

Parish: Chichester	Ward: Chichester West
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CC/19/02626/REM

Proposal	All outstanding Reserved Matters for the erection of 29 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel P.3D, pursuant to permission 14/04301/OUT.		
Site	Land On The West Side Of Broyle Road Chichester PO19 3PH		
Map Ref	(E) 485000 (N) 106000		
Applicant	Miller Homes Ltd	Agent	Mr Nicholas Billington

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

Red Card: Cllr John-Henry Bowden - The proposal is for a major development
Parish Objection - Officer recommends Permit

2.0 Application Background, Site and Surroundings

- 2.1 The application site forms part of Phase 1(P1) of the West of Chichester Strategic Development Location (SDL) which is allocated for a comprehensive, residential-led mixed-use development by Local Plan Policy 15. The site extends to 0.78 hectares and is identified as Parcel P3.D in the Overall Phasing Plan approved pursuant to the P1 outline planning permission granted in April 2018 (14/04301/OUT refers). This parcel is identified for residential development in the approved Masterplan, and also in the Parameter Plans which were approved as part of the outline planning permission.
- 2.2 Parcel P3.D is located broadly central to the northern part of the SDL. On its northern side the site flanks and would have direct access to the principal 'spine' road serving Phase 1, details of which have been approved under the 'infrastructure' Reserved Matters application (CC/18/01587/REM refers). That application also provided the majority of the green infrastructure serving Phase 1 comprising extensive SANGS in the form of a Southern Country Park, a Central Green Corridor (CGC) and a Western Green Link.
- 2.3 On its western side the site flanks Parcel P.4, the 'Local Centre', which is allocated for a mix of commercial, community and health care uses along with a primary school. On its eastern side the parcel adjoins the CGC, whilst to the south lies a further residential parcel, P5.G.
- 2.4 The site currently forms part of a large arable field which contains no trees and which slopes downwards in a NW-SE direction to meet the CGC valley, with a reduction in levels of approximately 3.5m across the site.
- 2.5 The Committee will be aware that Reserved Matters (RM) approval has already been granted in respect of two residential parcels (P2.A and P2.B) located in the north-eastern part of the SDL. Three further Reserved Matters applications - in respect of residential parcels P3.C and P3.E and the sport facilities to be located in the south-west corner of the SDL - are currently under consideration.

3.0 The Proposal

- 3.1 The application seeks approval for the reserved matters of Appearance, Layout, Landscaping and Scale in respect of 29 dwellings.
- 3.2 In terms of housing mix, the affordable housing component consists of 9 x 2 bed flats in a single, three storey block, all in an affordable rented tenure. This equates to 31% of housing provision within the parcel. Twenty two-storey market dwellings (69%) are proposed, consisting of 16x3 bed and 4x2 bed houses, 6 being detached and 14 semi-detached.

- 3.3 In general terms, the parcel is laid out in a single, broadly rectangular block, with its northern, eastern and southern 'public' boundaries facing onto the spine road, SANGS green corridor and internal access road respectively. The western boundary backs onto part of the Local Centre which will be the subject of a future reserved matters application. The buildings display a variety of styles across the parcel to reflect its varying context, alongside the use of a mixed palette of materials including a number of different facing and painted bricks with slate/grey tiles to mainly gabled roofs. A number of architectural devices including chimneys, brick detailing, porches, feature window panels and reconstituted stone cills have been employed in order to add variety and interest.
- 3.4 Fifteen dwellings (9 flats and 6 houses) would be accessed directly off the spine road. The remaining dwellings would be accessed from the south, via a second access of a secondary estate road. The majority of the parcel would be served by a shared surface formed in pavers, with only the southernmost 5 dwellings fronting onto a short section of more formal, 4.8m wide tarmacked access road with footways on either side. In the south-west corner of the site the above section of access road would connect to a cycle-link that crosses the SANGS corridor, details of which are currently under consideration as part of the Parcel 3.E reserved matters application. A further pedestrian access which both crosses and provides access to the SANGS corridor is located at a point mid-way along the site's eastern boundary.
- 3.5 In terms of parking provision, a total of 55 spaces are proposed consisting of 50 allocated and 5 visitor spaces. The car parking is proposed mainly within property curtilages, in a combination of on-plot spaces and some private garages (6), with some parking on-street, predominantly in front of the properties they serve.

4.0 History

14/04301/OUT	PER106	Outline planning application with all matters reserved (except for access) for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure with on site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Works.
18/01587/REM	PER	Approval of reserved matters in respect of Appearance, Landscaping, Layout and Scale following outline planning permission CC/14/04301/OUT - Consent sought for Primary Road, Primary Surface Drainage and Primary Utilities Routing. SANGs land incorporating Western Green Link, Central Green Link and Country Park.

