



LAND REAR OF 3 YORK ROAD

DESIGN, ACCESS & PLANNING STATEMENT [INCLUDING HERITAGE STATEMENT]

SEPTEMBER 2023







INTRODUCTION

Tetra Tech Design Studio have been instructed by the applicant, Chichester Greyfriars Housing Association to prepare this Design, Access and Planning Statement document for the creation of 2no. one bedroom apartments on land to the rear of no. 3 York Road, Chichester.

The site is located within the boundary of Chichester District Council and approximately 0.8km south east of Chichester City Centre. The site is located in close proximity to the B2144 [Oving Road], A259 [Bognor Road] and the Chichester Bypass providing links to the A27 eastbound and westbound.

The site currently forms part of the rear garden to no. 3 York Road, the east and west boundaries are formed by the rear gardens to residential properties [nos. 2 and 4 York Road], and to the north boundary are affordable rented flats for older people which are accessed via York Road and Royal Close. There is an existing track that provides access to no. 3 York Road via Royal Close.

The site is located within the urban edge and built up area and also the Chichester Conservation Area. There are a number of listed buildings to the west located along Wyke Road and no. 1-2 York Road are locally listed.

The site is in Flood Zone 1 [low risk of flooding].



ABOVE: Nos, 1 & 2 York Road [Locally Listed]

LOCAL CHARACTER

HERITAGE STATEMENT

The site is located within Character Area 9 in the Chichester Conservation Area, the map opposite illustrates the extent of the conservation area in relation to the location of the proposed development site.

Character Area 9 forms a linear pattern broadly following the lines of historic streets within the area. The boundary of the conservation area is formed by the rear boundary of the site and the eastern boundary of 4 York Road to the east.

Locally Listed Buildings


The neighbouring property to the west of 3no. York Road is locally listed for its local significance but does not have statutory protection.

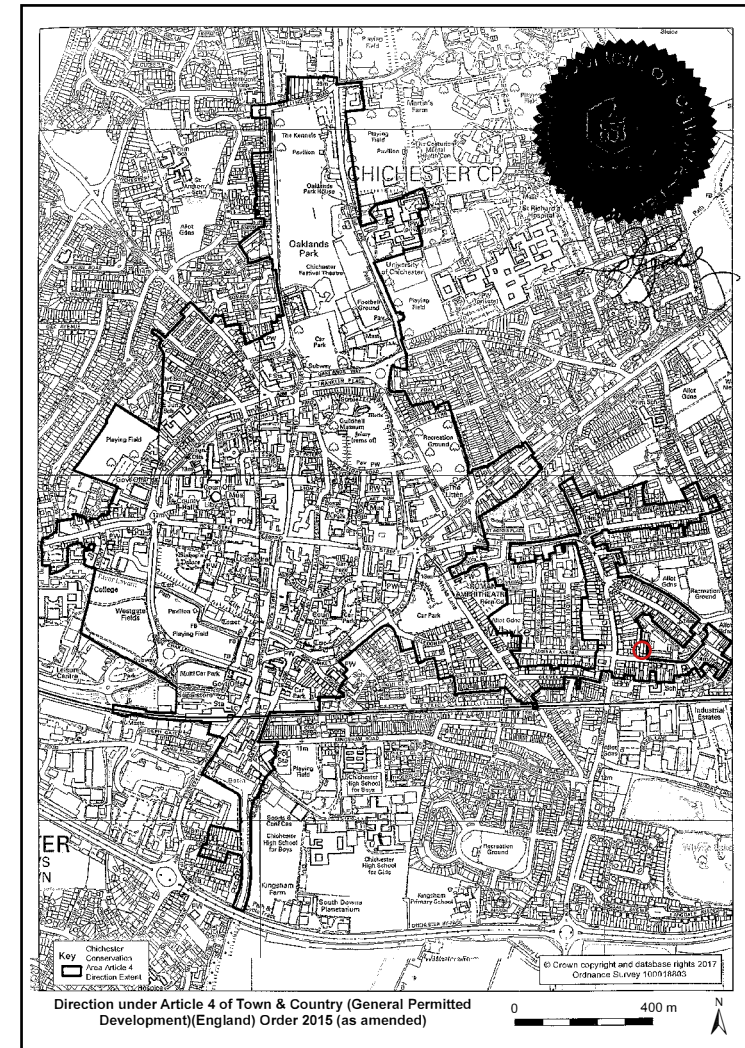
Listed Buildings

There are no listed buildings along York Road but there are several listed properties along Whyke Road [A2145] to the west of the site.

Materials, Architectural Details and Building Styles

There are a large number of architectural styles and materials within the surrounding area [typical examples of this can be seen opposite]. The scale of the adjacent buildings are predominately 2-storey.

