

Parish:
Wisborough Green

Ward:
Wisborough Green

WR/16/02096/REM

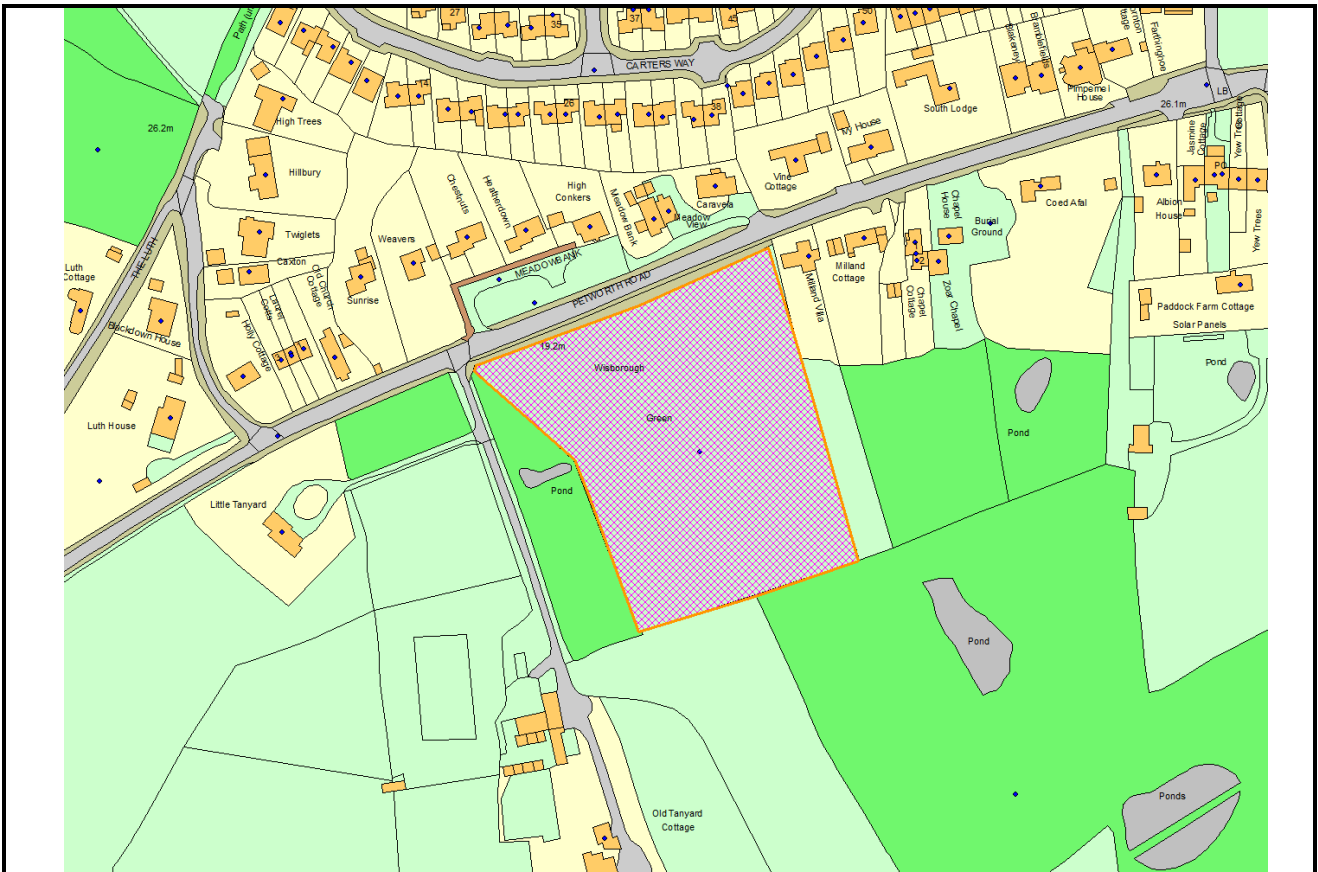
Proposal Approval of the details of the layout of the site, the scale and the appearance of the buildings and the landscaping of the site.