19/01134/REM	PER	All outstanding Reserved Matters for the erection of 73 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel 2A, pursuant to permission 14/04301/OUT.
19/01531/REM	PER	All outstanding Reserved Matters for the erection of 91 dwellings with associated parking, landscaping, informal open space and associated work on Parcel 2B, pursuant to permission 14/04301/OUT.
19/02584/REM	PCO	Application for all outstanding reserved matters (layout, appearance, scale and landscaping) following outline planning permission CC/14/04301/OUT, for sports facility consisting of 1x adult rugby pitch, 1x adult football pitch, 1x adult cricket pitch and sports pavilion building with associated drainage, landscaping, parking and other works (Phase 1).
19/02819/REM	PCO	All outstanding Reserved Matters for the erection of 141 dwellings with associated parking, landscaping, informal open space and associated work on Parcel 3C, pursuant to permission 14/04301/OUT.
19/03122/REM	PCO	All outstanding Reserved Matters for the erection of 141 dwellings with associated parking, landscaping, informal open space and associated work on Phase 3, Parcel C, pursuant to permission 14/04301/OUT (scheme 2).
19/03146/REM	PCO	All outstanding Reserved Matters for the erection of 154 residential dwellings with associated parking, landscaping, informal open space and associated works on Phase 3, Parcel E, pursuant to permission 14/04301/OUT.

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

Comments are summarised unless stated otherwise

6.1 Chichester City Council (in full)

Objection. The design and appearance of the buildings is not considered high quality or locally influenced design. Orange brick is not characteristic of the local area. Two properties are proposed with triple parking which is inadequate. Electric car charging points should be provided for all properties. Concern is also raised regarding the access directly off the spine road to a shared surface with no footpath and poor visibility. There is a missed opportunity to make the most of views over the SANGS and to create a pleasant frontage to it.

6.2 WSCC LHA - Highways

Comments dated 14 February 2020 – in full

West Sussex County Council (WSCC) as Highway Authority has previously been consulted upon this reserved matters application for 29 residential units relating to outline planning permission 14/04301/OUT on the West of Chichester development. Comments were previously provided by WSCC dated 12th November 2019. The applicant has provided revised plans based upon WSCC and other consultee comments. These comments relate to the revised plans produced.

Car Parking

Previously WSCC requested that some of the parking be broken up to reduce the dominance of car parking in certain areas of the site. The applicant has reduced the level of car parking around plots 19 to 27. The overall level of car parking has reduced from 59 spaces to 55 in total. It is noted that some of the plots have triple parking where two car parking spaces are located in front of a garage. Given these occur all within the demise of the same property it is not considered to be an issue that the spaces are not all independently accessible. The proposed level of car parking is still considered to be broadly in accordance the likely car ownership associated with a development of this scale and therefore the level of car parking is considered acceptable and not likely to result in significant levels of overspill car parking taking place.

Residential Street Layout

Previously WSCC raised several comments about the street layout and design. The applicant has amended the design to take account of these comments. Each of the previously raised points is considered in turn below:

- Plots 28-29 – footpaths are now provided to both properties 28 & 29; this is welcomed by the Highway Authority.

- Plots 13 – 18 – an additional footpath has been provided between plots 13 and 18. This is considered to assist with pedestrian access to these plots and is welcomed by the Highway Authority.
- Access to the parcel and design of cycle link connection to parcel E – the applicant has amended the access to the parcel and the cycle link connection to ensure that cyclists are safely redirected to re-join the carriageway at the end of the cycle link. A further detail of the specifics of this arrangement should be secured via condition but is welcomed in principle by the Highway Authority.

Summary

WSCC as Highway Authority have no objections to planning application CC/19/02626/REM. The proposed level and design of parking is considered acceptable and the design and layout of the streets are considered appropriate for their context. Should Chichester District Council seek to approve the application WSCC would look for appropriately worded conditions that require the implementation of the roads, footways and turning spaces and car and cycle parking provision to be implemented prior to the occupation of the unit they are serving. A condition should also be included on any permission granted that provides a detail of the proposed cycle link connection and how it shall tie into the footway and carriageway at its start/terminus.

Comments dated 12 November 2019

The level of car parking provided meets the forecasted demand according to the WSCC Car Parking Demand Calculator. The car parking is generally well spaced to avoid a dominance of parked cars. However, it could be broken up more in some areas - the loss of a few car parking spaces would not be considered to cause significant overspill car parking but would soften the visual impact of parked car.

Garage sizes are adequate to accommodate the storage of a car and bike. All back gardens have separate access points which prevents the need for users to carry their bike through the property. The proposed flats have a dedicated cycle store to the south of the building. The number and layout and design of cycle parking spaces is deemed acceptable and in line with the WSCC Guidance for Parking in New Residential Developments.

The applicant has undertaken a swept path analysis for a fire tender and 11m long refuse vehicle. The tracking shows them accessing the parcel from the south and turning around in the turning head. No tracking is provided for the access off the spine road to plots 13 to 27. It appears that the bin store is located on the spine road and therefore refuse vehicles would not need to enter this access. The applicant should just confirm that this is the case. For completeness the applicant may wish to undertake tracking of a fire tender in the private drive accessing plots 13 to 27. This would be to demonstrate whether the movement can be physically achieved or not rather than to influence or amend the design of the road.

The roads within the parcel have been designed on the basis of a 20mph design speed. The roads in the northern part of the parcel accessed from the spine road have a width ranging from 4.1m to 6m. 4.1m is the narrowest width that allows two vehicles to pass; as set out within the Manual for Streets.

