decentralised and renewable or low-carbon energy sources or equivalent third party schemes that would secure a 10% reduction in energy use. Details and a schedule of how this is to be achieved, including details of plant

all works on site shall be submitted to and approved in writing by the Local Planning Authority as a part of the relevant matters information required by condition 2. The approved details shall be implemented in accordance with the approved timetable and retained as requirements thereafter.

18. No development shall take place until a street lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The street lighting shall be provided in accordance with the approved scheme.
19. Prior to the commencement of the development details showing the proposed location of fire fire hydrant shall be submitted to and approved in writing by the Local Planning Authority. The fire hydrant shall be provided in accordance with the approved details before the first occupation of the development and shall be retained thereafter.
20. The development shall not commence until the access serving the development including re-aligned Burdell Road and associated footway improvements has been constructed in accordance with the approved Drawing No. 14-115-006a known as 'D' and in accordance with Road Safety Audit dated April 2014 as per requirements.
21. The development shall not commence until safety signs of 2.4 metres by 1.20 metres and 2.4 metres by 0.9m in accordance with plan No. 14-115-006a RPS 'D' have been provided at the proposed access entrance across onto Burdell Road in accordance with the approved drawing. Once provided the signs shall thereafter be retained and kept free of all obstructions of any height of 1.5 metres above the adjoining carriageway level.
22. No part of the development shall be first occupied until the car parking for that part of the site has been provided in accordance with plans and details to be submitted to and approved by the local planning authority. The approved spaces shall thereafter be retained as of times for their designated purpose.
23. No part of the development shall be first occupied until covered and secure cycle parking space for that part of the site have been provided in accordance with plans and details to be submitted to and approved by the local planning authority. The approved spaces shall thereafter be retained as of times for their designated purpose.
24. No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water running onto the public highway.
25. No part of the development shall be occupied until the Flood Plan dated March 2014 is implemented in accordance with the approved document.



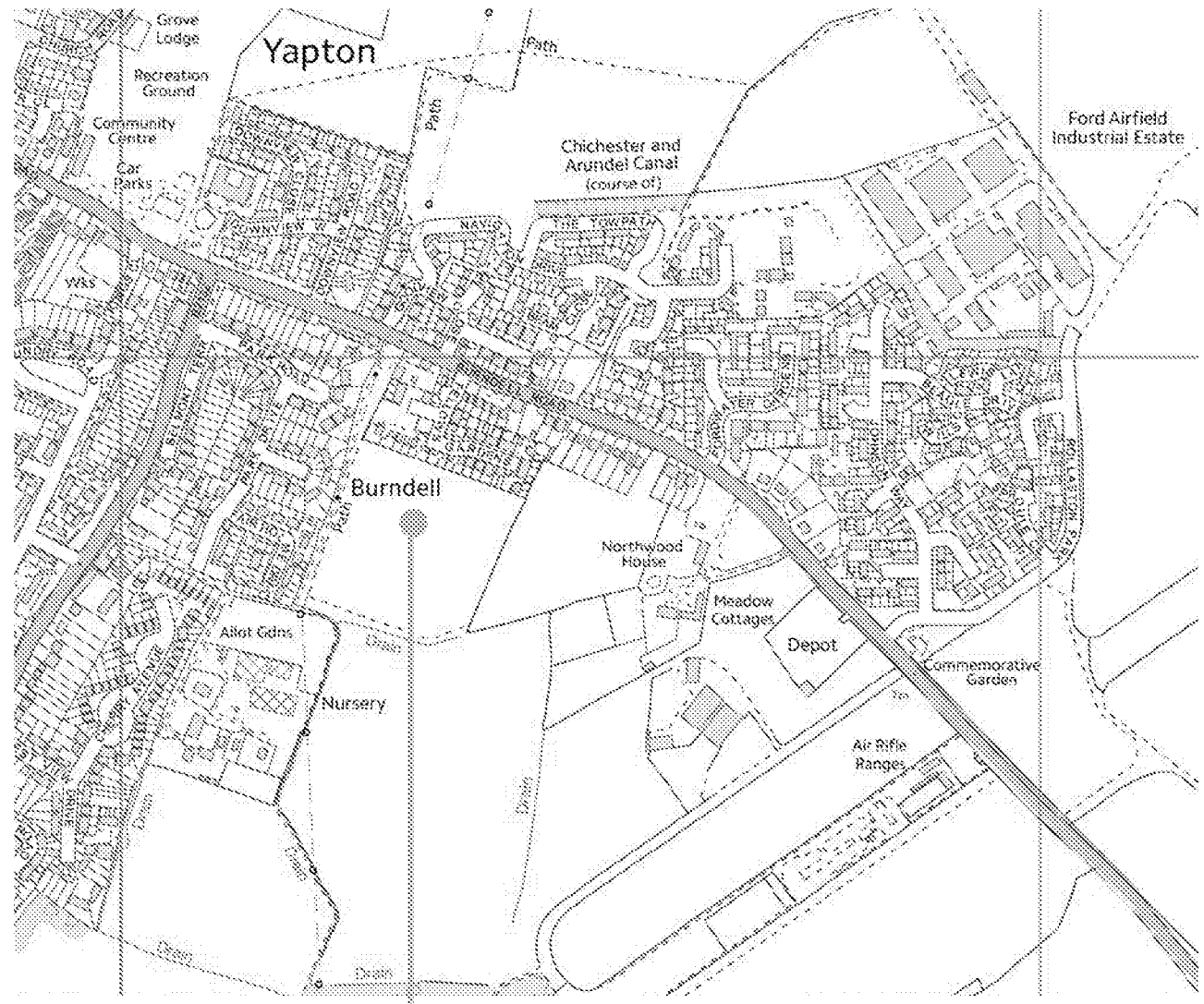
Approved Outline Consent Layout REFY/19/16/OUT

