

Parish: Chichester	Ward: Chichester North
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**CC/17/02571/REM**

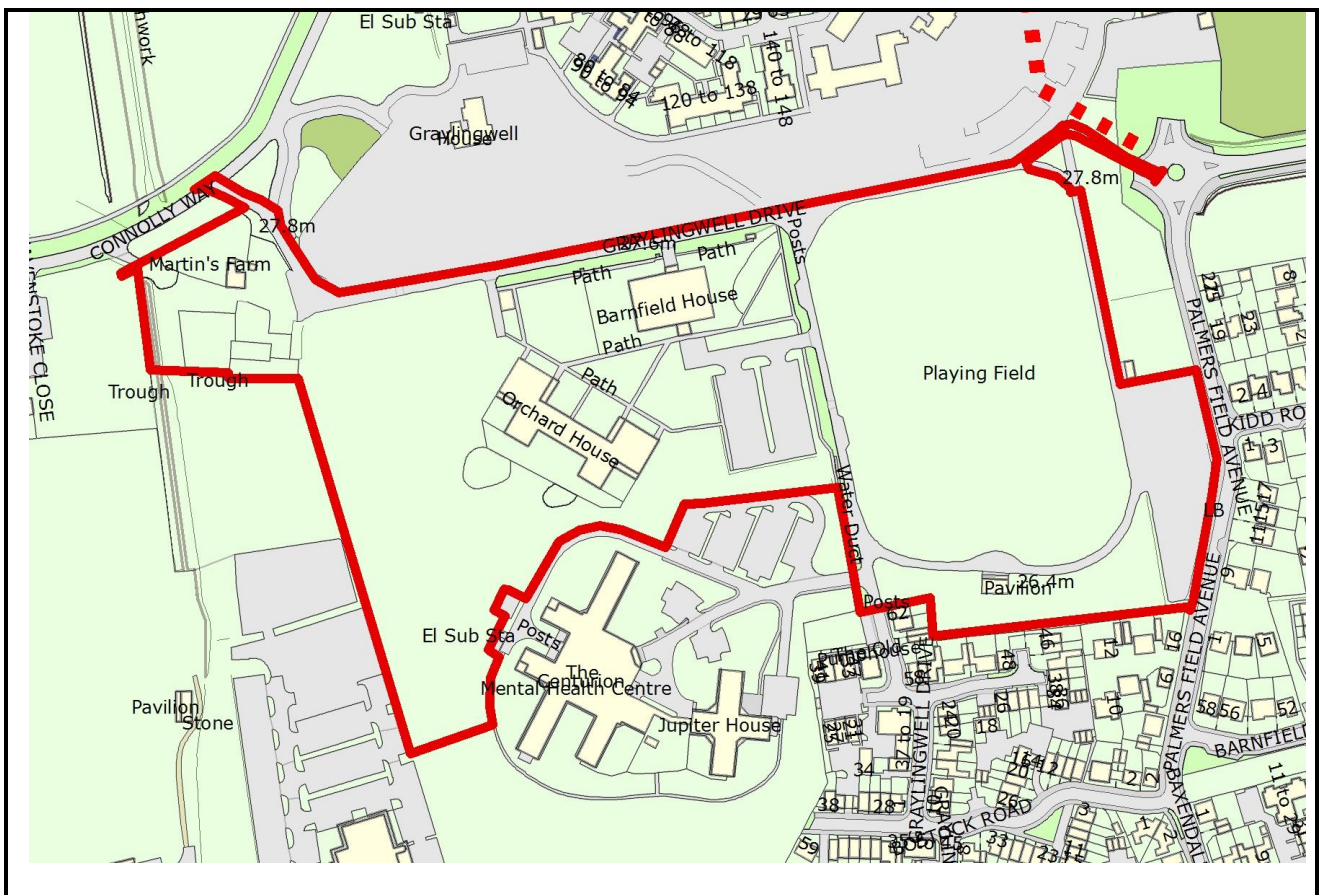
**Proposal** Application for the approval of reserved matters pursuant to outline planning permission CC/15/00743/OUT for the development of 160 new homes and associated works at the Lower Graylingwell site.


**Site** Land South Of Graylingwell Drive Chichester West Sussex

**Map Ref** (E) 486429 (N) 106179

**Applicant** Hill Partnerships Ltd

**RECOMMENDATION TO PERMIT**



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## **1.0 Reason for Committee Referral**

City Council Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

2.1 The application site is known as Lower Graylingwell and comprises a total area of approximately 7.4 hectares to the south of Graylingwell Park, the Linden Homes/Affinity Sutton LLP development of the Victorian hospital in the north-east of the City. The site is currently vacant with two boarded up single storey former NHS buildings - the Merton Centre and Orchard House. To the north-west and situated on an overgrown but recently cleared 0.42 ha plot of land lies a derelict 19th Century largely flint built farmhouse known as Martin's Farm. The majority of the application site is laid to grass. The eastern half of the site consists of a large former sports pitch encircled by trees with a dilapidated former sports pavilion at its southern edge. This part of the site lies within the Chichester Conservation Area. At the extreme east of the site is an area of hardstanding last used as car parking for the former clubhouse/social club before that building was destroyed by fire and subsequently demolished.

