

## **ADDENDUM TO PLANNING COMMITTEE AGENDA**

**MEETING DATE - 27th May 2020**

The following agenda items have updates to the original Committee report.

### **AWDM/1316/19: Land To The South And East And West Of The Coach And Horses, Arundel Road, Worthing**

Further information is likely to be received from the applicant in advance of the meeting on various matters set out in the report. In particular the following is anticipated and updates will be given to the Committee:

1. Provision of a noise bund to the northern frontage
2. Northern boundary with neighbour (The Hollies); a workable layout and management approach to ensure screen planting. Also replanting of tree 131.
3. Northern boundary with copse – clarification of woodland edge and any expanded planting area and clarification of proposed garden edges
4. Percentage and locations of wheelchair –user housing M4(3).
5. Rainwater harvesting
6. Earth bund needed for visual and noise reasons. Need to allow for possible future footbridge but we don't know where landing point would be – can designer look at this pl? Mark to draw this
7. Site plan, to ensure this spans both sides of proposed main avenue and including grass verges along road edges in common with AWDM/1714/19.
8. Cluster size of affordable rented homes
9. Curtilage and boundary information for flatted blocks
10. Clarification of eastern boundary and additional buffer planting
11. Conifer hedge western boundary (with Stanhope Cottage) – clarify whether within site and intentions for if so
12. Site levels in vicinity of neighbours
13. Arrangements for Ecological Clerk of Works
14. Arrangements for renewable energy.
15. Likely location of show home.

Information may also be provided for arrangements for turning area at unmade section of Arundel Road, but this may follow after Committee and will include notification of neighbours.

Following this information further consultations and neighbour notifications are likely to be required and officer assessment under delegation as covered in the recommendation, which may necessitate further conditions or variation of the s.106 Agreement.

**AWDM/1714/19: Land To The South And East And West Of The Coach And Horses, Arundel Road, Worthing**

1) **Further information & response** has been received from the applicant on the following matters:

1. Tenure Mix for plots at the eastern boundary
2. Provision of Accessible Homes - location of
3. Agreement to requested information for boundary walls and fences include half brick/fence to particular plots and. Amended plans to follow.
5. Development phasing to be included for determination and will be linked to landscaping.
6. Early delivery of now north-south path at western edge, as far as health and safety provisions will allow.
7. More detailed ecological information to be provided including tie-in with phasing and coordinated with AWDM/1316/19,
8. Arrangements for Ecological Clerk of Works to be via a planning condition.
9. There are no existing water mains crossing the site and new ones will be kept well clear of new trees.
10. Will consider Parks Officer's advice when received for fencing /rail for pond, type of gate for southern main footpath entrance and signage for open space.
11. Will await Council's pond maintenance costing information for consideration.
12. Bike storage will be in rear gardens to plots that do not have a garage.
12. Does not consider engagement with Highways England is applicable for reserved matters regarding crossing of the A27, but recognise that this may be a matter for CIL contributions.
13. Outstanding noise matters for housing can be dealt with via undischarged part of planning condition (i.e. a partial discharge can be issued).
14. Drainage surface water designs to be partially discharged
15. Discussions regarding the 'A27 blocked culvert' will be addressed separately. It appears to be a Highways England matter and should not affect reserved matters determination.

16. Water-butts will provide for water harvesting for apartments
17. Renewable energy. In addition to Electric vehicle charging pre-occupation sign up to a supplier using renewable energy sources can be accommodated. It is possible that as much as. 43% of Electricity is from renewable sources.
18. Lighting details will follow
19. Site levels and further landscaping plans will also follow
20. Parking bays opposite plots 41-45 to be block paved, not tarmac and edging to twin drives [will](#) have pavers
21. Garden at front of plot 14 will be realigned as discussed
23. Tree works will be undertaken in the first available season

Following this information further consultations and neighbour notifications are likely to be required and officer assessment under delegation as covered in the recommendation, which may necessitate further conditions or variation of the s.106 Agreement.

**2) The Worthing Society** has responded to recent amended plans and elevations for proposed buildings as follows:

“Having examined the revised designs our assessment of the suitability of these designs for the site remains unchanged. The opinion of the Worthing Society’s comments summarised in the Officer’s Statement therefore remains valid.