Site Land South Of Meadowbank Petworth Road Wisborough Green West Sussex

Map Ref (E) 504679 (N) 125781

Applicant Ms Kate Wallace

RECOMMENDATION TO PERMIT



**NOT TO
SCALE**

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1.0 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 The application site comprises 1.17ha of land on the southwestern edge of Wisborough Green Village. The site is currently a field with vehicular access via a gate in the northwest corner onto Petworth Road (A272). The northwest corner of the site is below road level, levelling out by the mid-point of the northern boundary. There is a level change across the site of approximately 5 metres from the northeast corner to the southwest.
- 2.2 The site is generally well contained physically, with a mature, wide tree belt along the west and southern boundaries and a well-established hedgerow to the north. A 2 storey detached dwelling, Milland Villa, is located adjacent to the northeast site corner. The side garden boundary forms the eastern boundary to the site and is marked by a brick wall and mature hedge, and post and wire fence. To the north is a row of two storey, detached dwellings, on higher ground, screened by mature hedging. There is a continuous pavement running along the northern site boundary leading to the village centre, parallel with the A272.
- 2.3 The settlement boundary and Wisborough Green Conservation Area boundary abut the site to the east. The village green and shop are located approximately 250 metres to the east, with other facilities including the primary school, pubs and church beyond. The site is in Flood Zone 1.

3.0 The Proposal

- 3.1 Outline planning permission was granted in March 2015 for a proposed residential development, comprising 25 units with new access onto the A272 (Petworth Road) and associated parking and attenuation pond (14/00748/OUT).
- 3.2 A s106 Agreement accompanied the outline permission, which secured:
 - 40% affordable housing
 - Financial contributions towards education, libraries, Total Access Demand (TAD), Fire and Rescue Service contribution and public art strategy
 - Open space land
 - Landscape and ecological buffer
- 3.3 This application seeks reserved matters approval for the following: appearance, landscaping, layout and scale. Access has been approved as part of the outline planning permission. Detailed plans and elevations have been submitted to show illustrate the site layout, street scene, elevations and floorplans of dwellings, together with access and parking arrangements.
- 3.4 The proposal is for a development of 25 units (all 2 storey dwellings and no flats or bungalows) at a density of 21.3 dwellings per ha. Some of the larger units would incorporate 1.5 storey integral garages with accommodation over.

The proposed scheme comprises a mix of 2-4 bed dwellings, arranged as a mix of detached, semi-detached properties (plots 9-10, 22-23, 24-25) and small terraces (plots 1-3, 19-21). In total, 67 parking spaces are proposed with 62 allocated spaces and 5 visitor spaces. Parking provision would be on curtilage in the main, with small parking courts for plots 19-21 and 22-23, some garages and integral garages to plots 12, 12a, 14 and 15.

3.5 The application proposes the following housing mix:

Market units - 15 (60%)

3 x 2 bed

7 x 3 bed

5 x 4 bed

Affordable units - 10 (40% of which 70% social rented and 30% shared ownership)

2 x 1 bed

5 x 2 bed

3 x 3 bed

3.6 The dwellings are proposed in a palette of materials comprising red brick, with brick banding, some units incorporating off-white render and plain red tile hanging; brick window headers with stone cills; tiled porches and square bay windows; tile hung gablets; brick corbelling to some of the larger, 4 bed units. Roof tiles would be a mixture of plain red and brown tiles, and rooflines would be a mixture of hips and pitched with gables. Samples of materials are controlled by condition on the outline permission.

3.7 A number of pre-commencement conditions on the outline permission relating to archaeology, tree protection, climate change, renewable energy, along with reptile mitigation, badger survey and bird enhancements have been formally discharged (15/02520/DOC; 16/03048/DOC).

3.8 This application follows negotiation and consultation between the applicant and officers in regard to the layout, design and scale of dwellings, the housing mix, the pedestrian access along the A272 and the distribution of affordable units.

4.0 History

14/00748/OUT	PER106	Outline planning application for 25 no. residential dwellings with new access, associated parking and attenuation pond.
15/02520/DOC	DOCDEC	Discharge of condition 17, 18 and 28 of permission WR/14/00748/OUT.
16/03048/DOC	DOCDEC	Discharge of conditions 7-16, 19-22 and 24-27 from planning permission WR/14/00748/OUT.
17/00545/OBG	PER106	Variation of S106 Agreement to 14/00748/OUT to replace 2 no. 1 bed affordable bungalows with 2 no. 1 bed affordable dwellings.

5.0 Constraints

Listed Building	NO
Conservation Area	Adjoining (along the eastern boundary)
Rural Area	YES (allocated for housing in Wisborough Green NP outside Settlement Boundary)
AONB	NO
Tree Preservation Order	NO
South Downs National Park	NO
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Wisborough Green Parish Council

Original comments

Object

Housing size and numbers

Not compliant with NP policy H01 or number agreed in the outline application. Proposal increases the bedroom numbers and introduces 5 bed units, at variance with NP, which identifies strong need for smaller units.

Affordable housing mix

The Parish Council supports the ratio of affordable housing designated in the outline consent. This is the benchmark for the development.