2.2 The site is bounded by the tree lined Graylingwell Drive to the north which marks the south boundary of the Conservation Area at this point. Residential development at Palmers Field Avenue lies to the east of the site and again to the south of the former sports pitch at Bostock Road. The south boundary is also formed by the Sussex Partnership NHS Trust building (the Chichester Centre) and its car park. West of the site is the rear of Chichester University's Bishop Otter Campus and the University sports field.

## **3.0 The Proposal**

3.1 Outline planning permission was granted on 29 January 2016 for development of the application site for up to 160 homes, retention and extension of Martins Farmhouse to provide a 4 bed dwelling, retention, restoration and improvements to the existing sports pitch to create a new adult recreational cricket pitch and a new combined sports changing and community pavilion. It established a developable area of approximately 4.6 ha. The outline permission was for 'access' only with all other matters reserved. This application covers the remaining reserved matters namely; layout, scale, appearance and landscaping for a total of 160 dwellings.

3.2 The proposed accommodation comprises 1 and 2 bedroom flats and 2, 3 and 4 bedroom houses. There is 30% affordable housing comprising 34 units for affordable rent and 14 shared ownership units. The density of development for the net developable area is 35 dwellings per hectare (dph). Overall the accommodation is proposed to be provided in the following mix:

Market - 112 dwellings

9 x 1 bed flats

21 x 2 bed flats

9 x 2 bed houses

56 x 3 bed houses

17 x 4 bed houses

## Affordable - 48 dwellings (30%)

*The Committee will recall that following the grant of outline planning permission, the permitted affordable housing provision was varied from 30% (48 units) of the total number of dwellings to 50% (80 units) as Starter Homes in line with central government objectives to increase the availability of low cost new homes for ownership. However, following delays bringing Starter Homes into legislation the applicant has decided to revert back to providing affordable homes in accordance with adopted Local Plan policy.*

9 x 1 bed flats  
9 x 2 bed flats  
8 x 2 bed houses  
19 x 3 bed houses  
3 x 4 bed houses

The proposed flats are located in 4 x 3 storey blocks, three of which are located on the south side of Graylingwell Drive and the fourth to the south of the retained sports pitch. With the exception of the apartment blocks the remainder of the development is 2 storeys in height.

3.3 In terms of the other components of the application these comprise:

- A total of 318 parking spaces across the site broken down as follows:
  - 262 allocated residential car parking spaces including garages (6m x 3m internal)
  - 44 visitor car parking spaces
  - 11 car parking spaces for the cricket pitch and pavilion
- cycle parking either in garage or garden sheds or dedicated provision for flats
- 2.5 ha of open space (the Local Plan Open Space Calculator for a development of this size requires 0.21 ha)
- 1.6 ha for a cricket pitch
- 0.1 ha for a village green
- 0.15 ha of play space (1000sqm on the village green for under 5's and 500sqm as an equipped area of play [LEAP] located south west of the cricket pitch)
- 627 sqm of allotment space/community garden in the north-east corner of the site
- 175sqm combined sports changing and community use building (130sqm for community use)
- retention of the existing mature trees encircling the sports pitch area and lining the south side of Graylingwell Drive

## 4.0 History

15/00743/OUT	PER106	Demolition of existing hospital buildings and development of up to 160 new homes including retention and improvement of sports pitch/open space, new pavilion and children's play area; restoration of Martin's Farm house for residential use (included in 160 unit total); access arrangements and ancillary works and demolition of pavilion.
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17/01738/TCA	NOTPO	Notification of intention to crown raise branches on all Lime trees within group to give up to 6m clearance over road side.
17/02377/OBG	PCO	Section 106 Deed of Variation for replacing Starter Homes with affordable homes.

## 5.0 **Constraints**

Listed Building	NO
Conservation Area	Graylingwell
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	FZ1
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	YES

## 6.0 **Representations and Consultations**

### 6.1 City Council

**Strong objection** on the following grounds:

The layout of the proposal and the design and appearance of the buildings do not meet the standards required by policy 33 of the Local Plan.

#### Layout

- Social cohesion: 3 storey blocks of flats and social housing concentrated on northern boundary
- Lack of natural surveillance over park & parking area
- Location of park
- Mix of house types - 4-bed only in SE corner

#### Building design

- mis-matched roof pitches
- scale, bulk and mass of blocks of flats

### 6.2 Historic England

Historic England has no objection to the application on heritage grounds. The development poses relatively minimal harm to heritage significance. It is noted that the reserved matters application proposes relatively few new houses within the Martins Farm area and continues to cluster them to the east of the existing farmhouse and away from the Chichester Dyke. We are supportive of this approach as we think this layout will

preserve an open setting around the monument and thereby allow for its aesthetic value and function to be best appreciated.

