

DESIGN AND ACCESS STATEMENT

Erection of 6No. New Dwellings with Car Ports along with Car Parking and use of Existing
Access onto The Street

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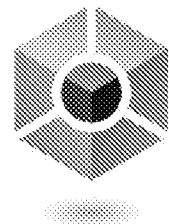


Land to the Rear of
Longacre
The Street
Walberton
Arundel
BN18 0BY

On Behalf of
Maxwell Homes Winchester Ltd

Prepared by

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CONTENTS PAGE

1.0 Introduction	3
2.0 Site Location & Surroundings	4
3.0 The Proposals	5
4.0 The Development Plan & Planning Policy	6
5.0 Design	7
6.0 Access	8
7.0 Planning Considerations	9-12
8.0 Financial Contributions	13
9.0 Summary & Conclusion	14
10.0 Appendices	15
Pre Application Submission and Response	16-30

1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the erection of 6No. new dwellings with car ports along with car parking and use of existing access onto The Street at Land to the Rear of Longacre, The Street, Walberton, Arundel, BN18 0PY. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport.

2.0 SITE LOCATION & SURROUNDINGS

The site is located along The Street within the village of Walberton. The site forms a secluded location along a main road within a residential area and built-up street frontage. The Street is located within a developing settlement providing access to local facilities and links back to the main town centre. The site is close to the local facilities and amenities that are provided within Littlehampton town centre and the seafront. The site is close to the Walberton Conservation Area boundary.

The site has a lawful use as a single residential dwelling with a large garden and various outbuildings. The site also includes land that forms part of the curtilage to Mill Cottage in Mill Lane. The site has an existing vehicle access onto The Street which provides access to parking within the site. The site measures 4385sqm/0.44hectares/1.08acres. The site has mature trees and hedges to the surrounding boundaries with metal wire fences.

The surrounding area is predominantly residential uses made up of traditional detached 2 storey housing along the main road with detached bungalows to surrounding estates. The surrounding areas consist of housing allocations to the north and south and significant housing development along The Street consisting of back land development.

3.0 THE PROPOSALS

The proposals involve the erection of 6No. new dwellings and a comprehensive residential development of the site. The existing access will be retained onto The Street to create off road parking areas to serve the development. The development will consist of 6No. detached and semi-detached houses with garages and car parking along with garden areas. The dwelling to the front of the site known as Longacre will be retained.

The proposals aim to provide additional residential units within the urban area. The development will include appropriate car parking facilities and provide suitable vehicular access onto The Street. All new dwellings will be provided with suitable gardens and amenity space along with cycle and bin store facilities. The overall scheme will consist of 6No. new dwellings providing three and four bedroom accommodation.

For clarification a pre application submission was submitted to Arun District Council on the 9th November 2023 for the erection of 9No. new dwellings with garages along with car parking and use of existing access onto The Street. The pre application submission and response is contained within appendix A. The proposals submitted under this planning application have addressed the issues raised and further comments on this are provided in the later sections of this statement.

4.0 THE DEVELOPMENT PLAN & PLANNING POLICY

The site is located outside the built-up area as identified under Arun District Council's Adopted Local Plan 2011-2031 as is designated as countryside.

Consideration needs to be given to a select number of Development Plan Policies, Supplementary Documents and Planning Policy Guidance.

LOCAL PLAN POLICIES

Arun District Council's
Local Plan (2011-2031)

SD SP1 – Sustainable Development
C SP1 – Countryside
D SP1 – Design
D DM1 – Aspects of Form and Design Quality
D DM2 – Internal Space Standards
ECC SP1 – Adapting to Climate Change
ECC SP2 – Energy & Climate Change Mitigation
ENV DM4 – Protection of Trees
ENV DM5 – Development and Biodiversity
QE SP1 – Quality of the Environment
HER SP1 – The Historic Environment
HER DM2 - Locally Listed Buildings or Structures of Character
HER DM3 - Conservation Areas
T DM1 - Sustainable Travel and Public Rights of Way
T SP1 – Transport and Development
W DM1 – Water Supply and Quality
W DM3 – Sustainable Urban Drainage Systems

SUPPLEMENTARY PLANNING GUIDANCE

Walberton Neighbourhood Plan 2019-2031
SPD13 - Arun District Design Guide (SPD) January 2021
SPD11 - Arun Parking Standards 2020

PLANNING POLICY GUIDANCE

National Planning Policy Framework

5.0 DESIGN

The design of the proposals aims to create an attractive style development that provides additional residential units within a residential area. The new dwellings form a traditional layout with units facing onto the access and turning head arrangement and units at the rear consolidating the form of backland. Consideration has been given to the neighbouring properties with the orientation of the building and the mass adjoining the boundaries. The new dwellings have been designed as 2 storey with some dropped eaves style development following the pattern of development within the area.

The new dwellings form a terrace pattern across the site continuing the building lines from the adjoining properties to the east and west of the site. Gardens are then created to the rear of the new houses intermingled with car parking spaces and landscaping. The units are arranged around the access and turning head creating a courtyard development. Adequate separation distances will be retained to the surrounding properties and the development will merely infill a gap within the existing residential curtilage.