Character and style

Vernacular does not meet policy OA2(d) village character and DS2 vernacular for new developments. Token tile hanging does not represent village style (typically all round a house). Support inclusion of weatherboarding, as used widely in village. Plethora of design alternatives to assist architectural integration of scheme into village. Choice of multi mixed red brick is positive but limited. Strong objection to use of yellow brick - not used locally. Enclosure of some plots more suited to an urban rather than rural environment. 3 storey houses does not meet policy SS1. Gateway wall at entrance out of character of village. Lack of chimneys - beneficial as an alternative heating. Proposed scheme is transported from edge of town development, boring, unattractive and characterless.

Renewable energy devices

Air source heat pumps is the only equipment for hot water and space heating (policy IN4). Noisy in a quiet rural location (external fans and motors are a noise source). Use of PV or solar water heating panels on south facing roofs could be used and would have limited impact on views on A272 (tile fittings limit visual impact).

Parking

5 visitor spaces insufficient for development. Cars parked on A272 are a serious accident risk.

Landscaping and access

Hedge along A272 should be retained in height and length to maintain rural character - screening from neighbours and traffic on A272. Request a condition to retain hedge along A272 (excluding gap).

Further comments following additional information:

Housing size and numbers – the Parish is pleased to note that the reserved matters does now meet policy H01 in terms of the mix of housing types and numbers.

Design – the inclusion of tile hanging is beneficial, but insufficient. The local style is typically around all upper floors. Support the inclusion of white or pastel green weatherboarding, as it is widely used in the village. Choice of red multi brick is positive, but could be bland if used across the same site. Yellow brick now removed, but request subtle variation with 3 or 4 variations of multi stock red brick across the site. Zinc canopies are not used in the village. Support the timber post and rail fence at the front of the site, but wooden posts a better solution to round off the rural fence at the entrance. The Parish Council requests a condition that the hedge is retained to a height of 2.5 metres along the entire length of the A272, excluding the gap for the entrance itself.

The Parish Council questions the merit of Air Source Heat Pumps for hot water and heat spacing, as they are a source of noise. Other developments have switched over to oil based central heating systems. Lack of working chimneys in the scheme.

Parking – object to insufficient parking; 5 visitor spaces is insufficient. It is important to provide more parking spaces now to prevent parking congestion evident on estate roads.

Landscaping – In addition to the retention of the front hedge, the Parish Council notes the lack of detail in landscaping treatment to the eastern boundary. It would be expected that 1.8 metre fence would be provided.

The responsibilities and operation of the common spaces is not clear. The Parish Council requests that a condition of any approval is the management of the open spaces and the sewerage / pumping facilities.

The site name, 'Bluebell Meadow', has no historical connection to the site and the Parish Council requests that it is consulted about the final streetname. The field was known as 'Great Meadow (on the Tithe Map at County Records). The use of this name is more appropriate.

6.2 Southern Water Services (summarised)

No comment to make in respect of the reserved matters application. The comments in our original response, dated 16th April 2014, remain unchanged and valid.

6.3 Sussex Police (summarised)

Outward facing dwellings with back to back gardens creates good active surveillance. Streets and public areas are overlooked, eliminating vulnerable rear pathways. Parking is on curtilage, garage, overlooked bays and on-street parking bays. Rear access between plots 3 and 4 should be 1.5 metres high, with 300mm high trellis to assist security. Gate across front building line would remove attraction of open pathway. Play areas should be overlooked with good natural surveillance. Planting to be no higher than 1 metre, and self closing gates for a dog free environment.

6.4 WSCC Highways (summarised)

Original comment

Previous Highway Comments - The new vehicular access onto Petworth Road has been approved as part of the Outline planning application WR/14/00748. A new vehicular access is proposed onto Petworth Road and positioned centrally on the northern boundary of the site. The access proposals were subject to a Stage 1 Road Safety Audit (RSA); visibility splays were agreed and based on 85th percentile speed limits.

Current Application and Summary - In terms of layout the proposals remains comparable to the indicative site planned submitted as part of the 2014 application. Having assessed the information provided the LHA would request further information from the application on turning and layout, specific details are provided in the comments below.

Footways - Footways will be provided within the site. A revised plan number 16040 PL101 F has been submitted in support of this application. This shows 2 metre footways adjacent to Petworth Road which then continue into the site. The LHA consider these footway widths to be acceptable and would be satisfied with this arrangement.

Parking - A total of 64 car parking spaces will be provided on site. This provision has been considered against the WSCC Parking Demand Calculator. The proposed provision does exceed the requirement generated by way of the PDC.

