



## CHICHESTER CITY COUNCIL

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 26 OCTOBER 2016

- (iii) CC/16/03077FUL  
Whyke Grange,  
146 Whyke Road

#### **Introduction**

The application site is approximately 0.29 hectares and comprises of Whyke Grange; a Grade II listed 2 storey property, a former stable block outbuilding, and rear garden associated with Whyke Grange. The property has a frontage onto Whyke Road and backs onto Old Bakery Gardens. The main access to the property is from the east, at Whyke Road where there are two timber gated entrances, the northern most being a larger timber cart entrance. A vehicular access to the rear garden is to the south western corner, adjacent to the recent development at Old Bakery Gardens.

#### **The Proposal**

The current application seeks permission for "Construction of 2 no. pairs of semi-detached dwellings (alternative scheme to planning permission ref: CC/15/01300/FUL)"- this comprises 4 x 3 bed semi-detached houses on the grounds of Whyke Grange.

#### **Background**

An earlier application for the conversion of Whyke Grange into 1 no. five bed house (including converted stables forming a one-bed annex) and 1 No. three-bed house; erection of 2 no. detached four-bed cottages, with parking and external works within the grounds (CC/15/01300/FUL) was considered by committee which resolved:- *No objection subject to condition on hours of construction and contractors access from Old Bakery Gardens only.*

In the event CDC refused permission on the grounds of scale, design and detrimental impact on the setting of the Grade II Listed Building.

The accompanying listed building application for proposed "demolition of existing recent single storey extension and roof terrace, and replacement with a 1.5 storey extension; and conversion of existing Whyke Grange into 1 No. five-bed house (including converted stables forming a one-bed annex) and 1 No. three-bed house" (CC/15/0301/LBC) was however, permitted.

An appeal was submitted in respect of the planning refusal which was allowed in June 2016. The Inspector considered that 'The retention of some open space should set the building apart from the suburban development to the rear and should retain space either side along the road and as seen above the wall'. 'The new buildings would become part of the Old Bakery Gardens street-scene, and may be visible from Whyke Road above the wall, as is the terrace to the south, but only as a recessive structure at some distance and among trees and other structures. From within the site, where the listed building is appreciated for its own interest, there would be sufficient separation and open space, albeit domestic in style commensurate with the use, and the height and detailing of the proposed dwellings would not be unduly dominant of the scene'.

A new planning application (CC/15/03626/FUL) showed that the development had been scaled back given the comments from the Historic Buildings Officer regarding the setting and the space afforded to the house. This amended scheme therefore introduced a number of changes to the earlier refused application:

- A reduction in size of the two new dwellings in the grounds to 3 bed cottages from 4 beds.
- The new dwellings are located further away from the listed building
- Conversion – 1 x 3 bed and 1 x 4 bed with 1 x bed in annexe.

It was considered that this is a suitable location for a limited form of residential development because of the location within a built up area and the availability of services. The impact upon the setting of the listed building following the construction of two dwellings and the associated works has been improved within the amended submission.

The Committee raised No Objection subject to conditions on hours of construction and contractors access from Old Bakery Gardens only. The application has been permitted.

An accompanying listed building application (CC/15/03627/LBC) for the conversion of the listed building into two dwellings also generated a No Objection, but the application has not been determined.

### **Planning Adviser Comments**

In effect the site has the benefit of planning permission (albeit on appeal) and a listed building consent for the original plans involving erection of 2 no. detached four-bed cottages, with parking and external works in the grounds.

The current planning application for the housing within the grounds of The Grange now show that 4 units are proposed – 2 pairs of 3 bed semi detached houses with a new double garage situated to the north east of Whyke Grange. They would be sited 14 metres from the rear of the existing building, facing each other across an open area and utilise the existing gated rear access from Old Bakery Gardens. Existing mature vegetation would be retained and enhanced with further planting and large gardens for each dwelling would retain the landscaped character of the site.

The proposed dwellings are two storey, with stepped roofs and hipped ends which help to reduce the bulk. The material palette includes multi-brick and clay tiles including tile hanging to the upper floors, painted timber fenestration and oak front doors. Juliette balconies are proposed to the rear elevations.