Location of the Site 



ABOVE: Chichester Conservation Area



LOCAL CHARACTER | TYPICAL EXAMPLES



ABOVE: Examples of local architectural styles

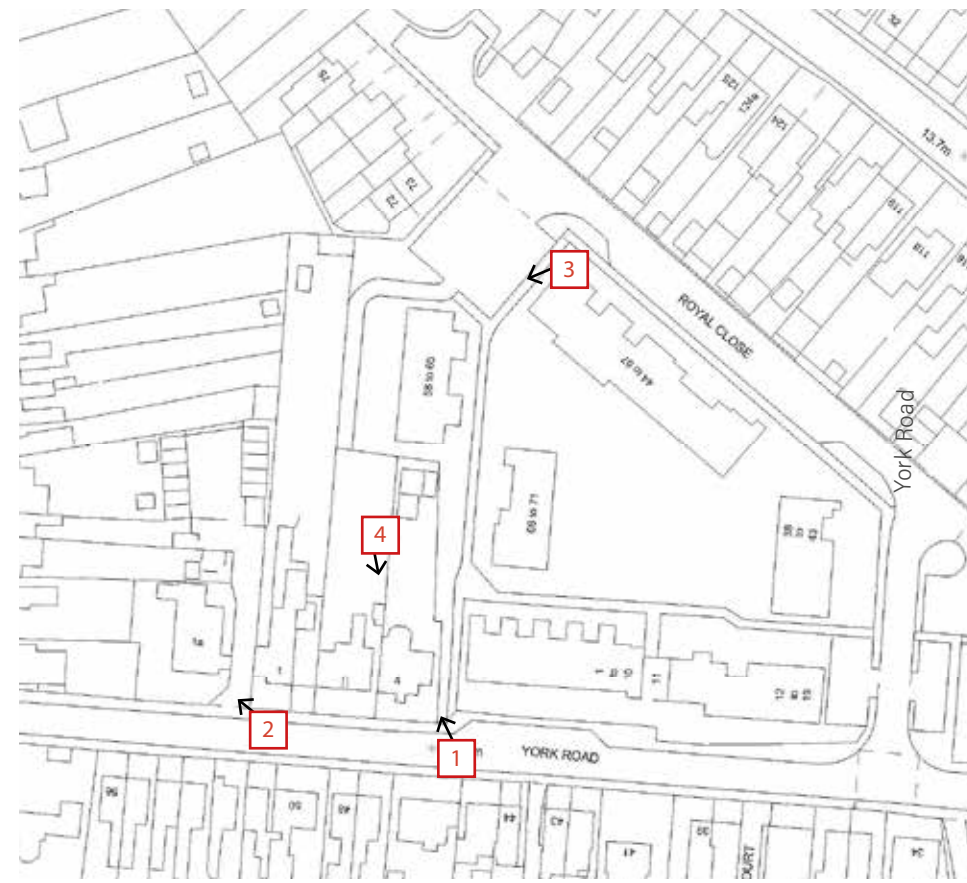
LOCAL CHARACTER | SITE PHOTOGRAPHS



Key Plan [nts]



LOCAL CHARACTER | SITE PHOTOGRAPHS



Key Plan [nts]

PLANNING HISTORY

Planning History - 3 York Road

22/02461/FUL Demolition of Existing Single Storey Side and Rear Extensions, Demolition of Detached Outbuilding, Various Alterations and Subdivision to Form 2no. To Bedroom Cottages. Removal of Part of Front Boundary Wall and Formation of Off-Street Parking. Formation of New Vehicular Crossover and Installation of New Drop Kerb.

Pending Consideration

22/00624/DOM Demolition of Existing Single Storey Areas and Detached Outbuildings. Replacement Two Storey Side and Single Storey Rear Extensions, and Associated Alterations.

Permit 19/07/2022

22/00432/DOM New Vehicular Crossover including Widening Existing Opening in Front Boundary Wall. Formation of Permeable Off-Street Parking Area.

Permit - 19/07/2022

Royal Close

Planning permission was granted 3rd September 2020 [ref. 19/02795/FUL] [Phase 1] for the development to construct 8no. 1 bedroom flats on the site of Royal Close, a development consisting of affordable rented flats for older people, followed by a further application [ref. 20/02530/FUL] [Phase 2] for 5no. 1 bedroom flats.

A further application [ref. 21/01786/FUL] for the erection of a 2-storey dwelling attached to flats 30-37 Royal Close was permitted 15th July 2022.

These developments are providing much needed housing for older people which the Government is currently looking to Housing Associations such as Chichester Greyfriars Housing Association [CGHA], to use their assets to invest in new affordable housing to meet local housing needs. The site at Royal Close provides an excellent opportunity for CGHA to expand their existing stock of affordable rented homes for older people on the site and help meet the growing demand for this type of rented housing in Chichester.

There is currently an application [ref. 22/00160/FUL] [Phase 3] for the construction of 1no. 1 bedroom flat and under-croft [block H] which is pending consideration.



