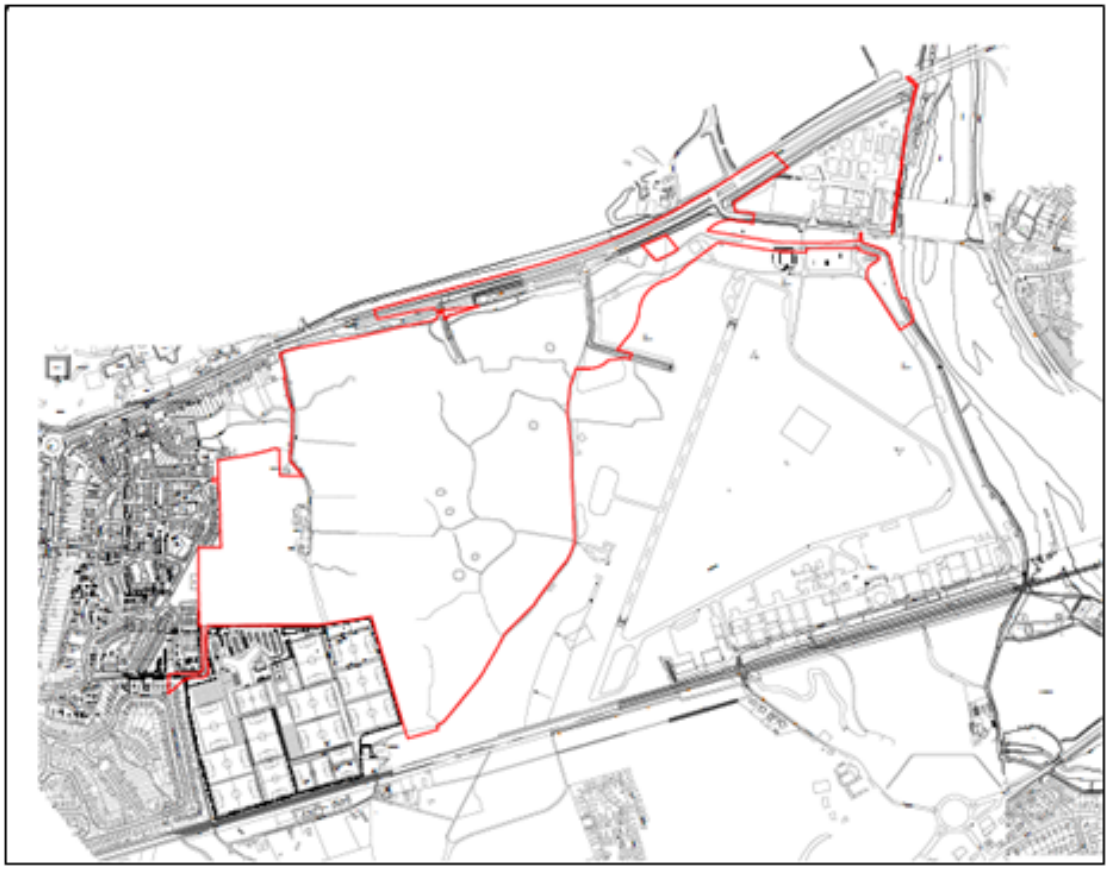
Application Number: AWDM/0947/20		Recommendation – APPROVE	
Site:	Land East Of Shadwells Road At Mash Barn Estate Mash Barn Lane Lancing West Sussex.		
Proposal:	Application to vary condition 1 of previously approved AWDM/0961/17. Amendment: Reconfiguration of 21 residential dwellings located in the north west corner. No increase in the number of dwellings and the number of parking spaces is unaffected.		
Applicant:	Mr Ian Humble, Carla Homes	Ward:	Mash Barn
Case Officer:	James Appleton		



Not to Scale

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Site and Surroundings

This application relates to the strategic housing site approved at New Monks Farm on land to the east of the Mash Barn estate. The red edging identified in the plan above relates to the whole site incorporating the new Ikea Store, housing land and Country Park as well as the access road to serve the new industrial land at Shoreham Airport and the drainage works and pumping station to be built adjacent to the river Adur. However, this application relates to amendments to the approved housing layout closest to the access into the site from Shadwells Road.