Turning and Layout - the LHA would like to indicate that consideration should be given to the proximity of the first internal access junctions to the main site access which could result in vehicle conflict. The LHA would suggest that these are re-positioned further from the point of access; this was previously raised in 2014 and previously in 2016. Refuse collection will take place from within the site. The waste collection authority has been consulted to obtain their views on the suitability of this arrangement. Reference is made that that there should be demonstrate that turning can safely be undertaken within the site. A swept path analysis diagram would need to be submitted showing a refuse vehicle turning within the site, having assessed the information this does not appear present.

Further comments following additional information:

This overcomes my previous concerns and now demonstrates refuse vehicles turning right from the site access heading towards the village, and vehicles turning into the site from the east.

6.5 CDC Rural Housing Enabling Officer (summarised)

Object

The outline application approved 25 units, of which 10 (40%) are affordable. DAS states the housing mix is altered to 'better reflect perceived housing needs of the area'. No reasoned justification is given. Condition 4 of the outline consent specifies the housing mix approved as part of the outline.

Paragraph 1.3 of Schedule 1 of the Section 106 Agreement states the mix by tenure and unit size of the affordable units: 3 shared ownership and 7 affordable rented.

The proposed tenure split of affordable units is unclear. SHMA recommends 70:30 split social rented: shared ownership. The highest need is for 1 bed affordable units - none will be delivered with the proposal. 1 bed affordable rent bungalows under the outline permission would provide great benefit to locals on housing register wanting to downsize, freeing up family units elsewhere.

The proposal does not meet condition 4 of outline permission or meet the housing needs recommended by West Sussex Coastal Housing Market Assessment - 80% of market units would be 4+ beds; only 20% is recommended in north of the District. The provision of smaller units meets local needs and balances out stock skewed towards 4+ bedroom properties.

The application should adhere to section 4 of CDC's Planning Obligations and Affordable Housing SPD, which supports needs for smaller units and meet local affordable housing need with a connection to Wisborough Green, to comply with the Neighbourhood Plan policy.

The amendment to the housing mix cannot be dealt with by reserved matters application, unless applicant requests removal/variation of condition 4 and Deed of Variation to s106 Agreement. A full application may be submitted, but CDC Housing Delivery would not support for reasons specified.

The location of affordable units meets conditions in Planning Obligations and Affordable Housing SPD.

Further comments following additional information:

Following my previous consultation, the applicant has submitted a revised layout (Accommodation Schedule Rev Q):

Market mix:

3 x 2 bed dwellings
7 x 3 bed dwellings
5 x 4 bed dwellings

Affordable mix:

2 x 1 bed dwellings
5 x 2 bed dwellings
3 x 3 bed dwellings

The proposed mix is in line with Condition 4 of the outline application and the affordable mix is in line with the amended s106 Agreement. To conclude, the housing delivery team raise no objection.

6.6 CDC Drainage Engineer

No objection. Detailed surface water drainage scheme is to be dealt with by condition. No objection to layout, scale or appearance, as does not restrict outline surface water drainage scheme.

6.7 CDC Environmental Strategy

Various comments with regard to ensuring that appropriate protection is afforded to bats, birds and reptiles.

6.8 CDC Design and Conservation Manager (summarised)

The proposed internal road layout creates an urban character, exacerbated by end-on parking. Judicial opening of hedgerow with well-designed cottages will integrate into the fabric of the settlement. There is no clear transition between settlement and rural edge. This is aggravated by 3 storey buildings and is likely to have an adverse impact as the site slopes downwards towards the River Kidd. The affordable housing is concentrated in the northern half of the site and should be re-positioned. The open space is pushed towards the periphery of the site. The housing designs do not bear any relationship to the architecture of Wisborough Green: Bowden and Hamilton house types are incongruous in the landscape with top heavy roof forms and oversized dormer windows and incorrectly detailed tile hanging (traditionally extends down to ground floor window heads and incorporates feature tiles).

It is recommended that larger units are re-positioned to the frontage with parking to the side and the access is downgraded to a drive than an over engineered estate road. The house types should be reviewed to reflect the character of Wisborough Green and reference to the Conservation Area Character Appraisal. Materials should be natural with a limited palette of high quality materials, including timber windows, natural clay tile hanging and appropriate local brick. The design of windows should be timber casements for vernacular cottages and vertically proportioned sashes for villas.

6.9 CDC Contract Services (summarised)

Refuse vehicle tracking is required for CDC freighter dimensions, especially in small mews/dead end road. All road surfaces to take weight of 26 tonne vehicle. Adequate visitor parking is required to prevent visitors from parking at the side of the road. 140 litre bin required for 2 person household; 240 for 4 person. Bin collection points to be outside front of properties.

Further comments following additional information:

Contract Services is satisfied with the amended plans.