Although there have been some minor improvements Taylor Wimpey's architects have in our view been unable to adequately adopt designs which reflect the character of the area; as the Officer Report says, their style is predominantly ‘Victo-Edwardian’ which would be more appropriate for a suburban street. Only two designs, diagrams NT30 and NT41, show some recognition of pleasing, local character. They are for the Conservation Area edge character area and the Gateway character area. There is a greater use of local materials which in our view needs to be given increased emphasis throughout the development.

However, common defects of the remaining design are over-high roofs, and partially hipped roofs, which look as if the hipped end has only been added because it is a local feature and is not part of the basic design of the roof. Many houses lack chimneys - as the SDNPA commented - which affects the balance of their design. In addition the timber cladding of the blocks of flats is not a local feature. The flatted blocks are unfortunately rather ‘barrack like’ in design and somewhat oppressive, particularly in relation to the nearby houses. This we consider is an example of poor design which is particularly unfortunate in a large building.

We also consider the design lacks an overall concept appropriate to this unique countryside setting and overall does not sufficiently reflect the vernacular styles of the area. This is a sensitive site adjacent to the Castle Goring Conservation Area and in close proximity to the South Downs National Park. It presents a significant opportunity to create buildings to a high

design specification to harmonise with these unique surroundings. Taylor Wimpey's apparent inability to design appropriate buildings for this site suggests that they should consider appointing independent architects with the necessary expertise in this district to design the houses in the Sussex vernacular style. We believe there is a Conservation Area Design Guide for Arun which may be a helpful resource as it provides a detailed guide to local styles and materials.

We submit therefore that with the exception of the designs shown in the diagrams NT30 and NT41 the inappropriate design of the majority of the remaining buildings still contravenes the policies of the Worthing Core Strategy and the National Design Guide. As we have previously stated Policy 16 of the Core Strategy emphasises that new developments should show a high quality of architectural composition and detailing to respond positively to the important aspects of local character.

The National Design Guide is equally relevant here. Insufficient weight appears to have been given to this guidance which places great emphasis on the importance of the integration of new design into the local surroundings. This is achieved by an appreciation of the local character, further use of vernacular materials and reference to architectural precedents. If this is to be achieved, it is therefore essential to ensure a strong distinctive sense of place to flow through the whole development. The Society considers more emphasis needs to be placed on strengthening the overall concept and group value of this sensitive site which is close to significant heritage assets on the fringes of the South Downs.

Taylor Wimpey has an exceptional opportunity here to create a prestigious, development. We consider some limited progress in design has been made but more comprehensive improvements are needed to sufficiently complement the setting of this important area. The present application should in our view be refused and the development paused to allow for a more characterful, co-ordinated redesign of the buildings to follow the principles of the National Design Guide.

The Society notes that the buildings shown within the Persimmon section of the scheme have similar defects. “

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### **AWDM/1316/19: Land To The South And East And West Of The Coach And Horses, Arundel Road, Worthing**

Further information has been received from the applicant in advance of the meeting on various matters set out in the report. Plans received today, for instance, those for planting at the eastern boundary and site levels, are under review by officers. The following are comments from the applicant:

- 1) The earth bund has been added in the north-eastern corner. A landing point has been indicated for any potential footbridge as per the legal agreement.
- 2) All ground floor affordable units will be Wheelchair Housing M4(3) compliant.
- 3) Houses will have rainwater butts for water recycling.
- 4) Show home will be retained in the Southern Sector.
- 5) Six of the 17 no affordable homes in the northern cluster will be rented.
- 6) Boundaries at eastern edge have been updated and now include further planting.
- 7) Boundary with The Hollies. The applicant is willing for further reasonable endeavours to be required by a deed of variation to the legal agreement, to investigate transfer of some of the planted buffer to the neighbour.
- 8) Conifer hedge alongside Stanhope Cottage – ownership and future intentions for are still under investigation.
- 9) The site plan now includes both sides of the main avenue.
- 10) Site levels plan has been clarified and amended.
- 11) Tree 131. Agree to plant replacement tree in agreement with Council's tree officer.
- 12) Ecological Clerk of Works is to be appointed jointly by both developers. Details will be provided.
- 13) Renewable energy – Joint approach with Taylor Wimpey, to procure supplier with good proportion of energy from renewable sources. PV panels can be looked at on some plots but mindful of landscape constraints and impact on design.