STRUCTURE OF THE STATEMENT

The Statement will comprise the following sections:

Design and Access Statement

- Contextual Analysis
- Design and Access Principles
- Use and Amount
- Layout
- Scale
- Appearance
- Landscaping
- Access and Parking
- Drainage Strategy
- Sustainable Construction
- Conclusions



Local Context Map (not to scale)

SITE



Sub-Regional Context Map (not to scale)

SITE

DESIGN AND ACCESS STATEMENT

The Design and Access part of this combined Statement has been prepared having regard to the requirements set out in paragraphs 30-32 of the national Planning Practice Guidance, the Council's online detailed guidance for applicants and agents, and CABE's 2006 guidance 'Design and Access: Statements: How to write, read and use them'.

Contextual Analysis

The site extends to circa 3.851 hectares and consists of a predominantly flat area of grassland. This is screened to the west, south and east by sections of mature trees and hedgerow, its northern boundary being the rear fences to the existing development fronting onto Burnell Road. There are existing drainage ditches along its western, southern and eastern boundaries.

The development access is already approved, to be taken directly off Burnell Road within a 26m wide strip of lane set between Maple Court and Wayside. This land strip also has an existing footpath access against its western boundary, this footpath continuing for the full length of the western boundary and exiting through the south western corner of the site. This will remain in use throughout the development.

The land adjoining the eastern boundary has recently obtained permission for 45 dwellings under Ref: F/7/15/OUT and its subsequent RM approval.

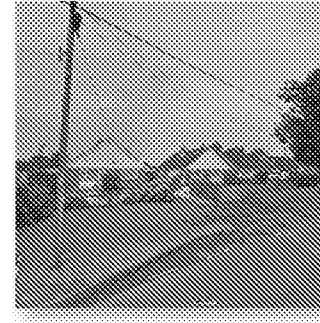
The following photographs show the variation of building types, sizes and ages:-



Existing Site Entrance



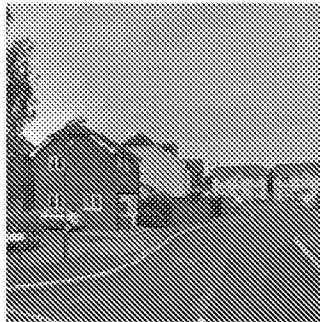
2.5 Storey Dwellings
Adjacent Site



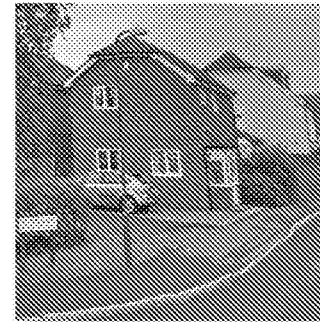
Dwellings in Burridell Road



House in Burridell Way



2.5 Storey homes in
Fellows Gardens



Modern Development in
Fellows Gardens



House style - Yapton



House style - Yapton



House style - Yapton



Local Context Layout (not to scale)

USE AND AMOUNT

The development proposes a total of 108 (Class C3) dwellings, including 32 affordable units. This equates to circa 28 units per hectare for the full site area or circa 40 units per hectare for the total Net Developable Land Area.