Clearly the proposed development proposes four 3 bed houses instead of two 4 bed houses as allowed on appeal and this is reflected in an increase in scale of the units, the subdivision of the curtilages and provision for additional parking and access. Furthermore, some of the design features of the approved scheme have been lost such as the projecting gable and porch, gablets and window details.

Overall it is considered that that, whilst the site can accommodate some residential development, the increase in scale and usage will have a significant adverse affect upon the setting of the listed building and reduction in the quality of the design.

**Recommendation: Object on the grounds of the increase in scale and usage and the reduction in the quality of design (compared to previous schemes) and will have a significant adverse impact upon the setting of the Grade II Listed building.**



## CHICHESTER CITY COUNCIL

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE ON 21 DECEMBER 2016

- (i) CC/16/03791/OUT  
Phase 2 of the Westhampnett/North East Chichester SDL Land  
North East of Graylingwell Park Chichester, West Sussex

#### 1. Introduction

This is an outline planning application with all matters reserved for:

"Residential development comprising up to 200 residential dwellings, including an element of affordable housing, associated landscaping and open space, Lavant Valley Linear Greenspace, surface water attenuation and ancillary works, and vehicular access from the area known as 'Phase 4 of the Graylingwell Park development' (recently subject to approval of reserved matters under application ref: 15/02506/REM)."

The applicants submit that the application site forms Phase 2 of the Westhampnett/North East Chichester Strategic Development Location (SDL) on a Site referred to as Land east of Graylingwell. The outline application proposals have been designed in conjunction with two previously approved outline applications: An outline application proposing the development of up to 300 homes on Land between Madgwick Lane and Stane Street (Phase 1 of the SDL Masterplan) (CC/15/03524/OUTEIA) was submitted on 9th October 2015 together with a separate application for playing fields – to be located to the south-east of the Application Site within the designated SDL (CC/15/03884/OUT). Both applications obtained planning permission in June 2016.

#### 2. Background

Following the Examination of the Chichester Local Plan 2015 in September 2014 the Westhampnett/ North East Chichester SDL was endorsed by the independent Inspector and is referred to in the Council's adopted Local Plan Policy 17 for development comprising:

- 500 homes;
- Community facilities; and
- Open space and green infrastructure, including a linear green space with public access along the Lavant Valley.
- A requirement for a Masterplan in accordance with Policy 7 taking into account a number of site specific requirements.

Both the Site Wide Masterplan and Phasing Plan received District Council endorsement when they were considered at the 3rd February 2016.

### 3. The Application Site

The Site (comprising 8.8 hectares) is bounded by residential development to the west, Summersdale to the north-west and Graylingwell is located to the south-west. Phase 4 borders the site which will comprise terraces and apartment buildings ranging from 2–4 storeys with a density of 47 dwellings per hectare.

Arable fields border the site on all other sides. Fordwater Road is situated at the site’s northern boundary, the River Lavant runs along the east of the site and an agricultural track is positioned along the southern boundary.

The site is located almost wholly within Flood Zone 1. There is a small area towards its south-eastern corner, close to the River Lavant that is within Flood Zone 2, in addition there are also small portions in the northern portion of the Site, along the river banks which is in Flood Zone 3. No buildings are to be constructed within Flood Zone 2 and instead amenity open space, equipped play space, and allotments; along with Sustainable Urban Drainage System (SuDS) to assist with appropriate flood management, are to be established here. While the areas within Flood Zone 3 will form part of the Lavant Valley Linear Greenspace; an area dedicated to providing public access open space and green infrastructure. Again no buildings will be located here.

### 4. The Proposed Development

The Proposed Development comprises up to 200 dwellings and in accordance with the adopted Local Plan, 30% of the dwellings, or 60 dwellings, will be affordable units with a tenure split to be agreed with the Council.

A series of parameter plans have been prepared to clarify the extent and form of development for which planning permission is sought.

- Parameter Plan 01: Land Use/Access and Movement
- Parameter Plan 02: Density Plan
- Parameter Plan 03: Building Heights Plan.