6.10 5 Third Party Objections; 3 further Objections following amended plans:

- Safety impact of additional traffic entering A272 (Audit dated February 2014);
- Inadequate width to footpath;
- Housing needed for younger residents;
- Potential impact on eastern boundary and no thought to dangerous footpath to village;
- Plans do not reflect village vernacular;
- No mention of widening footpath or street lighting;
- Inappropriate revision to affordable housing mix and loss of 1 bed units;
- No mention of split between shared ownership and affordable rent;
- Reduction of 2/3 bed units in favour of 4/5 bed units in appropriate - recognised need for smaller market homes;
- Site layout cramped with limited recreational space;
- Site entrance unaltered - reservations over safety;
- No assurance over adequacy of attenuation pond;
- Adequacy of foul and surface water drainage.

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. The Wisborough Green Neighbourhood Plan is a 'made' Neighbourhood Plan.

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

Chichester Local Plan: Key Policies 2014-2029

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 6: Neighbourhood Development Plans

Policy 9: Development and Infrastructure Provision

Policy 25: Development in the North of the Plan area

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 54: Open Space, Sport and Recreation

Wisborough Green Neighbourhood Plan 2014-2029

Policy OA1: Development Allocation

Policy OA2: Spatial Strategy

Policy OA3: Settlement Boundary

Policy OA8: Flood Risk

Policy EN2: Landscape Character and Open Views

Policy EN6: Local Open Space

Policy CD1: Use of Section 106 and Community Infrastructure Levy

Policy HO2: Housing Need

Policy DS1: Housing Density

Policy DS2: Vernacular

Policy IN1: Surface Water Management

Policy IN2: Waste Water Management

Policy IN3: Pedestrian Access

Policy IN4: Street Lighting

Policy SS1: Land South of Meadowbank

National Policy and Guidance

- 7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 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 The Core Planning Principles and relevant paragraphs of the NPPF have been considered including paragraphs 6-13 (Presumption in favour of Sustainable Development), 16 (Community Engagement), 17 (Core Planning Principles), 32, 34-39 (Sustainable Transport), 47 (Housing), 56-61 (Design), 116-118 (Natural Environment), 162 (Infrastructure), 183-185 (Neighbourhood Planning) 196-198 (Determining Planning Applications).

Other Local Policy and Guidance

- 7.5 The following Supplementary Planning Guidance is material to the determination of the application:
- Surface Water and Foul Drainage SPD
 - Planning Obligations and Affordable Housing SPD

7.6 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
- 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

Assessment

8.1 The main issues for consideration with this application relate to:

- i) Background and principle of development
- ii) Layout
- iii) Scale and Appearance
- iv) Landscaping
- v) Other Matters

- i) Principle of development

8.2 Outline planning permission was granted in 2014 for 25 dwellings and a new access on land south of Meadowbank, Petworth Road, Wisborough Green (14/00748/OUT). The principle of redeveloping this site for residential use is therefore established by the outline permission and its allocation at policy SS1 of the Wisborough Green Neighbourhood Plan, which allocates the site for 25 dwellings for the period 2015-2020. The settlement boundary is to be extended to include this site for residential development. The sub-text to policy OA2 of the Neighbourhood Plan states that the village boundary will only be enlarged following the development of this site.

8.3 Policy SS1 of the Wisborough Green Neighbourhood Plan is subject to a number of specific criteria that include:

- Dwelling mix in accordance with the outline consent, including 7 affordable rent and 3 shared ownership units
- Layout to accord with the pattern of development within the village and in particular avoiding an over suburban aesthetic
- Dwellings to respect the scale and rhythm of the existing street pattern
- A footway width of 1.8 metres to be provided along the north boundary

- Sensitively designed properties of no more than two storeys with pitch roofs
- Design and style of dwellings to accord with the Village Design Guide
- Existing tree belt on the western boundary to be retained
- A play space to be provided on site
- 10% of energy from on-site renewable sources