Housing Mix

Description	No.
1 Bedroom Unit	12
2 Bedroom Unit	18
3 Bedroom Unit	67
4 Bedroom Unit	16
TOTAL	108

The full breakdown of the proposed floor space, materials, and parking provision for each of the 108 units is set out in the following table.

18-1065 RM 108 UNIT SCHEME - LAND OFF BURNELL ROAD, YAPTON
FULL PLOT SCHEDULE OF MATERIALS AND PARKING

AFFORDABLE UNITS

Plot No.	Proposed Development	Plot Area (sqm)	Plot Area (sqm)	Plot Area (sqm)	Proposed Development	Proposed Development	Proposed Development	Proposed Development	Proposed Development	Proposed Development	Proposed Development
56	28F/284P	754	70.17	1	PR	✓	✓	✓	Grey	a	1ps
57	28F/283P	705	65.56	1	PR	✓	✓	✓	Grey	a	1ps
58	28F/284P	754	70.17	1	PR	✓	✓	✓	Grey	a	1ps
59	28F/283P	760	70.68	1	PR	✓	✓	✓	Grey	a	1ps
60	28F/284P	753	70.04	1	PR	✓	✓	✓	Grey	a	1ps
61	18F/182P	665	61.91	1	PR	✓	✓	✓	Grey	a	1ps
62	18F/182P	586	54.54	1	PR	✓	✓	✓	Grey	a	1ps
63	18F/182P	617	57.44	1	PR	✓	✓	✓	Grey	a	1ps
64	(24) 28H / 284P	851	79.1	3	PR	✓	-	-	Red	c	2ps
65	(24) 28H / 284P	851	79.1	3	PR	✓	-	-	Red	c	2ps
66	(24) 28H / 284P	851	79.1	3	PR	✓	-	-	Red	c	2ps
67	28F/283P	705	65.76	1	PR	✓	✓	✓	Grey	a	1ps
68	28F/284P	754	70.17	1	PR	✓	✓	✓	Grey	a	1ps
69	28F/284P	753	70.04	1	PR	✓	✓	✓	Grey	a	1ps
70	28F/283P	705	65.76	1	PR	✓	✓	✓	Grey	a	1ps
71	28F/284P	754	70.17	1	PR	✓	✓	✓	Grey	a	1ps
72	18F/182P	617	57.44	1	PR	✓	✓	✓	Grey	a	1ps
73	18F/182P	586	54.54	1	PR	✓	✓	✓	Grey	a	1ps
74	18F/182P	665	61.91	1	PR	✓	✓	✓	Grey	a	1ps
77	48H/485P	1082	100.5	3	PR	✓	-	-	Red	c	2ps
78	48H/485P	1082	100.5	3	PR	✓	-	-	Red	c	2ps
81	(25) 38H / 385P	1012	94	1	PR	✓	-	-	Red	c	2ps
82	(25) 38H / 385P	1012	94	1	PR	✓	-	-	Red	c	2ps
90	(25) 38H / 385P	1012	94	3	PR	✓	-	-	Red	c	2ps
91	(25) 38H / 385P	1012	94	3	PR	✓	-	-	Red	c	2ps
92	(25) 38H / 385P	1012	94	3	PR	✓	-	-	Red	c	2ps
93	18F/182P	543	50.57	1	PR	✓	✓	-	Grey	b	1ps
94	18F/182P	538	50	1	PR	✓	✓	-	Grey	b	1ps
95	18F/182P	543	50.57	1	PR	✓	✓	-	Grey	b	1ps
96	18F/182P	543	50.57	1	PR	✓	✓	-	Grey	b	1ps
97	18F/182P	538	50	1	PR	✓	✓	-	Grey	b	1ps
98	18F/182P	543	50.57	1	PR	✓	✓	-	Grey	b	1ps
Total		24156	2246.28								