The existing access will provide access to car parking areas between houses and to the frontage which will keep hard surface areas concealed within the development. The design of the site also incorporates bin store areas as well as incorporating paths and landscaping features to the front elevations. Cycle stores providing space for 2 cycles per unit will be provided within the rear garden and short stay cycles to the front of the building. The proposals have considered the existing trees on the site.

The new dwellings simply use the form and mass of the existing dwellings following the building lines across from the adjoining properties within The Street and Mill Lane and form a linear pattern of development. Adequate separation distances have been provided to the existing dwellings to the East, West and south of the site and there are no overlooking or privacy issues. The overall use of the site respects the residential nature of the area and provides gardens to the new properties.

The overall design of the proposals will provide simple yet attractive elevations with traditional doors and window fenestrations to create a simple yet striking appearance. The design of the surrounding paths and landscaping has been simplified to create more soft landscaping areas. Varying materials and design features will provide simple yet attractive elevations with building step backs providing depth and style to the building's appearance.

6.0 ACCESS

The site and its immediate surrounding area are within a good accessible area with good public transport services and infrastructure facilities. The proposed development will involve the use of the existing access onto The Street which will provide access to garages and car parking within the development for the new houses. Car Parking will be provided as 2 allocated spaces for a three bedroom unit and 3 spaces for a four bedroom unit off street. Pedestrian access will be provided to the front of the development providing access to each unit off the main pavements to The Street.

All houses will be provided with a bin store area to the front adjacent the parking areas and a cycle storage area within the rear garden. Short stay cycle storage will be provided to the front of each unit accessed from the pavements. Long stay cycle storage will consist of 2 spaces per unit and short stay cycle storage will consist of 1 space per unit.

The existing site currently has a level topography as shown on the drawings. Adequate provisions have been provided to provide transition between the car parking areas and the building to provide suitable access around the site. The new maisonettes will be designed with level thresholds and effective clear widths and satisfy all the requirements of Part M of the building regulations. The approach to the design proposals will enable suitable access into the site from the surrounding area which is a factor in maintaining the character of the site and the surrounding area.

7.0 PLANNING CONSIDERATIONS

Under Arun District Council's Adopted Local Plan 2011-2031 the proposals for the site are required to conform to the policies set out for residential development as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to residential development within the countryside and access arrangements to the site. Specific consideration will need to be given to the local and national policies. The site also needs to consider the adjacent conservation area.

The proposals provide an appropriate design and layout that will not adversely affect the character of the area. The site sits within the existing urban area in the established built up residential area of The Street with a varying mixture of styles of property. The general location and siting of the surrounding buildings respects the separation distances required for privacy and outlook and is consolidated within the constraints of the site.

The overall layout of the new development will follow the pattern of development within the surrounding area. The surrounding area provides a mixture of detached houses 2 storey and single storey dwellings. The proposals for the application site seek to achieve a medium density that the policy requires, as it is considered that the area is more suited to such a density development due to the character of the area and the supporting infrastructure and facilities.

The site is well positioned in terms of facilities and public transport. The site is within a sustainable location being within close proximity to local shops and public transport corridors. There are a variety of schools within the surrounding area along with further education colleges and there are also large amounts of open space within the surrounding area and close to the site. The site is located within good accessibility to the local transport and road network which maintains the sustainability of the development.

All access arrangements have been provided in accordance with the Development Plan requirements to ensure safe access to the site. The existing access will provide access to car parking spaces to serve the development of the units to the front and includes garages to both units. Cycle and bin store facilities have also been provided in accordance with the standard requirements ensuring that the proposal development meets the minimum and maximum Local Plan standards. Gardens have been provided for the dwellings which are in keeping with the proportions of the surrounding properties.

The elevations will seek to provide an interesting and lively appearance. The height and mass of the development is contained within the constraints of the existing street scene and is considered to provide a strong street scene and the use of materials will create strong facades and building lines. The proposed development provides good accommodation in order to create a sustainable community that is well supported through the local infrastructure.

7.0 PLANNING CONSIDERATIONS

It is suggested that the density of the proposed development provides for an efficient and effective use of this underutilised site within the urban area and is appropriate given the established form of other developments of houses in the immediate locality. The design of the building reflects the architecture and form of adjacent buildings with detached style dwellings and the use of dropped eaves with the rear unit reflecting the bungalow character. The layout of the site allows for sufficient distance to the adjoining properties with the main entrances to the houses positioned on the front elevation away from adjoining private spaces.

The key policy considerations are SD SP1, SD SP2 and C SP1 of the Arun Local Plan (ALP) 2011 - 2031. Policy C SP1 states that 'Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty.' The site is outside the built up area boundary (BUAB) as specified by policy SD SP2 which seeks to focus development in the built up area. Due to the sites location outside the BUAB development would be in conflict with locational requirements of policy C SP1 of the Arun Local Plan 2011 - 2031.