PLANNING GUIDANCE

The development proposals reflect current guidance on creating a high quality development and improving the design quality of the urban environment. In particular, the development proposal draws upon the guidance contained in the following documents:

- Chichester Design Protocol [2013]
- Green Infrastructure Delivery Document [2016]
- National Planning Policy Framework [2021]
- Secured by Design [2019]
- Building for Life 12: Third Edition [2015]
- Chichester Conservation Area Character Appraisal Review [2016]
- Surface Water and Foul Drainage SPD
- Parking Standards Planning Guidance Note 5
- National Design Guide Planning Practice Guidance for Beautiful, Enduring and Successful Places
- Joint Chichester Harbour Area of Outstanding Natural Beauty SPD (2017)
- Council's Climate Emergency

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government



ABOVE: The Ten Characteristics of Well-Designed Places

PLANNING POLICIES

The application sites falls within the jurisdiction of the Chichester District Council (CDC) where the development plan comprises of the Chichester Local Plan: Key policies 2014-2029. The following local policies are considered of most relevance to the proposed development, those in bold are the policies that were referenced within the pre-application response;

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 8: Transport and Accessibility

Policy 9: Development and Infrastructure Provision

Policy 10: Chichester City Development Principles

Policy 12: Water Management in the Apuldram Wastewater Treatment Catchment

Policy 33: New Residential Development

Policy 34: Affordable Housing

Policy 38: Local and Community Facilities

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

Policy 42: Flood Risk and Water Management

Policy 47: Heritage and Design

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

Emerging Local Plan

A new Local Plan [2016-2035] is being developed by Chichester District Council, the consultation period ended in March 2023. This Local Plan has yet to be adopted and can be given limited weight at this time in accordance with paragraph 50 of the current National Planning Policy Framework [NPPF].



PLANNING POLICIES

Policy 1: Presumption in Favour of Sustainable Development

Chichester District Council will regard planning applications which accord with the policies set out in the Local Plan as sustainable development and therefore grant approval, unless material considerations indicate otherwise. They will take a positive approach to planning applications and work pro-actively with applicants to find solutions to approve proposals where possible. The Council will grant permission for applications in cases whereby there are no relevant policies to the application or where relevant policies are out of date at the time of making the decision, unless material considerations indicate otherwise. The Council will take into account whether or not any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF or if there are specific policies within the NPPF that indicate the development should be restricted.

Policy 2: Development Strategy and Settlement Hierarchy

The Council seeks to accommodate growth in the most sustainable and accessible locations in accordance with the Local Plan, in which the scale, function and character will support the role of the identified settlement hierarchies: Sub-regional Centre; Settlement Hubs; and Service Villages. In relation to development within the Settlement Boundary, there is a presumption in favour of sustainable development. This should reflect the setting, form and character of the settlement and ensures good accessibility to local services and facilities.

Policy 33: New Residential Development

The Council will grant permission for new residential development proposals if they demonstrate the highest standards of design and ensure the provision of necessary infrastructure. Proposals should create a high-quality living environment and respect and enhance the character of the area in terms of its proportion, form, massing, siting, layout, density, height, size, scale, detailed design and neighbouring and public amenity.

Policy 39: Transport, Accessibility and Parking

Development proposals must demonstrate that they can provide for the access and transport needs that they create, through the provision of necessary improvements to transport networks, services and facilities. Proposals should encourage the use of sustainable methods of transport and provide safe connectivity for people with mobility difficulties and should not create severe cumulative impacts to transport, accessibility or parking in the area. Additionally, the provision of parking provision should be in accordance with current West Sussex County Council guidance.

PLANNING POLICIES

Policy 40: Sustainable Design and Construction

All new development must use sustainable design and construction methods in order to protect and enhance the built and natural environment and comply with current Building for Life Standards or equivalent national standards. Development must be accessible to all, flexible towards future adaptation in response to changing needs and be sited so that local facilities and services are easily accessible. In regard to sustainability, the design should include measures to adapt to climate change, by implementing aspects such as green infrastructure, sustainable urban drainage systems and appropriate landscaping. In addition, energy and water consumption should be minimised and use energy efficient design principles where possible.

Policy 48: Natural Environment

Natural Environment Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. There is no adverse impact on:

- The openness of the views in and around the coast, designated environmental areas and the setting of the South Downs National Park; and

- The tranquil and rural character of the area.

2. Development recognises distinctive local landscape character and sensitively

contributes to its setting and quality;

3. Proposals respect and enhance the landscape character of the surrounding area and site, and public amenity through detailed design;

4. Development of poorer quality agricultural land has been fully considered in preference to best and most versatile land; and

5. The individual identity of settlements, actual or perceived, is maintained and

the integrity of predominantly open and undeveloped land between settlements is not undermined.