Proposal

The planning application relates to the proposed re-arrangement of 21 dwellings which are located to the northern side of the proposed spine road leading off Shadwells Road. The revised layout will not result in any change to the number or size of dwellings already approved.

As approved the scheme proposed 12 parking spaces to the rear of plots 1-6. The developer, Cala Homes has re-considered the need for this car park as it was concerned that this parking area would not be used by new residents and they would be more likely to park in front of their terraced dwellings. This parking was identified as being problematic on the main access road as it could affect the turning and visibility of larger vehicles accessing from the south of the development onto the spine road. In addition, Cala Homes was concerned about potential light and noise disturbance from this car park to existing residents to the west. The following extract shows the approved layout plan and the layout now proposed.



As approved



As Proposed

Applicants Supporting Statement

In addition, to the practical issues set out above the applicant considers that there is scope to make improvements to the approved layout and has submitted the following supporting statement.

'In addition to the above and upon further consideration of the site layout and in particular the street scene fronting this northern section, arguably it is not as varied in housing mix as it possibly could be. Currently all of the smaller dwellings in this street scene are located to the west towards the existing development beyond. The Proposal To overcome these concerns we are proposing make the following changes to the scheme which we feel, will address all these issues as identified.

The re-design of the site layout as now proposed will provide a far better cross section of dwellings to the important street scene fronting this small parcel of development. To the east end of this frontage (.i.e. the re-numbered plots 12 and 13) these two end dwellings are retained as approved however an attractive terrace of only three dwellings is moved across to this side of the street scene to the west of plot 13. To the western side of the frontage the first pair of semi-detached dwellings are retained, however, there are also detached dwellings re-located in this location which combined provides a more satisfactory arrangement and a better balance to the overall appearance. Furthermore to remove the concerns relating to the large parking court to the rear of plots 1-6 the area has been re-designed to remove this parking area altogether. Plots 1 and 2 both now have their parking within their respective curtilage and the relocated detached dwellings in close proximity have likewise.

Replacing the 12 parking spaces / parking court we now are proposing to have a single detached dwelling. It is sited on an east/west alignment. This means there will be a rear garden now abutting the rear gardens of the existing dwellings which we feel is a much

improved arrangement when measured against the large parking court and the associated noise and headlight glare which will clearly occur from cars manoeuvring in and out of their respective spaces.

The distance measured from the rear of the proposed 2 storey flank wall of plot 4 to the rear of the existing terrace measures just over 32 metres which is 'some way' beyond the desired 21 metres normally required in such locations. It is noted that there is existing planting close to the site boundary within the curtilage of the existing dwellings but in addition it is also proposed to strengthen the planting with a mixture of both native and evergreen tree planting to ensure a green screen is in place across throughout the year.

The architectural flavour of the actual dwellings remains as traditional in accordance with the rest of the development. It is also proposed on a temporary measure to have plot 13 as a Marketing Suite and plots 14-16 as a series of show houses. These will of course revert back to private dwellings at the appropriate time.

Relevant Planning History

AWDM/0961/17 – **APPROVED** - 4th February 2020:

Hybrid planning application seeking (1) Full planning permission for the demolition of existing buildings and erection of 249 dwellings with temporary access via Grinstead Lane, a Country Park, relocation and extension of the Withy Patch Gypsy and Traveller site, permanent access via a new roundabout on the A27, landscaping, two additional football pitches and other associated infrastructure (including pumping facility at the River Adur); (2) Outline planning permission (with only landscaping reserved) for a non-food retail store (Use Class A1); and (3) Outline planning permission (with all matters reserved other than access) for the erection of a further 351 dwellings, community hub, primary school, and landscaping. On land east Of Shadwells Road at Mash Barn Estate, Mash Barn Lane, Lancing West Sussex.