ii) Layout

- 8.4 Policy SS1 requires the pattern of development to avoid a dense, suburban layout on this sensitive rural site on the edge of the village, adjacent to Wisborough Green Conservation Area and a number of listed buildings to the east of the site. Development on this site should therefore form a natural extension to the village.
- 8.5 The proposed layout is based on a single point of vehicular and pedestrian access onto the A272 on the northern site boundary, which was approved with the outline consent. The primary access from the A272 would lead into a series of cul-de-sacs and secondary private driveways, serving detached, semi-detached dwellings and small terraces, located across the site at a density of 21.3 dwellings per ha. Dwellings would front onto the A272 behind a secondary access road. At the southern edge of the site, a small locally equipped area of play would be sited, adjacent to a surface water attenuation pond, and the layout would ensure the retention of the tree belt along the western site boundary.
- 8.6 The layout, as amended, incorporates outward facing dwellings with back to back gardens creating good active surveillance. Dwellings are generally oriented to avoid direct overlooking and separation distances are in the main 18-20 metres. Streets and public areas are overlooked, eliminating vulnerable rear pathways. Although plots 12 and 18 back onto the access road, on balance, their position is considered to be acceptable. Garden sizes are, in the main, in accordance with the Council's usual requirement of 10 metres in depth. The location of the play space in the southwest site corner does have a degree of passive surveillance from plots 16-18 and the layout is designed to adopt Secure by Design principles.
- 8.7 The layout provides for 59 parking spaces, mainly on plot and in garages, with some parking courts serving some of the affordable units at plots 19-21 and 22-23. This level of provision accords with the WSCC parking calculator. These spaces include 4 unallocated visitor spaces as inset bays on the internal access road. All garages will measure 6 x 3 metres. The internal road width is 5.5 metres for the primary access road to 4.8 metres for the secondary driveways, which is a low speed, low traffic environment, suitable for this semi-rural location, and vehicle tracking is now provided to show adequate turning space for refuse vehicles.
- 8.8 The site layout has evolved following officer negotiation, and a number of amendments made, the principle of which is a revision to the layout of the internal access road and associated dwellings to the northern site boundary fronting the Petworth Road. The revised layout shows a less formal layout, with fewer dwellings and greater separation between dwellings. End-on parking is repositioned to the side of dwellings with these units incorporating small front gardens. This results in a less dense, suburban pattern of development and reflects the spacing and characteristics of dwellings on the opposite side of Petworth Road.

Plots 24 and 25 are reoriented to create an enclosing view the access road into the site from the Petworth Road, to improve surveillance of the entrance, and the affordable units are pepper potted across the site (plots 1-3, 19-21, 22-24). Across the site, a number of the units are reduced in size and footprint, and an area of informal landscaping is incorporated to the front of plots 19-21.

The width of the pedestrian pavement along the northern site frontage of the A272 leading into the village centre, has been increased to 2 metres and this pedestrian footpath would continue into the site. The hierarchy of streets would be distinguished by the use of different surfacing materials.

iii) Scale and Appearance

- 8.9 The Wisborough Green Neighbourhood Plan requires all dwellings within the site to be a maximum of two storeys in height and for the design of dwellings to incorporate local vernacular elements, with reference to the Wisborough Green Village Design Guidance (policies SS1 and DS2 of the Neighbourhood Plan).
- 8.10 The design and scale of dwellings as originally submitted, was considered to be contrary to Development Plan policies. Some of the units were 3 storeys in height with no reference to the architecture of Wisborough Green or the surrounding landscape, and no explanation of different house types. The 'Bowden' and 'Hamilton' house types in particular, located on the far southern edge of the site, were considered to be incongruous in the landscape with top heavy roof forms, oversized dormer windows and poorly detailed tile hanging. Overall, the architectural quality and scale of the development was considered to be unsatisfactory for this sensitive rural location.
- 8.11 In terms of scale, all the units are now reduced in height from 3 to 2 storeys and dormer windows are omitted altogether from the proposed scheme to comply with Development Plan policies. The scale and massing of dwellings fronting Petworth Road is reduced, and there is greater variety of roof types and forms, with a mixture of hips, pitched roofs and gables, with some of the dwellings fronting Petworth Road incorporating chimneys. Throughout the development, ridge heights vary from 8 metres for the semi-detached dwellings and terraces (with eaves at 4.8 metres) and 7.5 metres (with eaves at 4.8 metres) for some of the smaller detached 3 bed units, increasing in height to 8.4 metres for the larger detached 4 bed units in the southern east site corner.
- 8.12 The Neighbourhood Plan policy requires new development to reflect the distinctive local character of the Parish and to create dwellings of high architectural and rural quality. Following initial objections to the scheme from the Conservational and Design Manager, the applicant has revised the detailed design, elevational treatment and materials of the proposed units so they more closely reflect local vernacular and the Village Design Guidance. The applicant now proposes the use of several different varieties of red multi stock brick, with yellow brick omitted from the proposed scheme. The extent of tile hanging on the dwellings at upper floor levels is increased to include flank elevations, and weatherboarding is introduced to some of the plots and off-white render. The applicant has responded to the Parish Council's further comments and made some further revisions to the elevations and design with the omission of Regency style canopies and their replacement with leaded flat roofs to bay windows; removal of some of the high level brick string course; and pulling the tile hanging down to the ground floor window head. Window cills and headers will be reconstituted stone and brick.
- 8.13 The brick piers at to the main entrance on the Petworth Road are omitted from the amended scheme and replaced with timber posts. Samples of materials are controlled by planning condition on the outline permission. Overall, officers acknowledge that the applicant has refined the design of the proposed scheme and addressed some of the earlier criticisms.