PLANNING POLICIES

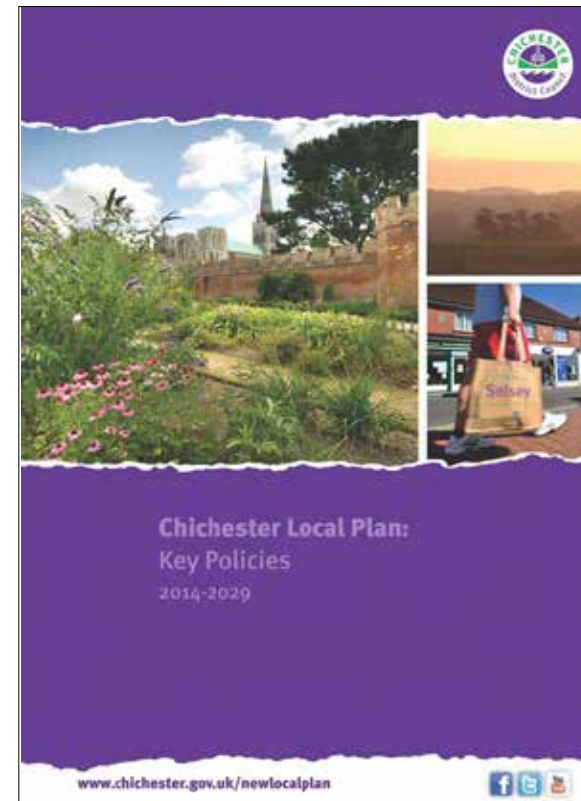
Policy 49: Biodiversity

The Council seeks to conserve, enhance and protect the biodiversity found in the Chichester District as well as its wider surroundings. This includes designated or undesignated sites and those of international, national and local significance. In new development, the biodiversity value of the site must be safeguarded and any harm to protected habitats or species, or those of importance to biodiversity must be avoided or mitigated against. Proposals should protect, manage and enhance ecology networks, biodiversity and geological sites regardless of designated status, including important trees, rivers, river corridors and hedgerows.

Policy 50: Development and Disturbance of birds in Chichester and Langstone Harbours Special Protection Areas

Net increases in residential development within the 5.6km Zone of Influence from the Chichester and Langstone Harbours SPA, which incorporate appropriate avoidance/mitigation measures will not require an appropriate assessment. Appropriate avoidance/mitigation measure comprise:

- a. A contribution in accordance with the joint mitigation strategy outlined in Phase III of the Solent Disturbance and Mitigation Project; or
- b. A developer provided package of measures associated with the proposed development designed to avoid any significant effect on the SPA; or
- c. A combination of measures in (a) and (b) above





ABOVE: Front Cover - Chichester Local Plan: Key Policies 2014-2029


OPPORTUNITIES & CONSTRAINTS


As part of the analysis and design process that has been undertaken to understand the site and its context, several constraints and opportunities have been identified and are set out (below) and illustrated (right).

Constraints


 Potential overlooking of residential properties to the south [along York Road]