The NPPF generally seeks to promote effective use of land (para 117) and gives weight to proposals that develop under-utilised land (para 118(d)). Whilst outside of the defined BUAB, contrary to Policy C SP1, there needs to be a demonstrable harm to the aims of this policy. The aims of this policy are to preserve the character and beauty of the countryside and to manage the urban/rural fringe. The site is surrounded by residential development on three sides and a road on the other. It is not a site that would be described as countryside and is well related to the developed area of Walberton.

Recent decisions on adjoining sites have confirmed that development in this location would be sustainable development for the purposes of 11(d) in the NPPF. Policy C SP1 would not benefit from full weight of being up to date and the presumption in favour would apply to the application. Even though the proposal only provides nine dwellings, it is material to consider the supply at a time when the Council is unable to demonstrate an adequate supply of housing land.

Weight should be afforded to the contribution of this housing to local supply as a positive benefit of the scheme given the development would make efficient use of land without significant or demonstrable harm arising. In addition to the presumption in favour of sustainable housing development, the NPPF accepts that development, even residential development, can occur outside settlement policy boundaries when having regard to paragraphs 78 and 79 of the NPPF. Paragraph 78 provides for development in countryside locations where the site is not located in an 'isolated location' in order to promote sustainable development.

For clarification the proposals have reflected the comments raised within the pre application submission and response. The major change is the number of units has been reduced from 9 to 6 which in terms resolves a lot of the issues raised within the pre application response. The main points can be summarised as follows:

Tree Officer

An Arboricultural Impact Report and Method Statement has been provided. The reduction in the number of units to 6 has created a better layout which now reflects the constraints of the trees within the site and incorporates them into the overall proposals.

Conservation Officer

A Heritage Statement has been provided. The reduction in the number of units to 6 has created a better layout which now reflects the character of the surrounding area and contributes to the conservation area.

Landscape Officer

The proposed development now creates more space for landscaping and a specific area for ecology and BNG. The layout creates an informal approach to the development incorporating existing landscape features and maintaining the character of the conservation area. Full landscape proposals can be conditioned for submission at a later date.

Drainage Engineers

A Surface Water Drainage Strategy has been provided. This has been prepared following meetings with Aruns drainage engineers on site and various ground water site testing. The drainage now conforms to the council requirements.

Principle

This matter has been address in detail within this statement.

Minerals Safeguarding

The overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

Heritage

A Heritage Statement has been provided. The reduction in the number of units to 6 has created a better layout which now reflects the character of the surrounding area and contributes to the conservation area.

Character, Design and Density

This matter has been address in detail within this statement. The reduction in the number of units from 9 to 6 has resulted in a better design and layout that provides sympathetically design dwellings and lower density.

Residential Amenity

The changes to the design and layout and number of units addresses the issues raised on this matter.

Housing Type and Mix

The proposals have been designed with suitable unit sizes and mix to comply with the requirements.

Highways and Parking

The revised layout and reduction in number of units has enable parking to be provided to each dwelling along with the visitors spaces and cycle parking.

Trees

An Arboricultural Impact Report and Method Statement has been provided. The reduction in the number of units to 6 has created a better layout which now reflects the constraints of the trees within the site and incorporates them into the overall proposals.

Biodiversity

A Ecology Report has been provided. Also the relevant surveys and BNG calculations have been provided.

Flooding and Drainage

A Surface Water Drainage Strategy has been provided. This has been prepared following meetings with Aruns drainage engineers on site and various ground water site testing. The drainage now conforms to the council requirements.

In terms of the scheme's planning merits, strict adherence has been made to the development policies both at Local and national level, with NPPF and the policies of the Local Plan. The proposals create new dwellings within the urban area with an increased density which has been achieved without a detrimental effect to the surrounding area and results in very little impact to the surrounding properties.

8.0 FINANCIAL CONTRIBUTIONS

Under current policy there will be a requirement for financial contributions by way of a Community Infrastructure Levy. The applicant of the application will be willing to make the appropriate financial contributions in accordance with charging schedule. These contributions will be in accordance with the Local Authority requirements and will be subject to a CIL liability declaration.

9.0 SUMMARY & CONCLUSION

Overall, it is suggested that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding properties. The proposals under the planning application seek permission the erection of 6No. dwellings with garages and car parking. The proposed development seeks to regenerate this underutilised site which forms existing large gardens and seeks to provide much needed family housing units. The design of the new dwellings will ensure that adequate separation distances are provided from the surrounding properties and ensure that the development sits comfortably within the constraints of the site.

The access arrangements provide suitable access to the site. All facilities such as bin stores and cycle stores have been provided to each unit. There is also adequate pedestrian access from the surrounding footpaths and public footpaths to the site. The site has good accessibility to public transport and local services at present and is within comfortable walking distance of the town centre. The car parking provisions and access arrangements will comply with guidance set out in the relevant Development Plans and Supplementary Planning Guidance.

The site is outside of the built up area as defined in the Local Plan and as such the development plan in the determination of this application will consist of the Arun District Local Plan (ALP) 2011 - 2031 and the Walberton Neighbourhood Plan. The site is surrounded by residential development and is not considered to be classed as open countryside. For these reasons, it is considered there are other material considerations that weigh in favour of granting planning permission, contrary to the principles of the development plan.