Plot No	Tree No	Tree Name	DBH (cm)	Height (m)	Species	Health	Form	Color	Texture	Notes
1	7 SPRUCE / 385P	1082	100.5	1	PR	✓	✓	Grey	c	1G + 1ps
2	5 HAZEL / 385P	932	86.6	1	PR	✓	-	Grey	c	1G + 1ps
3	5 HAZEL / 385P	932	86.6	1	PR	✓	-	Grey	c	1G + 1ps
4	8 CYPRESS / 385P	1101	102.3	1	PR	✓	-	Grey	c	1G + 1ps
5	8 CYPRESS 385P	1101	102.3	3	PR	✓	-	Red	d	1G + 1ps
6	9 BEECH / 385P	1116	103.7	3	PR	✓	-	Red	b	1G + 1ps
7	9 BEECH / 385P	1116	103.7	3	PR	✓	-	Red	b	2ps
8	5 HAZEL / 385P	932	86.6	2	PR	✓	-	Red	d	2ps
9	5 HAZEL / 385P	932	86.6	2	PR	✓	-	Red	d	2ps
10	5 HAZEL / 385P	932	86.6	2	PR	✓	-	Red	d	2ps
11	5 HAZEL / 385P	932	86.6	2	PR	✓	-	Red	d	2ps
12	9 BEECH / 385P	1116	103.7	3	PR	✓	-	Red	b	2ps
13	9 BEECH / 385P	1116	103.7	3	PR	✓	-	Red	b	1G + 2ps
14	12 JUNIPER / 486P	1218	113.2	3	PR	✓	-	Grey	c	1G + 2ps
15	13 CHESTNUT / 486P	1350	125.4	2	PR	✓	✓	Red	d	1G + 2ps
16	4 HOLLY / 284P	851	79.1	3	PR	✓	-	Red	c	2ps
17	4 HOLLY / 284P	851	79.1	3	PR	✓	-	Red	c	2ps
18	12 JUNIPER / 486P	1218	113.2	3	PR	✓	✓	Grey	c	1G + 2ps
19	7 SPRUCE / 385P	1082	100.5	1	PR	✓	-	Grey	d	2ps
20	5 HAZEL / 385P	932	86.6	1	PR	✓	-	Grey	d	2ps
21	9 BEECH / 385P	1116	103.7	2	PR	✓	-	Red	b	1G + 1ps
22	9 BEECH / 385P	1116	103.7	2	PR	✓	-	Red	b	1G + 1ps
23	9 BEECH / 385P	1116	103.7	2	PR	✓	-	Red	b	1G + 1ps
24	9 BEECH / 385P	1116	103.7	2	PR	✓	-	Red	b	1G + 1ps
25	12 JUNIPER / 486P	1218	113.2	1	PR	✓	-	Grey	c	1G + 2ps
26	11 WILLOW / 487P	1417	131.78	1	PR	✓	-	Red	c	1G + 2ps
27	12 JUNIPER / 486P	1218	113.2	1	PR	✓	-	Red	d	1G + 2ps
28	4 HOLLY / 284P	851	79.1	3	PR	✓	-	Grey	d	2ps
29	4 HOLLY / 284P	851	79.1	3	PR	✓	-	Grey	d	2ps
30	12 JUNIPER / 486P	1218	113.2	3	PR	✓	-	Grey	c	1G + 2ps
31	12 JUNIPER / 486P	1218	113.2	3	PR	✓	-	Red	c	1G + 2ps
32	12 JUNIPER / 486P	1218	113.2	1	PR	✓	-	Grey	c	1G + 2ps
33	4 HOLLY / 284P	851	79.1	3	PR	✓	-	Grey	b	2ps
34	4 HOLLY / 284P	851	79.1	3	PR	✓	-	Grey	b	2ps
35	4 HOLLY / 284P	851	79.1	3	PR	✓	-	Grey	b	2ps
36	13 CHESTNUT / 486P	1350	125.4	3	PR	✓	✓	Red	d	1G + 2ps
37	13 CHESTNUT / 486P	1350	125.4	2	PR	✓	✓	Red	d	1G + 2ps
38	5 HAZEL / 385P	932	86.6	2	PR	✓	-	Red	c	1G + 2ps