 The site is located within the Chichester Conservation Area


 Neighbouring properties [1 & 2 York Road] are Locally Listed

 Existing Trees

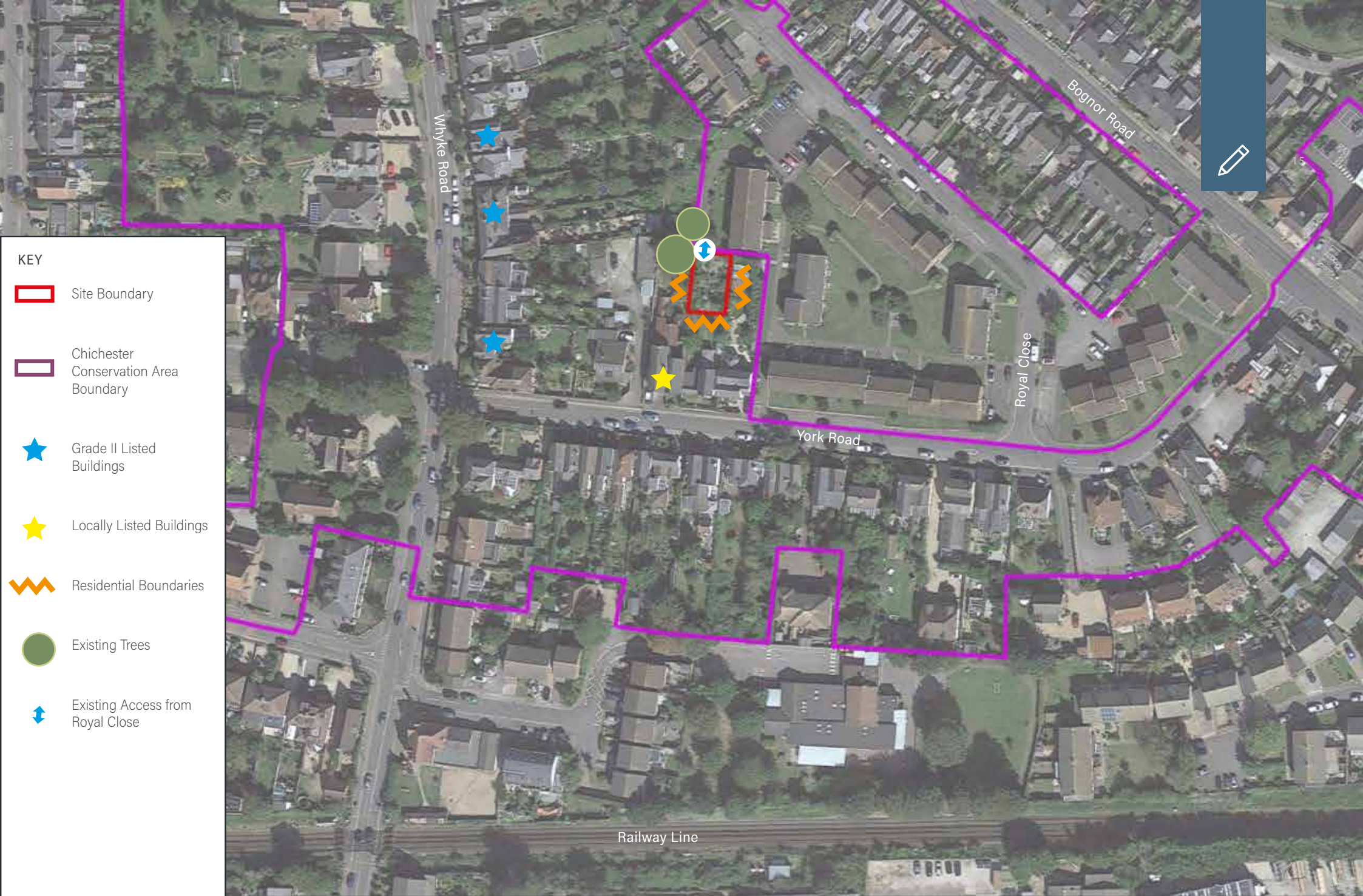
Opportunities








 Highly sustainable location

 Provision of much needed affordable housing to meet the increasing need of the older population of Chichester and importantly make a positive contribution to the Council's housing shortage

 Potential for additional landscaping, particularly along the site boundaries

 Site is located within a settlement boundary



- KEY**
-  Site Boundary
 -  Chichester Conservation Area Boundary
 -  Grade II Listed Buildings
 -  Locally Listed Buildings
 -  Residential Boundaries
 -  Existing Trees
 -  Existing Access from Royal Close



ABOVE: Opportunities and Constraints Plan

DESIGN DEVELOPMENT - PRE-APPLICATION

A proposal for a 2-storey dwelling containing 2 no. 1 bedroom flats to the rear of no. 3 York Road was submitted for Pre-Application advice [ref: CC/23/00867/PRESS]. The proposed flats are to be linked to the affordable rented flats for older people within the Royal Close development, where several additional flats have already achieved planning permission [refer to the Planning History section of this document].

The development site is part of the rear garden to no. 3 York Road which has an existing vehicular access from Royal Close, to be utilised for the proposed development.

The proposal submitted for the Pre-Application allowed for landscaped amenity space to the south, adjoining the garden to 3 York Road and a reasonable distance away from nos. 1, 2 and no. 3 York Road, The existing vehicular access is to be modified with an additional 3no. parallel parking spaces and provided. Additional soft landscaping is proposed adjacent to the existing flats on Royal Close facing on to the modified vehicular access. Also it is proposed that soft landscaping will be introduced along the western boundary, adjacent to the new parking spaces. Refer to page 13 for the proposed layout.

The pre-application response highlighted the relevant National and Local Planning Policies [refer to Planning Policies section of this document] and made the following observations;

- 1] The site is located within within the settlement boundary of Chichester, where new residential development is supported by Policies 1, 2 and 33 of the Local Plan.
- 2] The site lies within, but on the edge of the Conservation Area, which excludes Royal Close due to its markedly different character. The site is visable from within the Conservation Area, much like the existing properties within Royal Close.



ABOVE: Completed dwelling [Phase 1] in Royal Close planning ref:[19/02795/FUL] & Landscaping



DESIGN DEVELOPMENT - PRE-APPLICATION

3] The proposed flats would be accessed from the north [within Royal Close] rather than York Road and the Conservation Area. As a result it is unlikely the proposal would be detrimental to the Conservation Area, given the lack of wider visibility.

4] The proposal would result in what would effectively be backland development, due to the introduction of built form within the rear garden; however, given the existing flatted block lies to the rear of 4 York Road and there is a setback garage block, the further introduction of built form is unlikely to be considered out of keeping.

5] The siting of the building, within the plot is considered acceptable, as it retains a suitable level of separation to the boundaries, and an appropriate level of outdoor amenity space to the south. The proposal is well setback from 3 York Road, helping to retain an acceptable level of outdoor amenity space for the dwelling, together with an acceptable back-to-back relationship.

6] The building would be set perpendicular to the flatted block [58-65] and would retain a comfortable relationship with the existing flatted block. The placement of the first floor north facing windows should ensure there are no oblique interlocking first floor north facing windows should ensure there are no oblique interlocking between the two apartment blocks.

7] the indicative images within the design statement indicate a contemporary design and use of materials. This approach is likely to be acceptable, as it has been utilised elsewhere within the development of this site and would not compete or detract from the more characterful appearance of the traditional dwellings of York Road.