### 6.3 Sussex Police

With the level of crime and anti-social behaviour in Chichester district being below average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered. Some concerns that the play area is in an isolated position and that the nearby trees around it may also restrict visibility of the area. The nearest occupied building which could overlook it is some distance away.

### 6.4 WSCC - Highways

Final comments awaited. The Committee will be updated.

*[Planning Officer Comment: The Council has received two comprehensive consultation responses to the reserved matters application both of which itemise technical points of detail on the layout e.g. rumble strips, turning heads, visibility splays etc which the applicant has been addressing. At the time of preparing this report the applicant was finalising these aspects and subject to some minor remaining details officers understand that WSCC has no objection to the proposals.]*

### 6.5 CDC - Coastal and Drainage Engineer

The proposed scheme is to drain all surface water to ground, with private soakaways serving individual properties. This approach is acceptable in principle and based on our knowledge of the local geology, likely to be able to adequately drain the development. Conditions were attached to the outline application for a detailed design and maintenance manual therefore no need for conditions to be applied to this application.

### 6.6 CDC - Housing Enabling Officer

There has been considerable negotiation with the developer and with the Homes and Community Agency to find an acceptable scheme following the government's Starter Homes initiative stalling. The current mix is acceptable and is in line with the Strategic Housing Market Assessment for both the affordable and market housing.

The pepper potting as set out in the draft s106 departs slightly from policy which requires affordable units to be in groups of no more than 10, or 15 on strategic sites. Lower Graylingwell was part of the NE Chichester Development Plan and so I would consider it to be a strategic one. While there is a slight departure from planning policy in terms of pepper potting I would not object from a Housing point of view. The developers have come some way to meet the council's requirements.

The central flat block has a split of shared ownership and private flats. While this is not ideal, I have had assurances from a registered provider that this would be acceptable. Mixed rent and other tenures would not be.

## 6.7 CDC - Archaeology Officer

The final site layout has been arrived at following a full archaeological investigation of the site and its buildings and agreement that the line of the non-scheduled section of the Entrenchment, including its in-filled ditch, should be preserved, as should the Martin's Farm house, and that redevelopment in this area should be kept to a reasonable minimum.

## 6.8 CDC - Waste Services Officer

Some concern about the size and therefore accessibility of the bin stores for the 4 no. flat blocks. The 1100 litre recycling bins are fitted with a post box style lid. The bin store itself does not look big enough for residents to access the bin. Recommended that the bin stores are amended to address this issue.

*[Planning Officer Comment: It is recommended that the issue of the final design of the bin stores be addressed through the imposition of a planning condition].*

## 6.9 CDC - Community Facilities

The Chichester Community Development Trust who will be the beneficiary of the community facilities to be provided within the multi-use sports pavilion have confirmed that they met with the applicant/developer in October 2017 where the plans were redrawn to take into account the CCDT's comments regarding the layout and space. The revised plans have taken on board the layout comments and make adequate provision for the mix of changing and community use for the future use of the building by the CCDT.

## 6.10 44 Third Party Objections (includes some multiple letters from same authors)

- a) Density is too high
- b) 3 storey buildings are too close to Graylingwell Drive
- c) Noise and pollution from new traffic on Graylingwell Drive
- d) Too close to line of Lime trees
- e) Will block out light, be overbearing and overshadowing of dwellings at Penny Acre and remove views of Cathedral
- f) Balconies will overlook Penny Acre leading to loss of private amenity
- g) Will result in the removal of a stand of mature pine trees
- h) There will be a harmful increase in traffic volumes on Graylingwell Drive which will become a rat run
- i) Flat blocks should be more evenly spread out across the site not all concentrated along Graylingwell Drive
- j) Affordable housing is not pepper-potted or fully integrated throughout the site
- k) Hill Construction have misled residents of Graylingwell
- l) Substitute plans do not address concerns regarding massing
- m) Chichester University and Students Union - Site layout and orientation on west boundary is unacceptable and must be changed. Will result in unsatisfactory relationship with the University and the Student Union building. Proximity of homes to the campus is a major concern and may restrict future development at University. Also concerned about surface water drainage, the housing on west side of spur road and loss of trees.

- n) Chichester Society - Concerned about vehicular access additionally serving Chichester Centre and the University. Elevations and massing of buildings as portrayed are bland. 3 storey flats on Graylingwell Drive will result in loss of outlook.