The tarmac road in the southern part of the parcel has a width of between 5.50m to 4.80m. These widths are considered acceptable for their context and in line with the Manual for Streets guidance.

Whilst the adoption of roads is not a material planning consideration it has been assumed, and these comments are written on the basis that, the roads within this residential parcel shall remain private as per other reserved matters applications on this site.

Plots 28 & 29 - No footpath is provided from the back edge of carriageway to the front door. As a bare minimum the Highway Authority would look for this to be provided rather than just a grass verge.

Access to plots 13 to 18 - more direct pedestrian access to the spine road footpath should be provided.

Clarification should be provided by the applicant to the points raised above and the scheme amended as necessary. WSCC should then be re-consulted on any revised scheme.

6.3 CDC Design and Conservation – comment in respect to revised plans only

It is acknowledged that the positioning of the road into this parcel could not be improved due to back to back distances of houses and the gradient of the site. Despite this it has been possible to address other concerns raised and the staggered approach into the parcel and the visually softer road adjacent to the SANGS are now considered more successfully resolved. Within the parcel it is considered that pedestrian routes are well considered enabling good permeability of this parcel on foot.

The amenity space surrounding the flats has been improved adding additional green space adjacent to the car parking area which will visually help break up the appearance of hard surfacing. The courtyard parking enables the parking to remain discrete from views within the street scene. Despite being located to the rear of the properties it is considered that the parking area will benefit from passive surveillance from windows in adjacent properties.

The initial concerns regarding the design of the proposed flat block are considered to have been resolved with the building now likely to provide a better visual transition between the more traditional style of the earlier parcels in the development and the more contemporary style to be proposed in the local centre. The flat building will provide one side of the visual gateway into the local centre and is now considered to provide adequate definition of the corner along this part of the route.

The design of the houses on plots 13-18 have referenced the contemporary approach to the flats and are now considered to better respond to the transition between traditional and contemporary occurring in this part of the development.

The properties with elevations facing the SANGS are considered to have adequate interest and or fenestration on the visible facades and to provide good levels of passive surveillance for the footpath.

Within the parcel a good number of trees are provided and green verges / front gardens help to visually back up the appearance of hard surfaces.

6.4 CDC Environmental Health Officer

No objections

6.5 CDC Housing Enabling Officer

This is the third packet of land of 29 units on the first 750 unit phase of a larger development of 1600 units. Reserved matters applications for 73 and 91 units have already been made.

There will be different character areas and densities throughout the site as a whole but the total mix, for both market and affordable housing must comply with that set out in the report to committee on 11 November 2016 and the subsequent s106 agreement i.e. (figures in brackets approximate to 750 units proposed):

Market housing (525):

1 & 2 bedrooms 30% (157)

3 bedrooms 50% (263)

4+ bedrooms 20% (105)

Affordable housing (225):

Rented (158) Intermediate (67)

1 bedroom 10% (16) 20% (13)

2 bedrooms 35% (55) 60% (41)

3 bedrooms 40% (63) 20% (13)

4 bedrooms 15% (24)

This parcel provides nine affordable 2 bedroom flats. 31% of the units in this phase are affordable which is in line with the total affordable quota of 30%. All are affordable rented which is acceptable as blocks of flats are to be single tenure.

On a comparatively small packet of land a single type of affordable housing is acceptable bearing in mind that the overall numbers and sizes of both affordable and market are being monitored to ensure they comply with the outline planning consent and the s106 agreement. It is expected that on a large development there will be different character areas to avoid a vast mono-development. This phase is at close to the 'village' centre and is appropriate that there is a higher density of development here which offsets the larger units on the rural edges.

Sizes are to meet or exceed the DCLG technical housing standards as set out in the s106.

My comments above apply to the market housing too, and the mix of 2 and 3 bedroom houses close to the centre of the development is acceptable and offsets the larger units of previous phases.

I am satisfied, subject to getting further details on later phases, that the mix overall the site is acceptable and consequently I raise no objections to the mix proposed in this application.

6.6 CDC Drainage Engineer

The proposed surface water drainage for this phase is a combination of infiltration through permeable paving, and an uncontrolled discharge to the adjacent swale.

We are satisfied that they have demonstrated that the phase can be adequately drained, and that the approach is in accordance with the principles/scheme approved for the site.

We have a surface water condition applied to application 14/04301/OUT, which requires the detailed design, supported by sufficient groundwater monitoring and percolation tests to be submitted and discharged pre-commencement. As a result we recommend no further conditions are applied to this application. However, when subsequently considering the detailed drainage proposals for this parcel we will expect the maximum area possible to be drained straight to ground.

6.7 CDC Environmental Strategy Officer

Ecology - we are satisfied with the ecological mitigation and enhancements which have been proposed within the Ecological Survey Phase 3 Parcel d (Oct 2019) and that this is in line with the proposals agreed as part of the outline application.

Policy 40 - following submission of the Sustainability Statement (Parcel P3.D October 2019), we are pleased to see the commitment by the applicant to implement measures to achieve a reduction in CO2 emissions of 16.03% and 16.74% energy saving. This will be achieved with a fabric first approach and through installing PV on 8 houses and apartments on the parcel equating to 58% of properties having PV in this parcel.