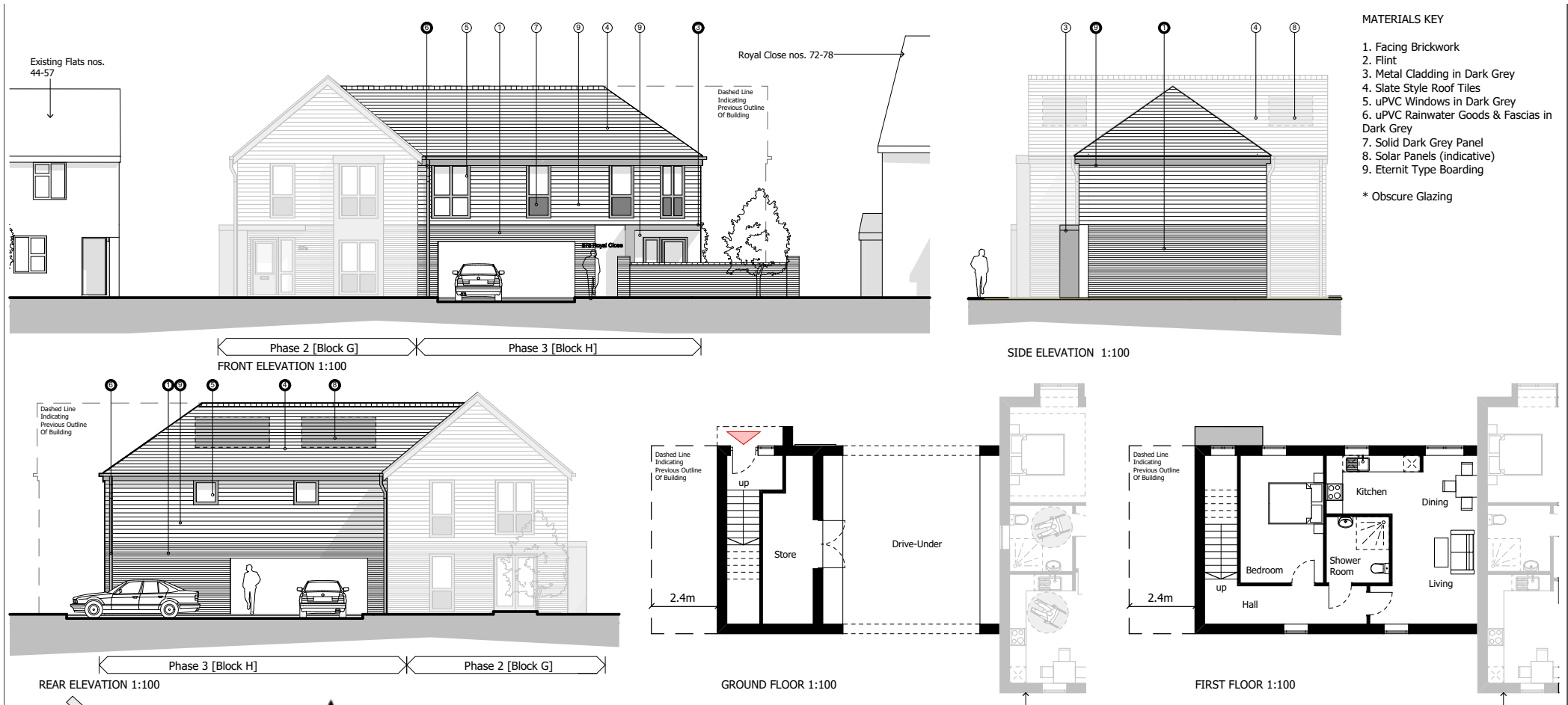
6] it is presumed parking could be provided elsewhere within Royal Close, likely within the parking court/access road which provides vehicle access to the site. The location of the proposed parking should be detailed within any subsequent application, to demonstrate the proposal would not increase the shortfall of parking for the wider development. This is a particularly important issue, raised by several residents and it would be worthwhile addressing this in detail before applying.

7] The site is located within the Chichester Harbour fluvial catchment and waste water would drain to the Apuldram WwTW. Accordingly, it is considered that the impact of the site upon water quality within European designated sites within the Solent will need to be considered. A suitable scheme of nitrogen mitigation would be a validation requirement. An assessment of the application will be made against Policy 40 of the Local Plan, with the proposal required to demonstrate the reductions in carbon emissions above those of current building regulations, which typically includes a blended approach of 'fabric first' measures and the use of renewable energy sources. The submission of a Sustainability Statement/appraisal will therefore form a validation requirement for this application.

Conclusion

In considering the above, the proposal could be capable of receiving officers support, subject to the satisfactory provision of on-site parking, sustainability enhancements and the scheme achieving nitrogen mitigation.