Consultations

WSCC Highways comments that it has no objection is raised to the variation of condition 1."

Adur & Worthing Councils:

The ***Technical Services*** Officer comments that,

"The revised proposals impact upon the previously approved drainage scheme. Before this application to vary condition 1 is approved we would like to see the following

information provided to demonstrate whether there is adequate provision for surface water drainage.

1. *An impermeable areas plan, with changes in impermeable area summarised.*
2. *A detailed drainage layout plan showing how the revised layout will be drained and connect into the wider surface water drainage system.*
3. *Calculations supporting the design.*

We therefore wish to raise a holding objection at this time."

Following the receipt of additional information **Technical Services** has raised no objection to the revised layout.

Southern Water Services comment that,
"Southern Water would have no objections to Variation of condition 01. All comments in our response dated 16/02/2018 remains unchanged and valid."

Lancing Parish Council comments that it has no objection.

Representations

One letter of concern has been submitted questioning the outcome of the Technical Services objection and as work has already started on this "reconfigured" layout of development the writer assumes that it has been investigated and found to be no adverse effect? There is also concern that as work has started on site is there any point in responding to the consultation letter from the planning department.

Relevant Planning Policies and Guidance

Adur Local Plan 2017
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies)
'Interim Supplementary Planning Guidance for Affordable Housing' (ADC 2004)

West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2019)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)

National Planning Policy Framework (2019)
National Planning Policy Guidance
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

Planning Assessment

The main planning issues are whether the revised layout is acceptable in highway terms, meets the original design objectives for the site and relates sympathetically to existing and proposed dwellings.

The access via Shadwells Road is restricted by the original planning permission to serve only 249 dwellings. Once the new roundabout on the A27 is built the access point will be restricted to pedestrians and cyclists only. Nevertheless, there are benefits of the revised layout in terms of providing more in curtilage parking and restricting the level of parking along the spine road. Although it is only a small parking area, the Mash Barn estate has lots of examples of rear parking areas and garage courts that are not being used for parking and Adur Homes has had to put additional parking as cars have parked on grass verges. The Highway Authority has no objection to the revised layout and in parking layout terms the revised proposal is an improvement on the previously approved plan.

The revised house types are acceptable and follow the approved approach of a traditional, vernacular design for all the proposed housing. The apartment buildings do have a contemporary design approach. The combination of semi-detached and detached dwellings with a combination of brick and vertical tile hanging and contrasting designs will create an attractive and varied streetscene as illustrated below.



In terms of neighbour impact, the revised layout is also considered to be an improvement. The detached dwelling now proposed on the rear parking area would not create any undue overlooking to the existing terrace to the west given the existing tree screen and it would be located approximately 32 metres away. No objections have been received to the revised layout.

Although, Technical Services initially raised an objection to the application it was a holding objection to ensure that the approved drainage details were updated to take into account the revised layout. This has now been done and there are no drainage objections to the revised layout.

It was originally hoped that this application would be dealt with as a delegated matter and the applicant had hoped for a quicker decision. Unfortunately the Scheme of Delegation has not been amended to allow for minor material amendments to major planning applications (under s73 of the Planning Acts) and this is not being considered by Joint Governance Committee until later in September. In view of delays caused by Covid the developer has started work on the revised layout – hence the concerns raised by one of the neighbours. Whilst, this is unfortunate the developer accepts that this is at their own risk and of course the planning application has to be considered on its planning merits as with any retrospective planning application regardless of whether the development has been completed or not.

Recommendation

There are no objections to the approved layout and it is recommended that planning permission be granted subject to the original planning conditions attached to AWDM/0961/1917 (excluding those conditions already discharged).

7th September 2020