#### 6.11 1 Third Party Other

Chichester and District Cycle Forum point out it is important to ensure that many of the new householders on this Lower Graylingwell site will view cycling as the easiest mode of transport in order to reach the centre of Chichester and the facilities to the East of the city, such as Portfield Retail Park. It is important that motorised traffic is prevented from driving through the whole Graylingwell Park complex.

#### 6.12 Applicant/Agent's Supporting Information

The application is accompanied by a detailed Design and Access Statement which additionally includes a Landscape Strategy and Heritage Assessment. A suite of plans and supporting documents include; a Planning Statement, a Statement of Community Engagement, and a Transport Assessment and Flood Risk and Drainage Assessment both re-submitted from the outline application. All of the supporting reports and plans can be viewed on the Council's website.

### **7.0 Planning Policy**

#### The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Development Strategy and Settlement Hierarchy
- Policy 4: Housing Provision
- Policy 5: Parish Housing Sites 2012- 2029
- Policy 7: Masterplanning Strategic Development
- Policy 8: Transport and Accessibility
- Policy 9: Development and Infrastructure Provision
- Policy 10: Chichester City Development Principles
- Policy 12: Water Resources in the Apuldram Wastewater Treatment Catchment
- Policy 13: Chichester City Transport Strategy
- Policy 14: Development at Chichester City North
- Policy 33: New Residential Development
- Policy 34: Affordable Housing
- Policy 39: Transport, Accessibility and Parking
- Policy 40: Sustainable Design and Construction
- Policy 42: Flood Risk and Water Management
- Policy 47: Heritage
- Policy 48: Natural Environment
- Policy 49: Biodiversity

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas  
Policy 52: Green Infrastructure  
Policy 54: Open Space, Sport and Recreation

### National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

*For decision-taking this means unless material considerations indicate otherwise:*

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles) and in particular the following properties:

- Paragraph 50 - LPA's should deliver a wide choice of high quality homes, creating inclusive and mixed communities.
- Paragraph 56 - The Government attaches great importance to the design of the built environment. Good design is indivisible from good planning and should contribute positively to making places better for people.
- Paragraph 64 - Permission should be refused for development which fails to take the opportunities available for improving the character and quality of an area.
- Paragraph 61 - Ensuring integration of new development into the built environment in addition to securing high quality and inclusive design.
- Paragraph 69 - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.
- Paragraphs 109, 111, 113, 118 and 119 - The planning system should conserve and enhance the natural environment, enhancing biodiversity, protecting wildlife sites and protected species and encouraging the use of brownfield land.
- Paragraphs 126, 128, 129, 131, 132, 134, 135 - protecting heritage assets and conservation areas, enhancing their contribution where possible and where any elements of harm are identified, taking a balanced judgement in weighing this harm against the public benefits of the proposal.
- Paragraph 158 - LPA's should use a proportionate evidence base to inform inter alia a housing strategy that takes full account of relevant market and economic signals.
- Paragraph 159 - LPA's should have a clear understanding of the housing needs in their area. LPA's should prepare a Strategic Housing Market Assessment (SHMAA) to assess their full housing needs. This should identify household and population projections, taking account of migration and demographic change and should address the need for all types of housing including affordable housing.



- Paragraph 215 - Due weight to be given to relevant policies from Local Plan according to consistency with NPPF.

7.5 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

#### Other Local Policy and Guidance

7.6 The following Supplementary Planning Documents are material to the determination of this planning application:

##### Planning Obligations and Affordable Housing SPD

7.7 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Maintain the low levels of crime in the district in the light of reducing resources
- Support communities to meet their own housing needs
- Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

## **8.0 Planning Comments**

8.1 The principle of development on this site of up to 160 new homes with vehicular access from the east only via Kingsmead Avenue has been agreed by the Council and established through the outline planning permission (reference CC/15/00743/OUT) granted on 29 January 2016. The main issues arising from the current application are therefore centred round the remaining reserved matters - relating to layout, scale, appearance and landscaping. The remainder of the report assesses these issues.

## Layout

8.2 Following the grant of outline planning permission the applicant undertook a pre-application enquiry with officers to reappraise the illustrative masterplan layout submitted as part of the outline application. This review identified a need to address the loss of a large number of category B and C trees, an inappropriate amount of development adjacent to Martins Farmhouse and the scheduled ancient monument to the west, a poorly configured access route through to the retained hospital land to the south of the site and an unresolved 'community square'. In working up an alternative layout to that shown illustratively at the outline stage, the applicant has sought to address these matters and has introduced a number of key changes, namely; the inclusion of a larger landscaped centre at the heart of the development incorporating retained trees and a children's play area, a re-design of dwellings and their layout on the west site boundary reducing the number of cul-de-sacs and an increase in building heights in specific locations from 2 storeys to 3 storeys.