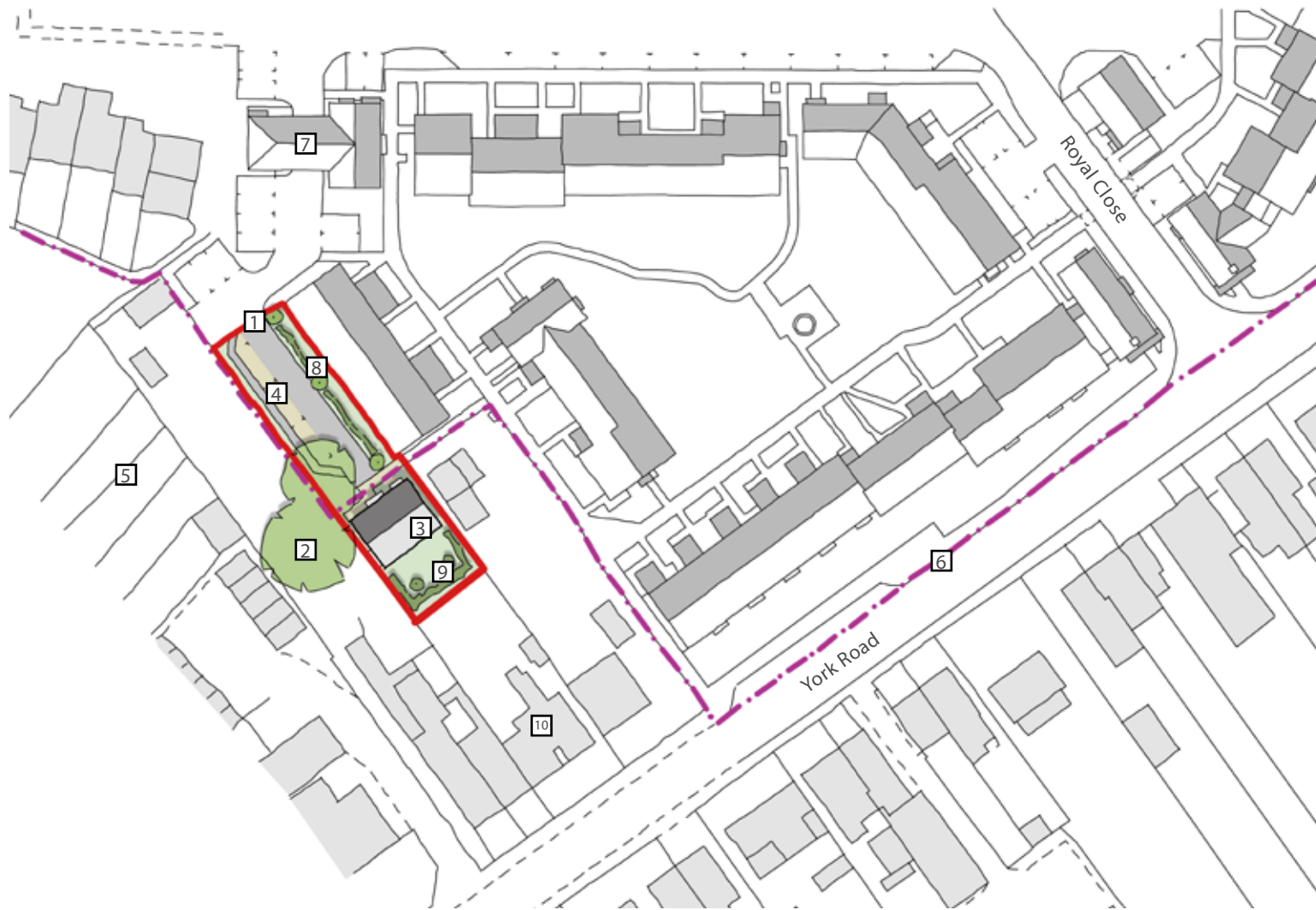
DESIGN DEVELOPMENT - DESIGN



ABOVE: application [ref. 22/00160/FUL] [Phase 3] for the construction of 1no. 1 bedroom flat and under-croft [block H] which is pending consideration.



DESIGN DEVELOPMENT - PROPOSED LAYOUT



KEY

- 1] Existing Access Modified
- 2] Existing Trees
- 3] Proposed 2no, 1 bedroom flats
- 4] Proposed Parking
- 5] Rear Gardens
- 6] Chichester Conservation Area Boundary
- 7] Planning application [ref. 22/00160/FUL] [Phase 3] for the construction of 1no. 1 bedroom flat and under-croft [block H] which is pending consideration.
- 8] Proposed Landscaping
- 9] Amenity Space
- 10] 3 York Road

LEFT: Concept Plan submitted for Pre-application Advice



THE PROPOSAL

Proposed Layout

The proposed flats are positioned to allow for a generous landscaped amenity space to the south, adjoining the garden to 3 York Road and a reasonable distance away from nos. 1, 2 and no. 3 York Road

There is already a vehicle right of access to the rear of 3 York Road which was granted back in 1970s when Royal Close was built. This existing vehicular access is to be modified with an additional 2no. parallel parking spaces provided along the western side of the access adjacent to existing flats nos. 58-65, with a further 2no. parking spaces provided in front of the proposed flats.

Additional soft landscaping is proposed adjacent to the existing flats on Royal Close facing on to the modified vehicular access. Also is it proposed that soft landscaping will be introduced along the western boundary, adjacent to the new parking spaces [see proposed site layout opposite].

Windows have been located in order to minimise overlooking to adjacent properties, and will be obscured glazed where shown.

No trees are proposed to be removed.