#### Housing Mix

The submitted parameter plans have been designed to allow for a range of housing mixes to be accommodated through future Reserved Matters applications.

An illustrative housing mix is identified which is in broad accordance with the housing mix policy advised by the CDC Housing Enabling Officer.

<b>Illustrative Housing Mix</b>	
<b>1 Bed</b>	<b>14</b>
<b>2 Bed</b>	<b>59</b>
<b>3 Bed</b>	<b>91</b>
<b>4 Bed House</b>	<b>36</b>
<b>TOTAL</b>	<b>200</b>

The proposal will include a substantial number of affordable 1 and 2 bed apartments and 2-4 bed houses comprising 30% of the overall numbers. These will be interspersed with private market housing and visually indistinguishable.

## **Densities**

The heights and densities of development across the Application Site have been designed to respond to the existing settlement character of the neighbouring communities. The Parameter Plan 02: shows a range of densities across the Site ranging between 10-55 dwellings per hectare (“dph”). A lower level of density appears on the eastern edge of the development 10-20 dph. and densities are at their highest of up to 35-55 dph towards the southern and south-western boundary, where the site meets the Graylingwell residential development and the higher densities that are located there. The proposed densities reduce to 20-35 dph in the middle portion of the Site. Lower densities of between 10-20 dph are proposed in the north and east of the Site in response to the proximity to the settlement edge. The average net density across the Proposed Development is 31 dph.

## **Building Heights**

A range of building heights are proposed across the Application Site, with the scale and massing designed to respond to both surrounding land uses and to the location of housing within the hierarchy of proposed streets within the Site.

Parameter Plan 03: shows the tallest buildings (up to three storeys) are proposed on the south-western boundary of the Site where taller buildings forming part of the Graylingwell Phase 4 development are to be clustered. The intended strategy is for the buildings heights to gradually step down in half storey intervals from the higher buildings at the entrance to the lowest buildings (two storeys) at the Site’s north-eastern edge. In line with this strategy, as you move further north-east, the heights of buildings drop to 2.5 storey buildings and then to 2 storeys along the north eastern boundary where the Site is adjoined by the River Lavant.

## **Access**

A new vehicular/pedestrian access point is proposed to be formed from Kingsmead Avenue within the Graylingwell Phase 4 residential development. The exact design and layout of this access point will only be established once the detailed layout for the Phase 4 of the Graylingwell scheme is confirmed.

The Application Site, will contain a hierarchy of streets within with main primary and secondary routes linking into a network of tertiary streets and areas of shared surface (for use by pedestrians and cyclists). A wide primary loop within the Site will include a shared cycle footway on one side and a pedestrian footway provided on the other side. The internal layout encourages low vehicle speeds, and therefore, creates an environment where pedestrians and cyclists are not intimidated by motor traffic.

New pedestrian /cycle access points, linking the Application Site to the surrounding area, are proposed in the south-eastern and north-western corners of the Site. Both access points will form part of the Lavant Valley Linear Greenspace providing footpath and cycle connectivity between Madgwick Lane and Fordwater Road along a green corridor enhanced with native planting beside the River Lavant.

## **Landscaping**

Linear belts of new trees are proposed around the site contours in order to produce a softening layering effect of new built development. In addition, new street trees will form part of the street scene and establish a framework of tree canopies. New planting as part of the Lavant Valley Linear Greenspace will form part of the buffer between the residential dwellings and the arable fields to the north and east.

The proposed development makes provision for a network of formal and informal public open spaces including allotments, amenity open space, natural / semi-natural green space, and equipped play space. Access and connections between the difference areas will be provided via a series of footpaths.

A pedestrian/cycle route loops around the Site, connecting the entrance with the Lavant Valley Linear Green space. The Lavant Valley Linear Green space provides access to the playing fields and a connection to the SDNP in the north.