8.3 One of the most significant amendments to the illustrative masterplan covered within this reserved matters application is the re-location of the apartment blocks housing the 1 and 2 bed flats. At outline stage these were indicatively shown clustered adjacent to the south side of the retained sports playing field and to the east adjacent to Palmers Field Avenue. As part of the pre-application design process, concerns were expressed by officers in terms of the potential impact of the 3 storey blocks on the more modest scale of the existing 2 storey development at Palmers Field Avenue.

8.4 The location of three of these 3 storey apartment blocks was therefore amended so that under this application these blocks are now located adjacent to the south side of Graylingwell Drive. The design rationale behind this approach has been to try to focus and group the highest buildings on the development at a point on the site where they are seen more in the context of equivalent 3 storey development, in this case the permitted 3 storey development at Penny Acre on the main Graylingwell Park site to the north. In terms of the positioning of these blocks relative to the 3 storey development at Penny Acre, the separation distances across a public road - Graylingwell Drive - and through a retained line of mature trees is considered acceptable. Block 3, the central block is set back 38 metres from the development at Penny Acre. Block 4 to the west, is set at an oblique angle to the dwellings at Penny Acre and is some 31 metres away building-to-building. Block 2 to the east is again at an oblique angle to Penny Acre and is about 46 metres away. Officers have considered the relationship of all three blocks in light of the comments received from the City Council and from residents at Penny Acre and consider on balance that the proximity and separation distance is acceptable in terms of protecting amenity.

8.5 The layout more generally across the site maintains a perimeter block approach with dwellings facing onto and actively engaging with the street scene. The provision of the linear central open space which will have an under 5's play area, will act as a focal point for this part of the site, will be overlooked by housing and is thought to be well considered. The original proposals for the restoration of Martins Farmhouse have been significantly revised. A now subservient single storey extension provides for additional accommodation including a double garage. The proposal for 3 adjacent dwellings adjacent to it is considered to respect both the setting of the Farmhouse, a non-designated heritage asset, and the scheduled ancient monument (the Dyke). The Committee will note that Historic England has no objection to the proposals in this respect. In terms of the estate roads, the development maintains a 5.5m wide main access road linking through to the south

boundary with the retained hospital land as required by condition on the outline permission. Other roads within the scheme are either at 5m wide or 4.75m wide (shared surface). The development additionally provides off-road pedestrian and cycle connectivity via new paths linking through to Connolly Drive to the west and Palmers Field Avenue to the east. The submitted layout drawings also show the short spur road at the western end of Graylingwell Drive which will provide a future vehicular access point to the University from the east and which was secured as part of the outline planning permission.

8.6 With regard to parking provision, the West Sussex Parking Calculator indicates that the development for the mix of housing proposed should provide 255 allocated parking spaces whereas 262 are proposed at a ratio of 1.6 spaces per dwelling with each dwelling having at least one allocated space. The Committee will note that at the time of writing final comments are awaited from WSCC Highways after a number of points of detail with regard to the internal road layout and parking were raised with the applicant but had not been fully addressed. The Committee will be updated with WSCC's final response and any additional planning conditions arising from its comments on the agenda update sheet.

8.7 In terms of the location of the affordable housing, the Committee will note the comments from the Council's Housing Officer at paragraph 6.6. The housing mix proposed is SHMA compliant and although the pepper-potting falls slightly outside the SPD recommendation of no more than 15 in one location the overall distribution and mix of tenures is considered to be acceptable. The affordable housing is not all in one location but is grouped in 3 different parts of the site and where a slight imbalance in the numbers occurs this is either due to a block of affordable flats being adjacent to a neighbouring terrace of affordable houses or in the case of the south-west corner of the site where there is a mix of tenure between affordable rent and shared ownership. The Committee are advised that a higher concentration of affordable housing as a result of blocks of apartments has been permitted at the phase 4 site on the adjacent Graylingwell Park. With regard to the 8 no. 4 bed houses located in the south-east corner of the site, officers are satisfied that this is acceptable in the context of the development and the relationship with existing development at Palmers Field Avenue.

### Scale

8.8 The predominantly 2 storey housing across the majority of the site accords with that indicated in the outline application and is considered acceptable. The departure from this is seen in terms of the 3 storey apartment blocks. Officers consider that blocks 2 and 4 are acceptable in that they effectively 'bookend' Graylingwell Drive. Both are also located within a landscaped lawned setting, with block 2 adjacent to a stand of retained Grade A pine trees. The overall height of these blocks at 10.4 metres high is lower than the terrace of dwellings at Penny Acre (at approximately 13 metres) and combined with the separation distances referenced in paragraph 8.4 above, officers are satisfied that in terms of their scale, the spatial relationship is acceptable.