Plot No	Tree No	Species	DBH	Height	Trunk Circ	Canopy Area	Canopy Shape	Health	Notes	Plant	Quality	Site	Condition	Notes	Notes
39	5	HAZEL / 38SP	932	86.6		2	PR	✓	-	-	-	Red	c	1G + 1ps	
40	4	HOLLY / 284P	851	79.1		3	PR	✓	-	-	-	Grey	a	2ps	
41	4	HOLLY / 284P	851	79.1		3	PR	✓	-	-	-	Grey	a	2ps	
42	4	HOLLY / 284P	851	79.1		3	PR	✓	-	-	-	Grey	a	2ps	
43	4	HOLLY / 284P	851	79.1		3	PR	✓	-	-	-	Red	a	2ps	
44	4	HOLLY / 284P	851	79.1		3	PR	✓	-	-	-	Red	a	2ps	
45	4	HOLLY / 284P	851	79.1		3	PR	✓	-	-	-	Red	a	2ps	
46	12	JUNIPER / 486P	1218	113.2		1	PR	✓	✓	-	-	Red	c	1G + 2ps	
47	11	WILLOW / 487P	1417	131.78		2	PR	✓	-	-	-	Red	c	1G + 2ps	
48	9	BEECH / 385P	1116	103.7		2	PR	✓	-	-	-	Grey	b	1G + 1ps	
49	9	BEECH / 385P	1116	103.7		2	PR	✓	-	-	-	Grey	b	1G + 1ps	
50	9	BEECH / 385P	1116	103.7		2	PR	✓	-	-	-	Grey	b	1G + 1ps	
51	9	BEECH / 385P	1116	103.7		2	PR	✓	-	-	-	Grey	b	1G + 1ps	
52	5	HAZEL / 385P	932	86.6		1	PR	✓	-	-	-	Red	d	2ps	
53	7	SPRUCE / 385P	1082	100.5		1	PR	✓	-	-	-	Red	d	2ps	
54	7	SPRUCE / 385P	1082	100.5		2	PR	✓	-	-	-	Grey	d	1G + 1ps	
55	5	HAZEL / 385P	932	86.6		1	PR	✓	-	-	-	Red	d	1G + 1ps	
75	5	HAZEL / 385P	932	86.6		1	PR	✓	-	-	-	Red	d	1G + 1ps	
76	7	SPRUCE / 385P	1082	100.5		2	PR	✓	-	-	-	Grey	d	1G + 1ps	
79	7	SPRUCE / 385P	1082	100.5		2	PR	✓	-	-	-	Red	d	1G + 1ps	
80	5	HAZEL / 385P	932	86.6		2	PR	✓	-	-	-	Red	d	1G + 1ps	
83	9	BEECH / 385P	1116	103.7		1	PR	✓	-	-	-	Grey	b	1G + 1ps	
84	9	BEECH / 385P	1116	103.7		1	PR	✓	-	-	-	Grey	b	1G + 1ps	
85	11	WILLOW / 487P	1417	131.78		2	PR	✓	-	-	-	Grey	c	1G + 2ps	
86	12	JUNIPER / 486P	1218	113.2		1	PR	✓	✓	-	-	Grey	c	1G + 2ps	
87	11	WILLOW / 487P	1417	131.78		1	PR	✓	-	-	-	Grey	c	1G + 2ps	
88	5	HAZEL / 385P	932	86.6		1	PR	✓	-	-	-	Red	c	1G + 1ps	
89	7	SPRUCE / 385P	1082	100.5		1	PR	✓	-	-	-	Red	c	2ps	
99	7	SPRUCE / 385P	1082	100.5		2	PR	✓	✓	-	-	Grey	d	2ps	
100	5	HAZEL / 385P	932	86.6		2	PR	✓	-	-	-	Grey	d	2ps	
101	4	HOLLY / 284P	851	79.1		2	PR	✓	-	-	-	Grey	d	2ps	
102	4	HOLLY / 284P	851	79.1		2	PR	✓	-	-	-	Grey	c	2ps	
103	8	CYPRESS / 385P	1101	102.3		3	PR	✓	-	-	-	Red	c	1G + 1ps	
104	8	CYPRESS / 385P	1101	102.3		3	PR	✓	-	-	-	Red	d	1G + 1ps	
105	12	JUNIPER / 486P	1218	113.2		3	PR	✓	-	-	-	Red	d	1G + 2ps	
106	8	CYPRESS / 385P	1101	102.3		3	PR	✓	-	-	-	Red	c	1G + 1ps	
107	12	JUNIPER / 486P	760	70.68		2	PR	✓	-	-	-	Grey	c	2G + 2ps (Sales Garage)	
108	7	SPRUCE / 385P	1082	100.5		2	PR	✓	✓	-	-	Red	c	1G + 1ps	
Total			62272	2489.1											

Overall Total 104428 9704.10

urban pulse

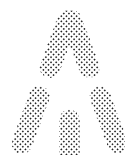
design

LAYOUT

The layout principles established through the illustrative masterplan that was submitted as part of the outline planning permission Y/19/16/OUT have been applied to this detailed development submission.