## Design

Architectural styles from the wider area will serve as a key reference for the application proposals and future detailed design. A series of Character Areas are proposed to create a coherent sense of place:

1. The Southwest Loop
2. The Square
3. Minor Streets
4. The Northeast Loop and The Green
5. The Edge
6. The Hedge
7. River Walk

## 5. Planning Adviser Comments

Whilst this is an outline application with all matters reserved, the principle of the development of this site has clearly been through the process of a Local Plan designation, Inspector's Report, Concept Statements and the acceptance of a Masterplan, all in the context of an approval for adjacent development sites.

The basic parameters for this Phase II development in terms of housing numbers and affordable housing have been established in the Local Plan and Masterplan. The issues of housing mix, layout and access would normally be considered at the outline stage and detailed design at the reserved matters stage, but in this case all matters will be reserved for further consideration and are submitted now as illustrations of interest.

### Issues:

#### Housing Mix

**The 200 houses proposed include a proposed mix of:**

<b>1 Bed</b>	14	7%
<b>2 Bed</b>	59	30%
<b>3 Bed</b>	91	46%
<b>4 Bed House</b>	36	18%
<b>TOTAL</b>	<b>200</b>	

*Comment: The acceptability of this mix will be determined by the District Housing Officers based upon the housing needs survey. Clearly the majority (76%) of the proposed housing is 2-3 bedrooms with what appears to be a very small proportion (7%) of 1 bed units, which would be appropriate for the young, single and elderly people.*

#### Density and Building Height

The approved Masterplan document refers to densities of 25-35 dph in Phase 2, whereas the application proposes densities of up to 35-55 dph towards the southern and south-western boundary (where the site meets the Graylingwell residential development). Building heights of 2.5 and 3 storeys have already been considered appropriate for this location in the approved Masterplan.

The applicants submit that the Graylingwell Phase 4 development, represents a denser form of residential development than Summersdale (15-30 dph), with terraces and apartment buildings ranging from 2-4 storeys and an overall density of 47 dph.

*Comment: Whilst the southern boundary is the highest part of the application site, it is considered that higher densities and building heights would be more appropriately located in the south west corner of the application site with lower densities (and heights) towards the lower outer edges to the north and east.*

## Access

The Phase 2 development Masterplan shows a vehicular, pedestrian and cycle link into the Graylingwell development to the south. In addition there is to be a green infrastructure link, comprising additional pedestrian/cycle route to the playing pitches and Madgwick Lane to the south and towards the SDNP to the north.

*Comment: It would appear that the sole means of vehicular access for this development is to the south through Graylingwell Phase 4 and thence to Graylingwell Drive. Whilst ideally it would be better to have an independent access, this cannot be achieved without a further damaging intrusion into the Lavant Valley. Clearly it is important to have permeability and pedestrian and cycle access to areas outside the site.*

## Landscaping

The applicants accept that “the introduction of the proposed development may appear prominent in comparison with the open landscape” but maintain that the development is not uncharacteristic “given the relationship with the adjacent residential areas and settlement edge”.

In addition to the areas of open space within the site the proposal includes linear tree buffers which are layered along contours to soften the appearance of the new development in distant views. Large stature trees are to be planted in linear soft landscape and gaps in hedgerows are to be filled.

*Comment: It is evident that this is a very open landscape falling away to the Lavant valley particularly to the east and north, with little existing landscape features to ameliorate the visual impact of this development. The sectional drawings give an illustration of what the planting may achieve after 25 years, but it is vital that an effective planting scheme both within and on the periphery of the site is undertaken and maintained if this development is to integrate eventually into the landscape.*

## Design

The proposed development has been divided into “Character Areas” to give an identity and design pattern based upon local architectural themes.

*Comment: This is very indicative at this stage and will eventually form part of the reserved matters application, but the principle of this approach is generally supported as promoting local distinctiveness.*

### **Recommendation: No objection subject to:**

- 1. The importance of ensuring that an effective landscaping scheme is provided and maintained, both within the site and on the periphery, cannot be overstressed if this development is to eventually integrate with the surrounding landscape.**
- 2. The idea of “Character Areas” is supported to promote local distinctiveness.**
- 3. Graylingwell Phase 4 must be designed to accommodate the additional traffic generated by this development.**