Key

* Obscure Glazing



First Floor Plan [nts]






Ground Floor Plan [nts]



THE PROPOSAL



KEY

-  Entrances
-  Proposed Flat - Pending Planning Decision- ref: 22/00160/FUL
-  Existing Trees



LEFT: Proposed Site Layout

THE PROPOSAL

Proposed Elevations

The external appearance of the flats are influenced by the surrounding architectural details, styles and materials and will be designed to compliment their surroundings. On the opposite page are a number of design precedents demonstrating the use of traditional and contemporary design using similar materials to the ones found in the local area. The proposed facing brickwork and roof tiles will match the character of the existing new development in Royal Close which ensures sympathetic integration. The bay window will be clad in grey metal, a pitched roof and gable end ensure the visual impact of development is minimal. The Council have supported the use of these materials and the proposed design of the new dwelling during the pre-application process.

Materials Key

- 1] Facing Brickwork
- 2] Metal Cladding in Dark Grey
- 3] Slate Style Roof Tiles
- 4] uPVC Double Glazed in Dark Grey
- 5] uPVC Black Rainwater Goods and Dark Grey Fascias
- 6] Solid Dark Grey Panel
- 7] Indicative Location of Solar Panels
- 8] Eternit Type Boarding

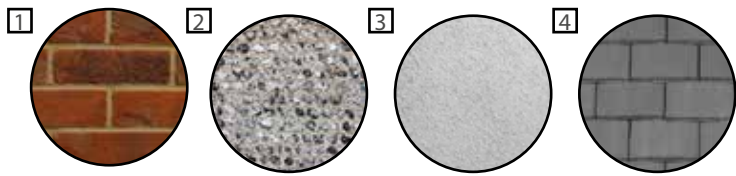


ABOVE: Proposed Elevations



THE PROPOSAL

Below and opposite are a number of design precedents and typical materials found in the local area.



1] Red Brick 2] Flint 3] Render 4] Slate Roof Tiles



KEY CONSIDERATIONS

Nitrates

Block J will have a maximum occupancy rate of 2 persons per flat which is below the 2.4 Natural England average. This has previously been accepted by Natural England due to the nature of the development. This application will produce 0.6kg/tn/yr per flat and the site is served by Apuldram WWTW (9mg). Natural England have advised that an off-site agricultural conversion should be sought to off-set impact of development. The land to be converted will need to be in the Chichester Harbour fluvial catchment, conversations are currently taking place with a landowner for this mitigation strategy to take place.

Drainage

Surface Water

The proposed surface water strategy will mimic the existing run off regime and will not result in any adverse impacts on flood flow rates outside the site, and will not increase flood risk elsewhere. Therefore, the proposals complies with the requirements of policies 12 and 42 of the Chichester Local Plan.

Foul Drainage

The existing site is served by public Foul Water (FW) sewer which runs east to west beneath York Road. The proposed development will retain the existing public foul water sewer connection.

Parking

Refer to Technical Note 04 by Tetra Tech.

Affordable Housing and CIL

The proposed development is comprised exclusively of 100% affordable housing in accordance with the operational requirements of Chichester Greyfriars Housing Association as a registered social housing provider. The proposed development is therefore considered acceptable in accordance with the requirements of Policy 34 of the adopted local plan and Section 5 of the NPPF. As the applicant (CGHA) is a registered social housing provider, the proposed development qualifies for Community Infrastructure Levy Relief under regulation 49 of The Community Infrastructure Levy (Amendment Regulations) 2015.

Ecology

A Bat Scoping Report and Preliminary Ecological Appraisal at 3 York Road was carried out in November 2021 and is submitted as part of this application. It was concluded that the overall suitability of the existing building to support bats is rated as 'low' and of low value for foraging and commuting bats.

Since the scattered trees and introduced shrubs have potential to support nesting birds such as blackbird and chaffinch, construction work which impacts the trees and shrubs should be timed outside of the nesting bird season (avoiding 1st March–31st August). If this is not possible, the trees and shrubs should be subject to nesting bird checks by a suitably qualified ecologist as appropriate to the works. If an active nest is identified, a minimum exclusion zone for all works within 5m radius of the nest must be established to protect it from disturbance until the young have fledged.

Since the site comprises a building and is surrounded by bare ground, amenity grassland and introduced shrubs, the risk of impacts on any other protected/notable species is considered negligible and no other surveys are considered necessary.



CONCLUSION

The proposed development has been thoughtfully designed following a detailed analysis of the site constraints, the scale, the form and layout of the surrounding buildings and the relationship to the conservation area and adjacent properties. Taking this into account the proposal would not cause adverse harm to the character and appearance of the area or cause harm to neighbouring occupiers through overlooking or overbearing impact as supported by the Pre-Application response received from Chichester District Council.

It is concluded that the proposal would be a sustainable development having regard to the provisions of the National Planning Policy Framework [2021], the adopted Chichester District Council Local Plan 2014-2029, the emerging Chichester Local Plan Review 2035. In addition to the above planning framework, the proposed development will provide much needed affordable housing to meet the increasing need of the older population of Chichester.



JOB NO.	AUTHOR	CHK'D	DATE	REV
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