6.8 1Third Party Objection (Chichester Society)

- a) Disappointing lack of architectural quality and place making
- b) Inadequate amenity space for flats
- c) Inadequate pv provision

6.9 Applicant's/Agent's Supporting Information

In addition to the submitted plans the application is accompanied by a suite of supporting technical and other documents including a detailed Design and Access Statement, a landscape strategy, a Biodiversity report and sustainability and drainage statements.

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. There is no made neighbourhood plan for Chichester Parish at this time.
- 7.2 The principal planning 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 7: Masterplanning Strategic Development
Policy 8: Transport and Accessibility
Policy 9: Development and Infrastructure Provision
Policy 15: West of Chichester Strategic Development Location
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 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)
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 revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

7.4 Consideration should also be given to the following paragraph and sections: Sections 2, 4, 5, 8, 9, 11, 12, 14 and 15. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

Other Local Policy and Guidance

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

- Planning Obligations and Affordable Housing SPD
- Surface Water and Foul Drainage SPD
- CDC Waste Storage and Collection Guidance

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 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 main issues arising from this proposal are:

- i. Principle of the development
- ii. Layout, Character and Design
- iii. Landscaping
- iv. Sustainability
- v. Other matters
- vi. Significant conditions
- vii. Conclusion

i) Principle of the development

8.2 As set out above, the principle of developing the SDL for a residential led mixed use development, including the means of providing access to it, has been established by the 2018 outline planning permission. That permission includes a set of approved parameter plans detailing land uses, street hierarchy, storey heights, footpaths and cycle-ways, public open space and the quantum and density of development throughout the SDL.

8.3 As part of the first reserved matters application for residential development (Parcel P2.A - 19/01134/REM refers) a Residential Architectural Design Strategy (required by condition 27 on the outline planning permission) was approved. This document sets out the broad design principles for each of the identified residential character areas within Phase 1 of the SDL, with the intention of making these areas architecturally distinctive.

8.4 Given that this development parcel is allocated for residential use by the outline consent 's parameter plans, the following sections of this report are primarily concerned with the assessment of the proposal against the remaining reserved matters of layout, scale, appearance and landscaping, alongside other relevant material planning considerations. Clearly, adherence to both the approved parameter plans and Architectural Design Strategy (ADS) are key considerations in this case.

ii) Layout, Character and Design

- 8.5 The site lies within the ADS's Local Centre Residential Character Area. In this area development needs to reflect the transition from the essentially traditional and domestic scale architecture of the residential parcels to the east of the site, to the Local Centre where a more contemporary approach is envisaged. Development also needs to respond appropriately to the SANGS Green Corridor which flanks the site's entire eastern boundary.
- 8.6 With these overlapping requirements in mind the approach to the layout of the parcel and the treatment of individual buildings has been subject to lengthy discussion and substantial amendment during the course of the application.
- 8.7 In terms of layout, the originally proposed arrangement of access roads has been made significantly less formal, with most of the dwellings within the parcel now served by 4.8m wide shared surface. Furthermore, access to the western part of the site has been re-prioritised (downgraded), and a raised table has been introduced in the site's southwest corner in order to reinforce the transition to a shared surface, low speed environment.
- 8.8 The layout incorporates a good level of permeability, with a number of pedestrian connections to both of the parcel's flanking roads, together with an internal footway link between the eastern and western elements of the parcel. As mentioned above, the parcel also has direct to and across the SANGS Green Corridor via both a footway and cycle link.
- 8.9 With regard to the cycle link located to the southwest corner, it is noted that at the time of the outline application it was envisaged that a road would cross the SANGS at this point. Whilst the change to a dedicated cycle-link will be considered in detail as part of the current Reserved Matters application for Parcel E (CC/19/03146/REM), the provision of a safe, car-free link to and from the eastern part of the SDL and the Local Centre is generally to be welcomed.
- 8.10 As noted from the responses set out above, the changes to the proposal satisfactorily address the original comments of the Highways Authority and no objections are raised in terms of highway safety or the level and arrangement of car parking provision (including the use of a triple parking arrangement for one dwelling), with the former confirmed as according with the WSCC Parking Demand Calculator. Further, the submitted plans indicate satisfactory access and turning for both waste and emergency vehicles.
- 8.11 A density of 39 dpHa, the development accords with the density range established for this parcel by the outline planning permission's parameter plans, which also confirm that the proposed mix of 2 and 3 storey buildings, with the latter to be located primarily along the spine road frontage, is acceptable in principle.