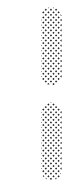
These principles are as follows:

- Access arrangement and initial interior road layout retained, allowing full use of the site and producing an 'outward facing' development onto the eastern, southern and western boundaries, therefore addressing the estate roads and the boundary areas of open space.
- Retention of the boundary green land areas for use as public open space including the provision of an equipped children's play area along the southern boundary.
- The retention of the existing public footpath along the western boundary along with an additional landscape buffer to the rear boundaries of the existing properties.
- Road and buildings positioned to provide best use of the development land areas, whilst allowing full on-site movement, permeability, access and ease of servicing with regards to refuse collection, deliveries and visitor orientation.
- Buildings front onto the development road system and where required, address corners, helping to give active and attractive elevations. Areas of open space, play areas and footpath links are overlooked for security.
- The majority of private amenity areas are set in a 'back to back' form, therefore maximizing separation distances between dwellings and reducing the amount of exposed flank boundaries.
- Car parking located off-street and immediately adjacent to related plots wherever possible to reduce street clutter and help with security. Where parking is on-plot, this has been set back from the footpath edge and where possible, garages and carports provided. Where parking has been condensed into courts, these are overlooked or in defined, semi enclosed areas, again helping with overall security.



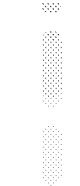
Final Layout

3



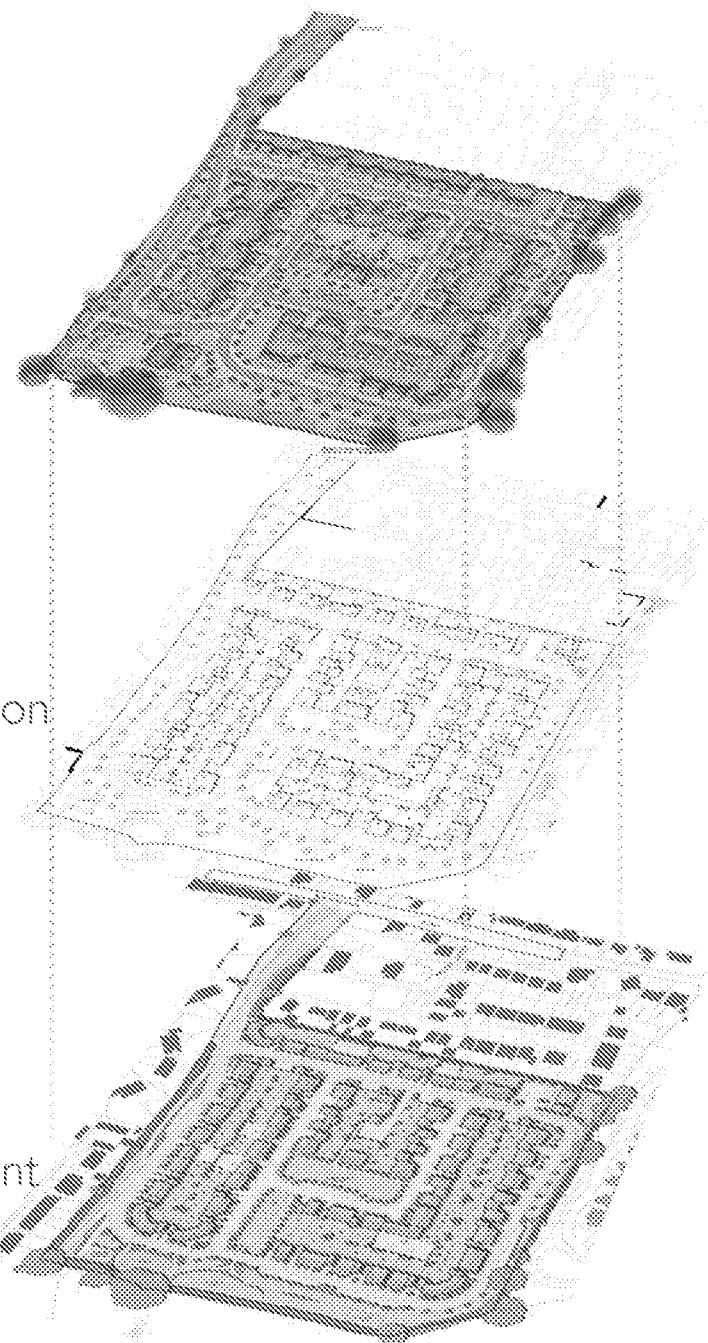
Design Evolution

2



Outline Consent

1



PROPOSED SITE PLAN