iv) Landscaping

- 8.14 A soft landscaping scheme has been submitted with the application. None of the trees on the site boundaries are protected by Tree Preservation Order; however, they do possess amenity value. It is proposed that all the mature vegetation and tree cover on the boundaries of the site would be retained and incorporated into the landscape strategy, comprising Common Oak Trees and Field Maples, Ash, Cypress and Black Poplar Trees. These trees would be subject to tree protection measures during the construction phase, in accordance with BS5837:2012, as secured by condition under the outline consent. The proposed landscaping scheme incorporates the retention of mature hedging to the site frontage along the northern boundary to the A272, supplemented by a low level timber post and rail fence, along with the mature tree belt to the western site boundary and the local area of play (LAP) to the south of the site, in accordance with the Legal Agreement attached to the outline permission. Areas of amenity grassland, wildflower planting is adjacent to the site entrance and a mixture of low level native hedgerow planting is proposed to demarcate front boundaries and soften curtilage parking and parking courts, and semi-mature trees including Hornbeam, Mountain Ash.
- 8.15 The landscaping and planting proposals are considered to be acceptable and conditions are recommended to secure the implementation of and on-going management and maintenance of the landscaping scheme, and the retention of the mature hedgerow to the site frontage on the Petworth Road.

v) Other Matters

- 8.16 The housing mix secured with the outline permission was subject to a condition (4) that specifies the following mix:
- 2 x 1 bedroom units
 - 8 x 2 bedroom units
 - 10 x 3 bedroom units
 - 5 x 4 bedroom units
- 8.17 The proposed affordable and market mix as originally submitted was not in accordance with either condition 4 of the outline permission 14/00748/OUT, or the affordable housing mix secured with the s106 Legal Agreement, as a disproportionately high number of 4+ bed units were proposed, with the inclusion of 3 x 5 bed units (80%) and no 1 bed affordable rented units provided, contrary to policy H02 of the Neighbourhood Plan.
- 8.18 Discussions have therefore taken place with the applicant in regard to the housing mix. The proposed scheme, as amended, secures a housing mix that reflects the condition attached to the outline permission and the s106 Legal Agreement to accord with Development Plan policies. 10 affordable units are to be provided (40% overall) of which 7 would be affordable rented and 3 intermediate in line with Council guidelines:
- 2 x 1 bed
 - 8 x 2 bed
 - 10 x 3 bed
 - 5 x 4 bed
 - Total 25

Market units 15 (60%)

3 x 2 bed

7 x 3 bed

5 x 4 bed

Affordable units 10 (40%)

2 x 1 bed

5 x 2 bed

3 x 3 bed (70% social rented and 30% shared ownership).

- 8.19 In addition, during the course of the application, the applicant has sought to vary the planning obligations on the outline permission in regard to the affordable housing mix (17/00545/OBG) by replacing 2 x 1 bed bungalows with 2 x 1 bed dwellings. This amendment has been agreed in consultation with Wisborough Green Parish Council.
- 8.20 In relation to the concerns raised by the Parish Council regarding the use of Air Source Heat Pumps and the potential for noise, the applicant confirms that the air source heat pumps selected would be subject to the quietest manufactured specification currently available, as well as acoustic baffling to minimise noise disturbance. Matters in relation to street lighting are subject to control by planning conditions attached to the outline permission.
- 8.21 The applicant has been provided further details at the request of West Sussex County Highways and Contract Services, to show the movements for refuse lorries entering and exiting the site from the A272 and manoeuvring within the site. The vehicle tracking is considered acceptable by WSCC Highways and CDC Contract Services, and no objection is raised on highway safety terms.
- 8.22 In terms of residential amenity, there are no neighbouring properties to the south or west of the application site, and the northern site boundary fronts directly onto the A272. The residential property that is located immediately adjacent to the site to the east is Milland Villa, in the far north eastern corner. The proposed layout and design of plot 8, has evolved in order to ensure adequate separation is retained to the neighbouring property and to minimise the scale and mass of the proposed dwelling at plot 8. Mixed native hedge row planting would be retained along the eastern site boundary closest to the neighbouring property as part of the soft landscaping scheme, to be maintained at a height of 1.8 metres.
- 8.23 In relation to comments and concerns raised by the Parish Council regarding the ongoing management of public open space and common areas, the applicant confirms that a management company is to maintain and manage the common areas. The s106 Legal Agreement signed with the outline permission also requires the submission of and approval by the Planning Authority of a landscape management plan for public open space and ongoing management and maintenance thereof. It is recommended that a detailed specification of the local area of play is secured by planning condition
- 8.24 The outline permission approved the principle of the foul and surface water drainage strategy subject to the approval of details by condition. To recap, the proposed means of surface water drainage via a Sustainable Urban Drainage System is acceptable in principle, but further drainage calculations are required from the applicant to ascertain if the proposed scheme will adequately drain the development, and store the 1 in 100 year