- 8.12 The gardens serving the various houses within the parcel are considered to be of appropriate size with back-to-back distances that will provide an acceptable level of privacy. The area of landscaping around the flatted block in the site's northeast corner has been increase in size during the course of the application and is now considered to provide its residents with an appropriate level of amenity space. All of the dwellings would be served by appropriate bin storage and collection arrangements. Adequate cycle storage is also provided, including a dedicated cycle store to serve the flats.
- 8.13 With regard to housing mix, the Housing Enabling Officer has confirmed that the proportion and mix of market and affordable units is acceptable having regard to the character and location and of the parcel. As the Housing Officer notes, there is a need for a degree of flexibility in terms the consideration of mix and tenure in order to reflect the varying character of parcels throughout the SDL. It will, however, be necessary to carefully monitor the cumulative proportion, mix and tenure of market and affordable dwellings units as successive detailed applications come forward.
- 8.14 Turning to detailed design considerations, particular care is required in terms of the approach to the site's southern and eastern boundaries which face onto the SANGS green corridor and spine road respectively.
- 8.15 With regard to the southern boundary, during negotiations consideration was given to the possibility of setting the access road back from this boundary, with dwellings facing directly onto the SANGs corridor. As noted by the Design Officer above, this option did not prove possible due to the constraints of the site and the need to provided appropriate levels of privacy. However, the amendments that have been secured in terms of the creation of a shared surface and hoggin paths to this boundary represent a significant improvement. When allied to the use of well-spaced, variously orientated detached dwellings in a variety of materials (Plots 5, 6, 7 and 29), the level of informality that is created provides an appropriate and suitably 'soft' response to this sensitive boundary of the site in accordance with the approved Design Strategy.
- 8.16 The design of the L-shaped 3 storey flatted building in the southeast corner of the site has been subject to complete re-design as a result of negotiations. The revised plans indicate a better proportioned building with a more contemporary design approach incorporating a simplified palette of materials along with the use of a variety of features to add visual interest including stepped elevations in subtly different facing bricks, together with the use of coloured feature panels beneath and to the side of some windows to add interest to the fenestration. The corner of the L-shaped building now projects forward of its adjoining elements, creating a focal feature when viewed from a lower level across the SANGs corridor to the south. Overall, the revised apartment building is considered to represent good design. It successfully meets the need to address the transitional nature of the spine road frontage in this part of the SDL, whilst at the same time responding appropriately to the SANGs green corridor onto which it directly faces.
- 8.17 The design of the adjacent six dwellings that face onto the spine road frontage (Plots 13 to 18) has also been amended in order to reflect the revised approach to the flatted block, and is considered acceptable. These changes replicate the apartment block's use of slightly stepped elevations in differing bricks along with fenestration of a matching style and with a similar vertical emphasis.

- 8.18 The remaining dwellings are more internal to the site and comprise a mix of two storey detached and semi-detached houses that follow a more traditional design approach, broadly in line with the expectations of the Design Strategy and consistent with the principles established on other parcels that have gained detailed consent. All of the dwellings are considered to appropriately address the street and, where they are located on prominent corners, have sufficient elevational interest. The indicative approach to and mix of materials to be used throughout the parcel - to be approved pursuant to condition 26 of the outline consent - is consistent with the principles established by the RM permissions in respect of Parcels 2.A and 2.B
- 8.19 Whilst the form and character of the development on the adjoining part of the Local Centre is not yet known, the revised plans now show an indicative layout in order to demonstrate how the two parcels may relate to one another. With this in mind, some interest has been introduced to the end elevations of plots 1 and 13 as, depending on the final form of the adjoining development, these may be exposed to public view.
- 8.20 In summary on this issue, it is considered that the approach to the layout and detailed design set out in the amended proposals successfully responds to the context of the site, provides a satisfactory living environment for prospective residents and complies with the approved Residential Architectural Design Strategy and parameter plans. Further, there are no outstanding objections from the relevant consultees in terms of housing mix, highway safety or the level of parking provision.

iii) Landscaping

- 8.21 There are currently no trees or hedgerows on the site. The submitted landscaping drawings indicate a mix of native deciduous tree planting to the spine road and the northern part of the eastern boundary, including around 19 structural trees mainly comprising birch and hornbeam. The same boundaries would also be defined by a hornbeam hedge. The southern part of the eastern boundary, where the shared surface access road is located, is left more open to the SANGS corridor, the adjoining part of which already accommodates two large native trees.
- 8.22 The internal part of the parcel would incorporate 13 birch, hornbeam and maple trees (giving a total of 32 in the parcel), along with various domestic hedging, amenity grass and shrub planting, including some evergreen species, to the front of properties.
- 8.23 In terms of hard landscaping, the majority of the site is served by a shared surface area formed in buff-coloured pavers. A short section of tarmacked road flanked by footpaths leads to the western shared surface area, with the right-angled junction of these two areas formed by an intervening section of charcoal pavers; this area would be raised slightly relative to the tarmacked section in order to provide level access to the cycle link. In terms of boundary treatments, the submitted plans indicate the use of larch lap fencing to internal garden boundaries, with close boarded fencing to the rear and side of private parking areas. In areas where boundaries are likely to form part of the street scene (including views from the SANGS corridor) 1.8m high brick walls are proposed.