The proposals have taken on board the comments made on the pre application submission and response. The development has been reduced from 9 units to 6 units. The layout has designed around an open space area which provides ecology enhancements and BNG. All matters including drainage, trees, highways and ecology have been addressed and reports provided. The scheme has also provided a well design layout that contributes to the conservation area and is fully compliant with the heritage statement submitted with the application.

The development will deliver 6 new residential units that have been designed with sustainability in mind that will contribute to the character of the area. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for a higher density of development than the existing use provides. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for a new residential development.

10.0 APPENDICES

APPENDIX A (PRE-APPLCIATION SUBMISSION)



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
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Mr Philip Dudley
Vivid Design Studio Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
SO32 2BN

Date: 11th January 2024

Please ask for: Hannah Riddle
Tel: 01903 737646

Your Ref:

Our Ref: PAA/108/23/

Dear Mr Dudley,

Pre-Application Advice

Erection of 9 No. new dwellings with garages along with car parking and use of existing access onto The Street

Land to the Rear of Longacre The Street Walberton BN18 0PY

I write regarding the above matter and your enquiry received on 9th November 2023.

SCOPE OF PRE-APPLICATION ADVICE

You seek advice on the development of the site with 9no. dwellings with associated bin storage, parking and access.

RELEVANT POLICIES AND GUIDANCE - the following policies are considered relevant to your proposal:

Arun Local Plan 2011-2031

<u>CSP1</u>	C SP1 Countryside
<u>SDSP1</u>	SD SP1 Sustainable Development
<u>DSP1</u>	D SP1 Design
<u>DDM1</u>	D DM1 Aspects of form and design quality
<u>DDM2</u>	D DM2 Internal space standards
<u>ECCSP1</u>	ECC SP1 Adapting to Climate Change
<u>ECCSP2</u>	ECC SP2 Energy and climate change mitigation
<u>ENVDM4</u>	ENV DM4 Protection of trees

<u>ENVDM5</u>	ENV DM5 Development and biodiversity
<u>QESP1</u>	QE SP1 Quality of the Environment
<u>HERSP1</u>	HER SP1 The Historic Environment
<u>HERDM2</u>	HER DM2 Locally Listed Buildings or Structures of Character
<u>HERDM3</u>	HER DM3 Conservation Areas
<u>TDM1</u>	T DM1 Sustainable Travel and Public Rights of Way
<u>TSP1</u>	T SP1 Transport and Development
<u>WDM1</u>	W DM1 Water supply and quality
<u>WDM3</u>	W DM3 Sustainable Urban Drainage Systems

Neighbourhood Plan Policies:

<u>Walberton Neighbourhood Plan Policy 2019-2031 HP1</u>	Built up boundary (BUAB)
<u>Walberton Neighbourhood Plan Policy 2019-2031 HP6</u>	Housing mix and construction
<u>Walberton Neighbourhood Plan Policy 2019-2031 HP11</u>	Housing Density
<u>Walberton Neighbourhood Plan Policy 2019-2031 HP13</u>	Design Guidance
<u>Walberton Neighbourhood Plan Policy 2019-2031 VE3</u>	Protection of Trees and Hedgerows
<u>Walberton Neighbourhood Plan Policy 2019-2031 VE7</u>	Surface Water Management
<u>Walberton Neighbourhood Plan Policy 2019-2031 VE8</u>	'Unlit village' status
<u>Walberton Neighbourhood Plan Policy 2019-2031 7 VE10</u>	Biodiversity Corridors
<u>Walberton Neighbourhood Plan Policy 2019-2031 VE13</u>	Distinct views and vistas

Planning Policy Guidance:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Supplementary Guidance:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

ADVICE

PLANNING HISTORY

The site is on land which forms part of the rear gardens of two residential dwellings, Longacre and Mill Cottage.

The site adjoins the south-west corner of a 7.8ha piece of land which, following a successful appeal in July 2022, received outline approval for the construction of up to 155no. dwellings (WA/68/20/OUT). A reserved matters application received approval in March 2023 for 131no. dwellings (WA/126/22/RES).

The site layout of WA/126/22/RES indicates the southern and southwestern areas of the site are to consist of open space which are to include SuDS features and several play areas. Additionally, the site plan indicates that the proposed dwellings closest to the pre application site are single storey and that they sit back from the site boundary behind the generous open space buffer. Boundary trees are retained and act as a landscape buffer between the new development and existing dwellings to the southwest which include Longacre and Mill Cottage.

POLICY CONTEXT/DESIGNATIONS

The site is within the Parish of Walberton and the development plan in the determination of any application will consist of the Arun Local Plan (ALP) 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, and the Walberton Neighbourhood Development Plan (WNDP) 2021.

The following policy designations/features are relevant:

- Outside the Built-Up Area Boundary (BUAB).
- Current/Future Flood Zone 1.
- High value trees on and overlapping site.
- Provisional TPO for 1no. beech (T34) and 1no. oak (T21).
- Listed Buildings and Locally Listed Buildings of Character within close proximity.
- Borders Walberton Green Conservation Area to the south-west.
- WSCC Sharp Sand & Gravel Mineral Safeguarding Area.
- Area of Advert Special Control.
- Lidsey Treatment Catchment Area.
- CIL Zone 3.