+ 30% event. These details are to be secured by conditions 11 and 12 of the outline permission. Southern Water has confirmed that there is adequate capacity in the local sewer network for a development of the scale proposed and that it can provide foul sewage disposal and water supply to service the proposed development. Final details are to be secured by condition 14 of the outline permission.

8.25 The outline application pre-dated the adoption of the Planning Obligations and Affordable Housing Supplementary Planning Guidance and the introduction of the Community Infrastructure Levy. As a reserved matters application, the delivery of infrastructure is secured in connection with the s106 Legal Agreement signed with the outline permission. In addition to 40% affordable housing (10 units) and the provision of and ongoing management and maintenance of public open space within the development, the Legal Agreement secured a landscape buffer along the western boundary (shown with the submitted landscaping scheme) and financial contributions towards education, libraries, Total Access Demand (TAD), Fire and Rescue Service contribution and public art strategy. The occupation and completion of units will trigger the delivery of this infrastructure provision; for example, the payment of commuted sums before the occupation of the 6th market unit and the laying out and provision of public open space and landscape buffer before the occupation of the 10th market unit.

Summary

8.26 On the basis of the revised scheme, officers are satisfied that the application for approval of reserved matters is acceptable, following modifications to the detailed design, scale, massing and layout, the housing mix for market and affordable units, and the pepper potting of the affordable units. The proposal complies with development plan policies and the application is recommended for approval.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1. The development hereby permitted shall be carried out in accordance with the approved plans in the Drawing Issue Sheet (OSP Architecture 16040) dated 19th September 2017: S101, S102, C101B, C102A, PL101F, PL102A, PL103C, PL104C, PL105C, PL106B, PL107D, PL108A, PL109B, PL110C, PL111D, PL112B, PL113C, PL114A, PL115B, PL116C, PL117D, PL118B, PL119D, PL120B, PL121D, PL122C, PL123A, PL124C, PL125A, PL126B, PL127A, PL128B, PL201, PL202B, PL203C, STD091, SDL49, 33972 121/A, 20661 03A and 20061 11B.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be undertaken in accordance with the approved landscaping scheme, as shown on drawings 20661 03A (Tree Protection) and 20661 11B (Landscape Plan) and Soft Landscape Specification (July 2016) (ACD Environmental). **The approved landscaping scheme shall be carried out in the first planting season after practical completion or first occupation of the development**, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. 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.

3. No dwelling shall be occupied until a detailed specification of the unequipped local area of play has been submitted to and approved in writing by the Local Planning Authority. Once provided, the local area of play shall be retained and used for that purpose only.

Reason: To ensure provision of equipped playspace for the residential development in accordance with the submitted details.

4. No dwelling hereby approved shall be occupied unless and until the car parking spaces and turning serving that dwelling have been provided and are available for use, and no occupation of the 20th unit shall take place until the visitor parking spaces are provided, in accordance with the drawing PL101F. Once provided the car parking shall thereafter be retained for this purpose only, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the provision of adequate car parking on the site in accordance with adopted standards.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration or extension permitted by Class A, B, C, D and E; of Schedule 2, Part 1 shall be erected or made on the application site without a grant of planning permission.

Reason: In the interests of visual amenity and to secure a satisfactory external appearance.

6. Notwithstanding the provisions of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no fence, wall or other means of enclosure shall be erected, constructed or established on any of the Open Space or Amenity Areas shown on the approved plans.

Reason: To secure the long term retention of the open/amenity areas.

7. The existing hedge along the northern site boundary to the A272 (Petworth Road) shall be retained and any part of the hedge which is removed without consent or die or become seriously damaged or defective during a period of five years from the date of the completion of the development, shall be replaced as soon as is reasonably practicable or

the next planting season, whichever is the earlier, with others of a similar species and size unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of preserving the visual amenities of the area.

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.

2. This permission shall be read in conjunction with the planning conditions imposed on the outline consent 14/00748/OUT, and the associated Legal Agreement, dated 17th March 2015, made under Section 106 of the Town and Country Planning Act 1990.

For further information on this application please contact Katherine Rawlins on 01243 534542.