8.24 The soft landscaping, planting and tree protection proposals are considered acceptable and the recommendation below includes a requirement to implement these details no later than the first planting season following the practical completion of the last dwelling in the phase. The indicative submitted hard landscaping details are likewise considered acceptable, however, it should be noted that the final approval of these details is required under the terms of the planning conditions attached to the outline planning permission.

iv) Sustainability

8.25 As was the case with the applications for the two Reserved Matters applications for residential Parcels 2A and 2B previously considered by the Committee, the applicant has submitted a Sustainability Statement which sets out the range of measures which have either already been secured on a site-wide basis through the outline planning permission or through approval of the Infrastructure Reserved Matters (REM) or are proposed as part of this application. The Statement aims to reflect the commitment provided in the approved Residential Architectural Design Strategy to address the various criteria contained in Local Policy 40 (Sustainable Design and Construction), with a key aim of achieving of an at least 10% reduction in energy demand above current Building Regulation standards.

8.26 Whilst it is not necessary or appropriate to repeat the content of Statement in this report, its key measures and conclusions in respect of each of Policy 40's 10 criteria can be summarised as follows:

1. How the proposal aims to protect and enhance the environment, both built and natural. Where this is not possible, how any harm will be mitigated

8.27 The granting of the outline permission has established that the impact of a residential led mixed use development could be successfully assimilated into the landscape, subject to compliance with the approved Parameter Plans. Planning conditions and the S106 Agreement have secured a number of ecological measures, including mitigation, as well as the securing of the SANGs land and country park. The detailed landscape plans submitted as part of this REM application are discussed in detail above and ensure that the development protects makes sufficient provision for appropriate new planting which, in this case, will result in an increase in trees and hedgerows on the site. Ecological mitigation and enhancement measures in respect of this parcel (including bird and bat boxes and hedgehog holes in fencing) are outlined in the submitted ecological report and details of these will be secured through planning conditions attached to the outline planning permission.

2. The proposal achieves a minimum [sic] of 110 litres per person per day including external water use

8.28 This Statement confirms that the houses will be designed with 'low water use' baths, WCs, taps and showers to achieve 105 litres per person per day which exceeds the requirements of Policy 40). Part G2 of current Building Regulations deals with water efficiency of new dwellings. It sets a requirement that the potential consumption of wholesome water by persons occupying a new dwelling must not exceed 125 litres per person per day or where the planning permission makes it a condition the requirement must not exceed 110 litres per person per day. A condition is recommended to this effect

3. New development complies with Building for Life Standards or equivalent replacement national minimum standards, whichever are higher by ensuring it is accessible to all, flexible towards future adaptation in response to changing life needs, easily accessible to facilities and services and takes into account the need for on-site waste reduction and recycling

- 8.29 Building For Life is a Government-endorsed industry standard for well-designed homes and neighbourhoods, and sets out 12 criteria against which proposals should be considered. These criteria relate to matters including character, accessibility and connections, meeting housing requirements, working with the site and its context and the provision of 'streets for all', sufficient car parking and adequate storage and amenity space.
- 8.30 Consideration of the Building For Life Standards was undertaken for the Phase 1 SDL development as a whole and the applicant has carried out a further assessment of this phase, scoring itself 12 out of 12 'green lights' under the methodology's traffic light scoring system.
- 8.31 Whilst the scoring of any such assessment is inherently subjective, the preceding analysis of the detailed merits of proposal confirms that this phase of the development performs well against the methodology's criteria.

4. Where appropriate, the proposals apply sound sustainable design, good environmental practices, sustainable building techniques and technology, including the use of materials that reduce the embodied carbon of construction and the use of re-used or recycled materials

- 8.32 The proposed development incorporates sustainable design, good environmental practices and sustainable building techniques and technology. In particular the development proposes:
- the use of a 'fabric first' approach which is widely adopted by the housing industry as a means of reducing energy demands. Measures include, fully filling cavity walls with insulation, fully filling and sealing all party walls, including additional insulation underground floors and enhanced double glazing, resulting in a performance well above Building Regulations standards
 - the use of very high efficiency 'condensing' heating and hot water systems, with an efficiency of approximately 90% and with a Class A energy rating. Radiators with thermostatic controls.
 - The use of dedicated 'low energy' internal and external light fittings along with the solar street lighting
- 8.33 In terms of renewable energy, in accordance with the approved Design Strategy it is proposed to provide solar panels on all roofs orientated within 25 degrees of south, which equates to 8 houses (3 panels per house) and the apartment building (equivalent of 18 panels), equating to 58% of all the new dwellings on the parcel delivering approximately 30k kWh/year. The solar panels will be installed in-roof, rather than on top of a pre-tiled roof, to minimise disturbance to the visual appearance of the dwellings. The final configuration of panels will be designed at installation stage, the details of which will be required under condition 28 on the outline planning permission.

5. Energy consumption will be minimised and the amount of energy supplied from renewable resources will be maximised to meet the remaining requirement, including the use of energy efficient passive solar design principles where possible

8.34 When compared to targets set out in the Building Regulations the building techniques and technology outlined under criterion 4 above will result in a reduction of 16.03% in CO2 production and a 16.74% reduction in energy demand which is in excess of the 10% energy-reduction objective set out in the approved Design Strategy. It is noted that these figures are slightly lower than has been achieved on parcels P.2A and P.2B (which achieved around 19% energy reduction), however this is primarily due to the relatively small number of dwellings in this phase and that fact that a relatively high proportion of roof slopes are not in a suitable orientation.