8.9 Block 3 is more compromised in terms of its siting with a more restricted immediate curtilage. It also has a much closer, more intimate relationship with the proposed 2 storey development east and west of it. As a result, officers have some reservations about this block appearing cramped, the potential for overlooking of the adjacent proposed development or for it being overbearing on that proposed development. The overall massing is relieved to an extent through the use of twin gables which sub-divide the massing into two parts and contrasting materials. The applicant having carried out some

design changes including lowering the ridge and eaves line, re-orientating the building, adjusting the position of the balconies and moving it further south away from Graylingwell Drive, wishes to retain block 3 in its current amended form. On balance and taking into consideration the adjacent relatively tight knit development of the new 3 storey dwellings erected within the inner core at Graylingwell Park, officers consider that the relationship between the proposed buildings on this part of the site is acceptable and are therefore recommending approval for block 3. Block 1 adjacent to the south site boundary and overlooking the cricket pitch will be screened from the existing residential development at Bostock Road by a line of mature trees. The scale of this building within this context and the wide, expansive foreground of the retained playing fields to the north is considered acceptable.

### Appearance

8.10 The applicant describes the appearance of the development adopting '*A modern aesthetic derived from clean lines and simply expressed volumes around traditional roof forms*'. This translates into simple 2 storey dwelling houses under pitched roofs and in the main constructed from a simplified palette of 3 different tones of red brick as the predominant building material but with a restricted use of dark weatherboarding on more significant buildings such as the apartment buildings. Large windows, recessed door openings and clipped eaves are all employed to give a clean contemporary look. The applicant has taken design cues in the architecture proposed from the modern housing forms recently constructed at Graylingwell Park and Rousillon Park, and some of the designs are not dissimilar. Officers consider that the design approach overall will result in an acceptable development.

### Landscaping

8.11 The Lower Graylingwell site already benefits from a mature framework of existing trees around which the proposed development is to be structured. The restoration of the former Graylingwell cricket field with a new pavilion for sports and community use, the introduction of an equipped area of play for children, community allotments/growing beds and an orchard all within a large greenspace framed by trees is considered by officers to present the opportunity for an extremely attractive component in the development. The addition of a 1,000sqm new village green in the centre of the site for informal play and incorporating retained grade B trees will further enhance the setting of the development. Whilst there will inevitably be the loss of some existing trees on the site including the large pine trees adjacent to the siting of Block 3, new tree planting is also proposed. This will supplement the retained existing trees and officers are satisfied that within the context of a new urban housing development the proposals maximise the opportunities for greening the environment and are capable of delivering a scheme within an attractive setting.

### Significant Conditions

8.12 The outline planning permission imposed a raft of 24 conditions on the development and there are no significant additional conditions arising from this reserved matters application. The proposed conditions for this application are detailed at the foot of this report.

## Section 106 Agreement

8.13 The development is already subject to a S.106 agreement attached to the outline planning permission. The applicant has applied separately from this application to vary the terms of the s.106 agreement that would allow an option to be exercised by the developer 1 month before the development commences to provide either 50% Starter Homes (80 units) on the site, the principle of which the Council has already accepted **or** to carry out the development as proposed under this reserved matters application with Local Plan compliant 30% affordable housing. It is anticipated that given the developers wish to commence the development shortly after receiving reserved matters approval that the development will be carried out with 30% affordable housing.

## Conclusion

8.14 The principle of housing development of up to 160 homes has been accepted on this site by the Council and this application in setting out the details in terms of layout, scale, appearance and landscaping has demonstrated in officers' opinion that a scheme of 160 dwellings can be successfully accommodated. The Committee will recall that the outline application originally formed part of the government's Starter Homes initiative. Starter Homes were intended to be part of the government's programme of accelerated construction of new homes and Lower Graylingwell was chosen as a pilot project. With subsequent legislative delays, a change of government and uncertainty over Starter Homes, the applicants have now reverted to a Local Plan policy compliant affordable housing scheme. Notwithstanding this and under the aegis of the Homes and Communities Agency, the emphasis is still very much on the applicants delivering housing on the ground quickly. Lower Graylingwell is a major housing site in the City and whilst the intended accelerated construction cannot be guaranteed, the timely delivery of new housing is important to the Council maintaining its 5 year housing land supply. Whilst officers understand that certain elements of the application have proved to be more challenging, on the whole this is a good scheme which will deliver much needed affordable and market housing. Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

## Human Rights

8.15 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

## **RECOMMENDATION**

**PERMIT** subject to the following conditions and informatives:-

- 1) The development hereby permitted shall be carried out in accordance with the following schedule of approved drawings:

HPL\_LGC\_0100\_Masterplan Site Layout\_Rev Z8  
HPL\_LGC\_0101\_Roof Site Plan\_Rev E  
HPL\_LGC\_0200\_Unit H01 Detached Plans\_Rev I  
HPL\_LGC\_0201\_Unit H01 Detached Elevations\_Rev I  
HPL\_LGC\_0202\_Unit H01 Semi Detached Plans\_Rev E  
HPL\_LGC\_0203\_Unit H01 Semi Detached Elevations\_Rev C