CONSULTATION RESPONSES

Full copies of consultation responses are available on request. A summary of the key points raised is below:

TREE OFFICER - Tree Preservation Order proposed for 1no. beech (T34) and 1no. oak (T21). A more sympathetic layout is sought, and survey reports should be provided.

- The layout seeks to fully exploit the land available for dwellings, with incursion into the root protection area (RPA) of higher value trees. This is problematic given their potential for growth and a change of land use that would be detrimental to their ongoing health and vitality. In the absence of an overriding justification, I list the following plot/tree relationships as needing revision to achieve a more sympathetic layout and increased likelihood of successful integration: Plot 6 - T21 & T22, Plot 7 - T25 and Plot 9 - T29.
- The applicants will need to employ the services of an Arboricultural Consultant to carry out a

tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of, a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same.

- If an RPA of any tree which is proposed for retention overlaps the development, then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) and most importantly a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality.

CONSERVATION OFFICER - A detailed heritage statement is required to meet the requirements of the NPPF and the local validation checklist. There is some potential for development of this site. The density, design and layout are questioned with regards to the sensitive context and require careful consideration.

- The site adjoins Walberton Green Conservation Area and some non-designated heritage assets.

- Heritage is not covered within pre application submission.

- Fairly high-density development with the potential to create a suburban character as opposed to a more traditional courtyard development. This may not have an impact on heritage assets if carefully designed and considered as appears site would not be seen from The Street.

- It is expected that the new dwellings would be designed based on a thorough assessment of the local area, including the conservation area and the non-designated heritage assets. The result should be houses based on the local vernacular as opposed to what I would term to be a standard 'off the peg' set of designs.

- There have been other small scale infill developments within the village which could be a starting point of reference to the applicant/agent.

- Access point to The Street needs careful consideration so as not to appear as an additional junction.

LANDSCAPE OFFICER - no objection subject to the submission of landscape details which provide ornamental and native improvements and biodiversity net gain. Tree protection measures to be secured.

- The existing trees which appear both on and overlapping this site could/will be adversely affected, including several trees of note which overlap the site from Walberton Green Conservation Area in the southwest corner.

- The landscape proposals, presently indicative and heavily dominated by existing tree cover will need to demonstrate appropriate green infrastructure provision. This information will need to be shown in plan form detailing species choice, planting densities and size at time of planting.

- The site layout would appear to be tightly packed with only the area adjacent to the hammerhead turning given to non-plot open space.

- Landscape provision to the dwellings and improvement with native species infill plus further boundary screening as required. All proposed planting should be considered and its connection for biodiversity and habitat explored, with a biodiversity net gain (BNG) following development. Trees specified should be at a size which allow instant impact, but which will establish and mature as the site develops.

- BNG to be demonstrated using the small site metric (from April 2024) in line with policy ENV DM5.

DRAINAGE ENGINEERS - likely objection to any planning application if infiltration is not thoroughly investigated. Winter groundwater and infiltration testing required.

- The site is in the Lidsey Treatment Catchment where there is a surface water management plan. There are no watercourses or surface water sewers in the vicinity of the site which may make draining surface water more challenging. There are records of historic flooding south of the site on The Street and an area of surface water flood risk and flow path through the northwest of the site.
- If infiltration is not viable as a means of surface water disposal, then there are no other alternative policy compliant methods of draining the site.
- Therefore, if infiltration has not been thoroughly investigated, with winter groundwater monitoring and winter infiltration testing, it is highly likely that we will object to any planning application made.
- The applicant is encouraged to urgently organise the site investigations mentioned above. They are advised to contact this department to discuss and agree the site investigations to avoid having to repeat them if they are not completed correctly or in accordance with our policy.
- It is expected that if infiltration is proven to be viable then the final detailed design will be handled via conditions applied to the permission - if granted.

PRINCIPLE

The principle of the development is assessed against the following local and national policies:

- Arun Local Plan 2018 (ALP) policies C SP1, SD SP1 and SD SP2
- Walberton NDP 2021 (W NDP) policy HP1; and
- NPPF paragraphs 11 and 14.

Material considerations include:

- The council's Interim Policy Statement for Housing Delivery (IHS).
- The Housing Land Supply (HLS) position

The NPPF was amended in December 2023 particularly in respect to para 14 which discusses the weight to be afforded to Neighbourhood Plans. As the W NDP is less than 5 years old and identifies sites for housing, para 14 will apply and the result of this is that the adverse impact of allowing development that conflicts with the WNP is likely to significantly and demonstrably outweigh the benefit.

Please be aware that ADC's Authority Monitoring Report (AMR) for 2022/23 will be presented to ADC's Planning Policy Committee on 30/01/24 and it is expected that this will show that the HLS will have increased to above 4 years.