6. The proposals include measures to adapt to climate change, such as the provision of green infrastructure, sustainable urban drainage systems, suitable shading of pedestrian routes and open spaces and drought resistant planting/landscaping

8.35 As set out by the outline planning permission and related conditions, the creation of a Sustainable Urban Drainage system (SuDs) is required, which incorporates climate change capacity. The proposed SuDs, Country Park, SANGs land and formal sports pitches provide a substantial network of linked green infrastructure and open space. Landscaping of this parcel is considered in detail above and includes details of appropriate planting.

7. The historic and built environment, open space, and landscape character will be protected and enhanced

8.36 Given the location of this parcel this RM application has no material consequences in terms of heritage issues. The impact of the proposal upon the on the existing landscape character is considered as part of this RM application.

8. The natural environment and biodiversity will be protected and/or where appropriate provision will be made for improvements to biodiversity areas and green infrastructure

8.37 Site wide ecological issues were addressed at the time of granting outline planning permission and the approved Parameter Plans establish a significant area of open space including the country park, SANGs land, SUDs, formal sports pitches and allotments which provide a substantial network of linked green infrastructure and open space throughout the SDL site. The detail of a significant proportion of this strategic infrastructure was subsequently established through the granting of the 'infrastructure' reserved matter application (CC/18/01587/REM refers).

8.38 Ecological mitigation and enhancement measures are referred to at paragraph 8.27 above.

9. The development is appropriate and sympathetic in terms of scale, height, appearance, form, siting and layout and is sensitively designed to maintain the tranquillity and local character and identity of the area; and

8.39 These matters are addressed in the preceding sections of the report which conclude that the proposals follow the approved Parameter Plans and, in terms of the details of these reserved matters proposals, are appropriate in terms of this criterion's requirements.

10. The reduction of the impacts associated with traffic or pollution (including air, water, noise and light pollution) will be achieved, including but not limited to the promotion of car clubs and facilities for charging electric vehicles

8.40 The impact of the development of the SDL in terms of traffic and pollution was considered as part of the outline planning application, and its S106 Agreement and the conditions on the outline planning permission secure a number of detailed requirements and measures relating to traffic and pollution, including a bus services contribution, a Parklands cycle improvements contribution, a St Pauls Road cycle improvements contribution, travel plans in relation to the residential development and the education facility and provision of a electric vehicle recharging points in the local centre and at the SANGs car park.

8.41 In terms of this RM application, the proposals include various connections to the SDL's wider footpath and cycleway network and provides adequate cycle and car parking.

8.42 In conclusion on this issue it is considered that the submitted Sustainability Statement, which has been reviewed by the Council's Environment Officers, demonstrates a high standard of sustainable design and construction that protects and enhances the environment, in compliance with Policy 40 of the Chichester Local Plan. The significant improvement against the requirements of the current Building Regulations in terms of CO2 production and energy demand are to be welcomed, with the latter also exceeding the target set out in the approved Residential Design Strategy. Final details of the package of sustainability measures and its implementation will be secured under the requirements of condition 28 of the outline permission.

v) Other matters

8.43 The Drainage Engineer has confirmed that the submitted indicative surface water drainage proposals demonstrate that the site is capable of being satisfactorily drained through a combination of infiltration and permeable paving. Final details of the means of disposal will must be submitted under the terms of Condition 13 of the outline planning permission.

vi) Significant Conditions

8.44 This is an application for the approval of Reserved Matters and it should be noted that the bulk of the planning conditions controlling and managing the development were attached to the overarching outline planning permission. These conditions required the submission of further details on a phase-by-phase basis in respect of various matters such as materials and finishes, contaminated land, levels, construction and environmental management plans, landscape and ecological management plan, surface and foul drainage, noise mitigation, sustainable design and construction and street lighting. Whilst some of these details have been submitted indicatively in order to inform this RM application (e.g. sustainable design and construction, materials, levels and surface water drainage), final approval will be required under separate discharge of condition applications.

8.45 In view of the above, the recommendation below is subject to a limited number of conditions relating to the Reserved Matters including, amongst other things, the carrying out of the development in accordance with the submitted landscaping details, securing tree protection measures as well as the provision of cycle parking, vehicle parking and garaging spaces and turning areas.

vi) Conclusion

8.46 West of Chichester is one of the Council's key strategic sites for delivering new housing during the Local Plan period. This Reserved Matters application accords with the principles established by the outline planning permission and the approved parameter plans. Based on the preceding assessment it is considered the proposal complies with relevant development plan policies and the approved Residential Architectural Design Strategy. The proposed housing mix, layout, detailed design and landscaping are all appropriate to the context of the site. In addition the applicant has included details in relation to sustainable design and construction in order to demonstrate compliance with the requirements of Local Plan policy 40.