HPL\_LGC\_0204\_Unit H02 Semi Detached Plans\_Rev F  
HPL\_LGC\_0205\_Unit H02 Semi Detached Plans\_Rev D  
HPL\_LGC\_0206\_Unit H02 Detached Plans\_Rev C  
HPL\_LGC\_0207\_Unit H02 Detached Elevations\_Rev E  
HPL\_LGC\_0208\_Unit H03 Semi Detached Plans\_Rev R  
HPL\_LGC\_0209\_Unit H03 Semi Detached Elevations\_Rev L  
HPL\_LGC\_0210\_Unit H03 Semi Detached Elevations 2\_Rev L  
HPL\_LGC\_0211\_Unit H04 Detached Plans\_Rev F  
HPL\_LGC\_0212\_Unit H04 Detached Elevations\_Rev D  
HPL\_LGC\_0213\_Unit H04 Semi Detached Plans\_Rev S  
HPL\_LGC\_0214\_Unit H04 Semi Detached Elevations\_Rev P  
HPL\_LGC\_0215\_Unit H05 Detached Plans\_Rev K  
HPL\_LGC\_0216\_Unit H05 Detached Elevations\_Rev O  
HPL\_LGC\_0217\_Unit H05 Semi Detached Plans\_Rev C  
HPL\_LGC\_0218\_Unit H05 Semi Detached Elevations\_Rev D  
HPL\_LGC\_0219\_Unit H06 Detached Plans\_Rev P  
HPL\_LGC\_0220\_Unit H06 Detached Elevations\_Rev L  
HPL\_LGC\_0221\_Unit H06 Semi Detached Plans\_Rev B  
HPL\_LGC\_0222\_Unit H06 Semi Detached Elevations\_ No Rev  
HPL\_LGC\_0223\_Unit H07 Semi Detached Plans\_Rev N  
HPL\_LGC\_0224\_Unit H07 Semi Detached Elevations\_Rev P  
HPL\_LGC\_0225\_Unit H07 Semi Detached Elevations 2\_Rev M  
HPL\_LGC\_0226\_Unit H07 Detached Plans\_Rev C  
HPL\_LGC\_0227\_Unit H07 Detached Elevations\_Rev E  
HPL\_LGC\_0228\_Unit H08 Semi Detached Plans\_Rev D  
HPL\_LGC\_0229\_Unit H08 Semi Detached Elevations\_Rev D  
HPL\_LGC\_0232\_Unit H08 Semi Detached Elevations 2\_Rev D  
HPL\_LGC\_0230\_Unit H08 Terrace Plans\_Rev C  
HPL\_LGC\_0231\_Unit H08 Terrace Elevations\_Rev A  
HPL\_LGC\_0233\_Unit H08 Detached Plans\_Rev C  
HPL\_LGC\_0234\_Unit H08 Detached Elevations\_Rev B  
HPL\_LGC\_0235\_Unit H09 Semi Detached Plans\_Rev A  
HPL\_LGC\_0265\_Unit H09 Semi Detached Elevations\_ No Rev  
HPL\_LGC\_0236\_Unit H09 Detached Ensuite Variant Plans\_ No Rev  
HPL\_LGC\_0237\_Unit H09 Detached Elevations\_Rev B  
HPL\_LGC\_0238\_Unit H10 Detached Plans\_Rev I  
HPL\_LGC\_0239\_Unit H10 Detached Elevations\_Rev H  
HPL\_LGC\_0240\_Unit H10 Semi Detached Plans\_Rev G  
HPL\_LGC\_0241\_Unit H10 Semi Detached Elevations\_Removed  
HPL\_LGC\_0242\_Unit H10 Semi Detached Elevations 2\_Rev E  
HPL\_LGC\_0243\_Unit H10 Semi Detached Elevations 3\_Rev H  
HPL\_LGC\_0244\_Unit H11 Detached Plans\_Rev R  
HPL\_LGC\_0245\_Unit H11 Detached Elevations\_Rev Q  
HPL\_LGC\_0246\_Unit H12 Detached Plans\_Rev D  
HPL\_LGC\_0247\_Unit H12 Detached Elevations\_Rev C  
HPL\_LGC\_0248\_F01 Block 1 plans\_Rev M  
HPL\_LGC\_0249\_F01 Block 1 plans 2\_Rev M  
HPL\_LGC\_0250\_F01 Block 1 Elevations\_Rev K  
HPL\_LGC\_0251\_F01 Block 1 Elevations 2\_Rev K  
HPL\_LGC\_0252\_F02 Block 2 plans\_Rev N  
HPL\_LGC\_0253\_F02 Block 2 plans 2\_Rev O