Policy HP1 of W NDP states proposals for development outside of the BUAB will be supported where they accord with the countryside policies in the ALP. Policy C SP1 of the ALP recognises the intrinsic character and beauty of the countryside and permits development in the countryside where it delivers specific needs or, is in accordance with other policies which refer to a specific use or type of development.

The principle of the proposal conflicts with W NDP and ALP policies which seek to direct development to within the BUAB. However, the site is adjacent to the Walberton BUAB and

the adjoining site to the north/north-east is being developed with 131 no. dwellings. The site is not in open countryside.

The changes to the NPPF have strengthened the weight to be given to conflicts with the WNDP and this analysis clearly shows that the proposed site lies within defined countryside and would conflict with the WNDP policies on directing development to the BUAB. This is despite the site being surrounded by built development and the support given to edge of settlement sites from the HLS.

This could result in a refusal on grounds of principle particularly if there is other harm identified through this assessment.

MINERALS SAFEGUARDING

The site is in a Sharp Sand and Gravel Mineral Safeguarding Area as defined by the West Sussex Joint Minerals Local Plan (2018). Policy M9 (b) states that proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless: (i) Mineral sterilisation will not occur; or (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, or (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible. You will need to provide justification in respect of this policy.

HERITAGE

The relevant policies are:

- ALP policies HER SP1, HER DM2 and HER DM3; and
- Chapter 16 of the NPPF.

Designated and non-designated heritage assets in close proximity to the site that will need to be considered within the application. A detailed heritage statement will therefore be required, not only to meet the requirements of paragraph 200 of the NPPF, but also the local validation checklist. The statement should describe and assess the heritage assets affected, including their significance, whilst also focussing on those areas most affected and assess the impact of the proposed works. In this case, the impact of the development upon the setting of the Walberton Green Conservation Area and the non-designated Buildings of Character needs to be understood.

Consideration should be given to the access point from The Street to avoid this being an overly designed junction as highlighted by the Conservation Officer. This may conflict with the need to consider the need of pedestrians and cyclists in the road layout/junction as per LTN 1/20 referred to below. Careful thought will therefore be required to this aspect.

CHARACTER, DESIGN & DENSITY

The relevant policies would be:

- ALP policies D SP1, D DM1, D DM2 & QE SP1.
- WNDP policies HP11, HP13 and VE8.

- National Design Guide.
- Arun Design Guide (ADG); and
- NPPF.

Part G of the ADG suggests a density for village locations of 15-25 for detached/semi-detached houses. The density should be appropriate to the location, balancing the need for efficient use of land with a design that responds to and enhances the existing character. The layout represents a gross density of 20 dwellings/ha. Whilst this density accords with the ADG, the number may need to be reduced to address concerns raised elsewhere within this response.

Part J of the ADG refers to new building design and states development must ensure the existing character and sense of place of an area is respected and enhanced. This can allow for new design forms but only where these take cues from well-designed elements of the existing area. New development should generally reflect the scale of existing buildings and should avoid overshadowing of neighbouring properties.

The layout appears cramped and will result in a development which is not comparable in layout or scale to existing properties or welcoming upon approach. The narrow access road is continued through the site which compounds a feeling of enclosure and does not reflect the newly created open space in the development to the north or, the original countryside character. In most plots, parking is forward of, or projects forward, of the principal elevation and dominates the street scene detracting from the cramped public realm. Advice further in this report shows that despite parking dominating the street scene there is currently insufficient parking provision that needs to be addressed.

It is advised the scheme re-considers the layout so as to improve the public realm. We would suggest the following:

- the separation distances between dwellings is increased
- greater provision of green, amenity space outside of plots
- the number of street trees is increased
- important existing trees on the site are respected and integrated into the layout by being made focal points and by respecting their root protection areas.
- multi-functional drainage features integrated

The information submitted in relation to the design of the dwellings within this development is limited. It is suggested that the scale, design, and vernacular of dwellings be derived from similar residential developments. Other back land developments exist in Walberton as examples of how to successfully deliver a scheme such as this. It is unlikely the development will have any significant visual impact on The Street due to the location of the site behind houses however, the nature of the site will change and the increase in the level of activity will result in a change for neighbouring residents.

Please ensure that lighting is the minimum necessary in order to comply with the WNDP Policy VE8 'Unlit Village Status'.

The layout is unlikely to be supported due to these reasons. Reducing the number of dwellings on this site is likely to result in a more acceptable development scheme which may be able to overcome the concerns raised.

RESIDENTIAL AMENITY

The relevant policies would be:

- ALP policies D SP1, D DM1, D DM2 & QE SP1.
- WNDP policies HP11, HP13 and VE8.
- Arun Design Guide (ADG); and
- NPPF.

Part J of the ADG states new development should generally reflect the scale of existing buildings and avoid overshadowing of neighbouring properties. The ADG sets out the following guidance on interface distances between dwellings:

- Back-to-Back: min. 21m between habitable rooms of properties or to existing buildings.
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.
- Front to Front: min. 18m between habitable rooms of properties facing each other; and
- Rear gardens to be at least 10.5m deep and front gardens 2m deep; and
- Rear gardens to be at least 12m deep when backing onto an existing boundary with planting.