8.47 On this basis it is recommended that, subject to the planning conditions set out below, permission is granted.

Human Rights

8.48 In reaching this conclusion the Human Rights of the applicant 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 not be carried out other than in accordance with the approved plans:

- **CB_70_068_P3_D:** 000; 001 G; 002 F; 003 F; 004 F; 005 F; 006 F; 007 F; 008 H; 009 G; 011 C; 013 F; 902 F; SS01 H; SS02 F;
- **MILL22604:** 10 E; 11 E (Sheets 1 and 2); 12 E (Sheets 1 and 2);
- **LIN22580-03 E**
- **MLR/E4824:** 001 G; 002 F; 003 F; 005 F
- **CB_70_068_P3_D:** ED_E01 C and P01B; PA_E01 A, E02 B and PO1 B; EA_E01 B, P01 B, E03 and P02; TI_E01 B, P01, E02 B, P02, E03 A and P03; BR_E01 and P01; 2BF_E01 D, E02 D, E03 D, E04 D, P01 C, P02 C, P03 B; GAR_01 A, 02 C, 03 A and 04
- Bird and bat box and hedgehog hole locations plan

Reason: To ensure the development complies with the planning permission.

2) **No development shall commence**, until protective fencing has been erected around all trees, shrubs and other natural features not scheduled for removal in accordance with the submitted Tree Protection Plan (ref. LIN22580-03E Phase 3 Parcel D). Thereafter the protective fencing shall be retained for the duration of the works and the development shall be carried out in strict accordance with the recommendations and methodology of the submitted Arboricultural Impact Assessment and Method Statement (ref. LIN22604aia-ams Phase 3 Parcel D Revision D) and in accordance with BS5837:2012. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure that trees on and around the site are adequately protected from damage to their health and stability and/or amenity value. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

3) All soft landscape works shall be carried out in accordance with the approved details and plans as listed below and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. **These works shall be carried out in the first planting season after practical completion of the development or occupation of the final dwelling** 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:

- Soft Landscape Proposals plans MILL22604 Rev 11E Sheets 1 and 2
- Soft Landscape Specification document ref MILL22604 spec

Reason: To ensure the provision and establishment of a reasonable standard of landscape in accordance with the approved designs.

4) **No development above ground level shall commence** until detailed drawings of the treatment of verges for all roofs (main roofs, garages and pitched roof porches) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason: To ensure the treatment used is appropriate in the interest of amenity and to ensure a development of visual quality

5) **No dwelling hereby permitted shall be first occupied** until the vehicular accesses, roads, footways and vehicle turning areas serving that dwelling have been constructed, surfaced and drained in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated use.

Reason: To secure satisfactory standards of access for the proposed development and in the interests of road safety.

6) The visitor parking spaces serving the development shall have been constructed, surfaced and drained in accordance with the approved plans **prior to first occupation of the 20th dwelling** hereby permitted. The visitor spaces shall thereafter be retained at all times for their designated use.

Reason: To secure satisfactory standards of access and parking for the proposed development and in the interests of road safety.

7) **No dwelling hereby permitted shall be first occupied** until the provision for vehicle parking (including garaging) and cycle and bin storage associated with that dwelling has been constructed in accordance with the approved plans and is ready for use. This provision shall thereafter be retained at all times for its designated use.

Reason: To provide adequate on-site car and cycle parking and waste storage for the development

8) The dwellings hereby permitted shall be designed to ensure the consumption of wholesome water by persons occupying a new dwelling must not exceed 110 litres per person per day, as set out in in G2 paragraphs 36(2) and 36(3) of the Building Regulations 2010 - Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition with 2016 amendments). **No dwelling hereby permitted shall be first occupied** until the requirements of this condition for that dwelling have been fully implemented, including fixtures, fittings and appliances.

Reason: To ensure water efficiency within the dwellings and to comply with the requirements of Policy 40 of the Chichester Local Plan: Key Policies 2014-2029.

9) Notwithstanding the block paving details shown on the submitted hard surfacing drawings the final details of the block paving (in terms of whether they are permeable or non-permeable) shall be approved pursuant to condition 13 on application reference 14/04301/OUT.

Reason: To retain flexibility and to allow full consideration of the surface water drainage pursuant to condition 13 on application reference 14/04301/OUT.

10) **No dwelling hereby permitted shall be first occupied** until the solar panels associated with that dwelling have been constructed in accordance with the approved plan (drawing number CB_70_068_P3_D_902F) and the details approved pursuant to condition 40 on application reference 14/04301/OUT and are ready for use.

Reason: To secure an energy supply from renewable resources, to comply with the requirements of Policy 40 of the Chichester Local Plan: Key Policies 2014-2029.

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 14/04301/OUT, and the associated Legal Agreement, dated 11th April 2018, made under Section 106 of the Town and Country Planning Act 1990.

3) You are reminded that, notwithstanding the information contained in the submitted plans in connection with various detailed matters such as external materials, ecological mitigation and enhancements and sustainability measures, where the approval of the same or similar details is also a requirement of the conditions of the outline planning permission, those conditions and the details approved pursuant to them shall take precedence

4) The applicant is requested to ensure that purchasers of new dwellings are provided with an opportunity to purchase additional solar photovoltaics panels for their dwelling and/or garage, where the purchase takes place before the completion of the dwelling and/or garage (i.e. off plan or before completion of the roof).

For further information on this application please contact Steve Harris on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZH2JXERJ3200>