HPL\_LGC\_0254\_F02 Block 2 Elevations\_Rev N  
HPL\_LGC\_0255\_F02 Block 2 Elevations 2\_Rev N  
HPL\_LGC\_0256\_F03 Block 3 plans\_Rev D  
HPL\_LGC\_0257\_F03 Block 3 plans 2\_Rev E  
HPL\_LGC\_0258\_F03 Block 3 Elevations\_Rev D  
HPL\_LGC\_0259\_F03 Block 3 Elevations 2\_Rev E  
HPL\_LGC\_0260\_F04 Block 4 plans\_Rev C  
HPL\_LGC\_0261\_F04 Block 4 plans 2\_Rev D  
HPL\_LGC\_0262\_F04 Block 4 Elevations\_Rev C  
HPL\_LGC\_0263\_F04 Block 4 Elevations 2\_Rev C  
HPL\_LGC\_0264\_Bin / Cycle Store\_Rev E  
HPL\_LGC\_0270\_Martins Farmhouse Existing\_ No Rev  
HPL\_LGC\_0271\_Martins Farmhouse Proposed\_Rev D  
HPL\_LGC\_0280\_Pavillion Plans\_Rev B  
HPL\_LGC\_0281\_Pavillion Elevations 1\_Rev C  
HPL\_LGC\_0282\_Pavillion Elevations 2\_Rev C  
HPL\_LGC\_0300\_F03 Block 3 2F Plan\_Rev C  
HPL\_LGC\_0301\_F02 Block 2 2F Plan\_ No Rev  
HPL\_LGC\_0302\_F04 Block 4 2F Plan\_ No Rev  
HPL\_LGC\_SK-001\_Site Section\_ No Rev

HPL\_LGC\_0900 Landscape Masterplan\_Rev E  
HPL\_LGC\_0902 Tree Retention and Removal Plan\_Rev D  
HPL\_LGC\_0910 Typical Landscape Sections and Details\_ No Rev  
C6788/SK2A Refuse Vehicle Tracking  
C6788/SK1A Fire Appliance Tracking  
C6788-CSK4A Highways General Arrangement Plan

2) **No development shall commence** on site until the method of piling/foundation design has been submitted to and be approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved methods.

**Reason:** In the interests of protecting the amenities of neighbouring properties and the wider area. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission

3) **No development shall commence** until full details of how the site will be connected to all relevant utilities and services infrastructure networks (including fresh water, electricity, gas, telecommunications and broadband ducting) have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the provision of suitable infrastructure to facilitate these connections and the protection of existing infrastructure on site during works. The development will thereafter proceed only in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the development benefits from appropriate infrastructure. This is required prior to commencement to ensure all appropriate infrastructure is installed at the groundworks stage.

4) **No development shall commence** until details showing the approximate location of 2 fire hydrants (in accordance with West Sussex Fire and Rescue Guidance Notes) have been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Services.

Prior to the first occupation of any dwelling, details showing the precise location, installation and on-going maintenance of the fire hydrants to be supplied (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Services. The fire hydrant(s) shall thereafter be maintained as in accordance with the approved details.

**Reason:** In the interests of amenity and in accordance with The F&RS Act 2004.

5) Notwithstanding any details submitted **no development/works shall commence** until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

6) Notwithstanding any information submitted to the contrary the design and specification of the communal bin stores to be provided for the apartment blocks shall accord with revised drawings to be first submitted to and approved in writing by the Local Planning Authority **before construction of the apartment blocks commences**. The development shall then be carried out in accordance with the approved drawings and the bin stores provided before first occupation of the apartment blocks takes place.

**Reason:** To ensure satisfactory provision is made for the storage of waste on the site in the interests of amenity.

7) **No phase of the development hereby permitted shall be first occupied** until the car parking provision for that phase has been constructed and laid out in accordance with the approved site plan and the details specified within the application form. Once provided the car parking spaces shall thereafter be retained at all times for their designated purpose.

**Reason:** In the interests of ensuring sufficient car parking on-site to meet the needs of the development.

8) **No phase of development shall be first occupied** unless and until the detailed landscape and planting scheme and specifications for that phase of the site as set out in the submitted 'Reserved Matters Design and Access Statement' has been



carried out. In addition all existing trees and hedgerows on the land which are shown on the submitted plans as being retained shall be protected during the course of development. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site. The landscape and planting works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

9) **Before the equipped area of play on the sports playing field is first brought into use** and notwithstanding any information submitted with the application to the contrary, details shall be submitted to and be approved in writing by the Local Planning Authority for a protective fence to be erected around the play area. The fencing shall be erected in accordance with the approved details prior to first use of the play area.

**Reason:** To safeguard the users of the approved play area and in the interests of amenity.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the garages hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the associated property.

**Reason:** To ensure the adequate provision of onsite parking for the purpose of highway safety.

## INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Jeremy Bushell on 01243 534734