We would expect the development to meet these distances unless justification is given as to why they should not apply.

ALP Policy D DM2 requires developments to comply with the Nationally Described Space Standards and this is expected to be followed in full.

The layout conflicts with the above guidance in its current form, specifically relating to the front-to-front and back/front to side distances. For instance, the front-to-front distance between plot 3 and plot 7 is 11.8m and the front to side distance between plot 6 and plot 7 is 10.3m. Both fall short of guidance and should be addressed along with other similar issues in the layout.

The rear gardens of plots 4, 5 and 6 are shallow, less than 10.5m, and north facing. Whilst the gardens are wider than other plots and do not back onto other properties, which can sometimes overcome issues regarding overshadowing, the gardens will provide little amenity value in their current form.

As a result, an alternative layout approach which increases separation distances and garden depths would be encouraged and the existing layout resisted in its current form.

HOUSING TYPE AND MIX

The relevant policies would be:

- ALP policies D DM1 & D DM2,
- WNDP policy HP6; and
- NPPF.

WNDP Policy HP6 states that proposals providing a range of house types and tenures, including a proportion of housing to meet the needs of an ageing population will be supported. The mix of housing shall be determined by reference to the current Local Housing Needs

Assessment or any subsequent Local Housing Needs Survey within the Neighbourhood Plan Area.

ADC has an agreed internal policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020). This does not state any requirements for a scheme of less than 10 dwellings however we would always encourage the exploration of accessible homes in any new site. The 2015 Housing Needs Survey completed as part of the evidence base for the WNDP supports the need for more manageable accommodation such as, bungalows.

HIGHWAYS & PARKING

The relevant policies would be:

- ALP policies T SP1 and T DM1
- Arun Design Guide (ADG).
- Arun Parking Standards; and
- NPPF.

The acceptability of the intensification of the site access from The Street will be determined by WSCC Highways. They offer a separate pre-application service which you may wish to utilise. As a matter of principle, tandem development, where there is a shared vehicular access with an existing property, is not supported by the ADG due to access difficulties and the disturbance caused to existing residents.

Policy T SP1 of the ALP supports development which incorporates appropriate levels of parking in line with the ADC's Parking Standards SPD 2020.

Regard will be had to paragraph 115 of the NPPF which states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

For dwellings of this type and this location (Parking Behaviour Zone 4), the Council's Parking Standards require 1 space per dwelling for 2-bed dwellings and 2 spaces per dwelling for 3 - 4 bed dwellings, a total of 16 resident spaces. The ADG states that new parking spaces should measure 2.5m by 5m.

There is no provision for visitor or disabled spaces in the current layout. 2 visitor spaces (20% of all dwellings) and 1 disabled space (5% of all spaces) need to be provided. A total of 16 resident spaces, 2 visitor spaces and 1 disabled space is required for this development in this location.

The car parking spaces on the site plan measure 4.85 x 2.4m and do not meet the requirements of ADG, this should be addressed.

Garages must be at least 6m x 3m internally and they will be regarded as 0.5 of an allocated parking space. A car port or parking space of this dimension would count as 1 parking space and calculations of parking demand will take account of this. Where garages do not meet this minimum size, they will not be counted towards meeting parking demand. Garage plans should be supplied to demonstrate compliance with the size requirements.

In total, 17.5 resident spaces are provided for in the current layout but the car parking spaces need to be enlarged and the internal dimensions of the garages demonstrated. The distribution of parking would also need to be reconsidered as the parking provision for plots 4 and 5 are deficient at only 1.5 spaces as they rely on one parking space and one garage. Plots 4 and 5 should each have 2 spaces.

Electric vehicle charging points should be provided at a rate of 1 charging point per house with a garage or parking space, as per the Council's Parking Standards.

In terms of cycle parking, 1 cycle space is required for each 1 and 2 bed house and 2 spaces for each 3+ bed house, to be provided on-site. Cycle storage should be undercover, secure, and easily accessible to occupants. The DAS confirms 2 cycle spaces are to be provided for each dwelling which would meet requirements, this should be shown on the site plan.

We would request the layout be designed in accordance with Local Transport Note 1/20 which sets out minimum standards when implementing new cycle infrastructure and includes, but not limited to, cycle crossings and junctions, cycle lanes, cycle tracks, cycle networks and cycle parking. The ADG is proposed to be updated to reflect LTN 1/20 and you can view the amendments on our website at <https://www.arun.gov.uk/supplementary-planning-documents-spds>.

TREES

The relevant policies are:

- ALP policy ENV DM4.
- WNDP policy VE3.
- ADG; and
- NPPF.

An Arboricultural Survey has been submitted which is welcomed at this stage. The Tree Officer has recommended a tree protection order is placed upon T21 (oak) and T34 (beech). This has been done under provisional TPO TPO/WA/4/23.

We would seek to ensure the higher value trees on the eastern boundary of the site are preserved and fully respected. They should be made an integral part of the scheme, perhaps as part of a landscaped space so they are a focal point which adds character to the development. We have concerns with the change in land use surrounding the trees and the potential for them to impact on the use of private gardens resulting in future pressure being exerted from occupiers to have them pruned or felled. As highlighted by the tree officer, there are relatively few established trees of moderate-high quality given the large and open site and in its current form, the layout cannot be supported. A more sensitive layout should be sought to satisfy policy by affording high value trees with the space they need to thrive during and after development of the site. This should also take account of our comments on layout expressed elsewhere.

Any trees that are removed should be replaced on a ratio of 2:1 with new trees being of a native species and of a potential scale to correspond with the scale of any lost.

BIODIVERSITY

The relevant policies are:

- ALP policy ENV DM5.
- WNDP policy VE10; and
- NPPF.

ALP policy ENV DM5 states development shall seek to achieve a net gain in biodiversity and policy VE10 of WNDP states proposals which significantly harm biodiversity will not be supported. The development of greenfield sites such as this require biodiversity to be considered at an early design stage so that the most significant harm to biodiversity is avoided, in this case the loss of mature trees. Details should be provided demonstrating how the site will retain and enhance biodiversity on site.

As of April 2024 (assuming the Government maintain their position), national legislation will mandate that minor development must demonstrate a net gain in biodiversity on site using the small sites metric, a simpler version of the statutory biodiversity metric tool for major development.

Given the number of trees and other vegetation on the site, it is likely that the site will support wildlife habitat and therefore a phase 1 wildlife survey should be submitted with any species-specific surveys as may be required by the results of that survey. Such surveys must be submitted prior to determination and cannot be made subject to condition.

FLOODING & DRAINAGE

The relevant policies are:

- ALP policies W DM1 & W DM3.
- WNDP policy VE7; and
- NPPF.

The site is not affected by current or future flooding from rivers/sea and is in Flood Zone 1. However, it is affected by the Lidsey Treatment Catchment Area designation. Recently, there have been significant pollution problems associated with an inadequate foul sewer network in this particular area which is unable to cope especially in times of high rainfall. ALP policy W DM1 requires that you submit a Drainage Impact Assessment to take account of the individual and cumulative impact upon foul water disposal, flood storage capacity and surface water drainage or flood flows in the area. Please note the concerns of our drainage engineer, set out above. You should seek advice from them prior to submission and ensure that your application includes an achievable surface water drainage design. The details of this can then be dealt with through conditions.

The SuDS hierarchy would apply and space for multifunctional SuDS would be expected to be considered from an early design stage. At this point in time there does not seem to be any provision for drainage basins, swales or raingardens within the site and a lesser number of dwellings may be necessary to achieve this.

CLIMATE CHANGE AND SUSTAINABLE CONSTRUCTION

The relevant policies are:

- ALP policies ECC SP1 & ECC SP2.
- WNDP Policy HP6.
- ADG (Part K); and
- NPPF.

ALP policy ECC SP1 states the council will support development which is located and appropriately designed to adapt to the changing climate. ECC SP2 states that all new residential developments will be expected to be energy efficient and demonstrate how they will achieve energy efficiency measures.

WNDP Policy HP6 states development will be expected to maximise the potential to incorporate energy efficient measures which meet, or exceed, current standards at the time of application.

In the event of a planning application being submitted, it should include details of the proposed energy efficiency/conservation measures, renewable energy sources, and sustainable construction methods.

SUMMARY

The site is in defined countryside and so there is conflict with the WNDP. The effect of the NPPF revisions is that this conflict will not be outweighed by the presumption in favour of sustainable development. This along with the following concerns would result in a refusal if this scheme were to be submitted in its current form.

- The cramped nature of the layout.
- The relationship of the proposed development to existing houses including with reference to the intensification of the use of the access road.
- The relationship of proposed houses and hard surfacing to high value trees; and
- The need to include drainage features.

FOLLOW UP MEETING

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request quoting PAA/108/23 together with a fee for £100.

You can either make payment on line <https://www1.arun.gov.uk/make-payment/start> or send a cheque made payable to Arun District Council if you have not already included it in the fee you have paid.

MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote this pre application advice reference number PAA/108/23/ in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to provide all the plans and supporting information as indicated in the relevant

Planning Validation Requirements List on our website: <https://www.arun.gov.uk/making-a-planning-application#Planningvalidation>

Based on the proposal and the site area, the following items will be required for validation:

- Application Form, Ownership Certificates, Fee, Drawings.
- CIL Additional Information Forms
- Design & Access Statement.
- Heritage Statement
- Surface Water Drainage Statement.
- Lidsey Foul Water Environmental Assessment Statement (where not connecting to the mains drainage system)
- Arboricultural Implications Assessment including: Tree Survey Schedule, Root Protection Area Schedule, Tree Constraints Plan. If an RPA of any tree proposed for retention overlaps the development, then an Arboricultural Method Statement and Tree Protection Plan will also be required.
- Phase 1 Habitat Survey / Ecological Assessment
- Biodiversity Net Gain Statement
- Parking Plan
- Refuse Storage and Collection Provision
- Cycle Storage details

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the case officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request.

Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Neil Crowther

Group Head of Planning