



DAVID WILSON HOMES

WHERE QUALITY LIVES

TYE LANE | WALBERTON

DESIGN & ACCESS STATEMENT

OUTLINE PLANNING APPILCATION FOR UP TO 131 DWELLINGS
DECEMBER 2021

CONTENTS

1. CONTENTS	02
2. INTRODUCTION	03
3. PLANNING CONTEXT	04
4. SITE CONTEXT	05
5. THE SITE	06
6. SITE PHOTOS.....	07
7. CONSTRAINTS AND OPPORTUNITIES	08
8. PROPOSAL	09
9. ILLUSTRATIVE MASTERPLAN	11
10. LANDSCAPE APPROACH	12
11. ECOLOGY STRATEGY	13
12. SUSTAINABILITY	14
13. SECURED BY DESIGN	15
14. CONCLUSION	16

INTRODUCTION

This document has been produced on behalf of David Wilson Homes to support the revised outline planning application for Land off Tye Lane, on the north-west edge of Walberton.

The proposal seeks outline planning permission (with details of access) for up to 131 dwellings. The proposal demonstrates the way in which the land could be developed in order to provide a valuable new addition to the local area and provide up to 131 new dwellings.

The document provides details on the site location, assessment of constraints and opportunities, an evaluation of local architectural character and how these underpin the concept proposal for a high quality development.

Images show a Typical David Wilson Development.



PLANNING CONTEXT

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The purpose of this outline planning application is to establish the principle of residential development and to demonstrate that the site is suitable to accommodate up to 131 dwellings. The site is located outside the defined settlement boundary, but is enclosed by the defined settlement boundary to the south, east and west.

This means that the land is identified in planning policy terms as 'countryside', where market-led residential development can be supported where it comprises sustainable development as defined by the National Planning Policy Framework.

The Development Plans for Arun and Walberton comprise:

- Arun Local Plan 2011-2031
- Walberton Neighbourhood Plan
- West Sussex Waste and Minerals Plan

The proposal represents sustainable development and the NPPF 'presumption in favour of sustainable development is engaged.

The development will deliver a number of public benefits that should be afforded weight in the delivery of this proposal, including, but not limited to the creation of new public open space, provision of affordable housing dwellings, delivery of much needed housing in the District of Arun, generation of Council tax receipts, creation of New Homes Bonus and wider community expenditure under CIL payments.

This outline application responds to housing requirements identified within the District in a manner which is positively and creatively planned, having regard to the existing site constraints.

We consider the development provides a positive starting point for further consultation with matters relating to detailed design, layout, appearance being addressed at the Reserved Matters stage.

SITE CONTEXT

The site is approximately 7.6ha in size and broadly rectangular bounded by two open fields. Situated within Walberton Parish and the administrative area of Arun District Council. Located along the northern edge of Walberton village, approximately 5 minute walk to the centre of Walberton where the following services are found:

- Post Office
- Village Hall
- Public House
- Local businesses including News Agents
- Walberton Pre-school, access to Walberton & Binstead C of E Primary School
- Walberton Cricket Ground and Play centre.
- 2mins further, the Parish Church and Meadows access
- Bus connections to the City of Chichester

0.5 miles to the north of the site is the A27 main distributor road heading west towards Chichester and east towards Brighton.

The area is semi-rural in nature, and defined by a mix of agricultural land and residential development. Housing developments are of a traditional suburban nature where the density of development reflects the existing village character.

Walberton has two Conservation Areas that both which contribute to the wider character of the area.

Walberton Green Conservation Area is centred around the village green by the Walberton Lane and The Street junction. Walberton Village Conservation Area streets from the southern end of Tye Lane to the western edge of the village, running the length of The Street.

Located North of Walberton on the opposite side of the A27 is the South Downs National Park (SDNP) boundary.

The proposed development would look to contribute positively to Walberton, through providing new high quality open space, localised play facilities which will be accessible to existing residents of Walberton.

The proposed development will seek to support existing localised facilities which are located in the nearby locality of Walberton which are all wholly accessible by foot.



1. Village centre shops



2. High Street looking North



3. Cricket ground & Play Centre



4. The Holly Tree Public House



5. High Street looking South

THE SITE

THE SITE

Approximately 7.6 ha in size and is broadly rectangular comprised by two open fields. The site is bisected by a hedgerow containing a watercourse flowing south to north.

The western field was most recently in arable use, with the eastern field consisting of paddocks and grassing land. The western and southern boundaries abut residential areas focused around The Street and Walberton Lane.

The northern edge neighbours a small light industrial park and agricultural land. The access to Hooe Farm industrial park defines the north eastern edge of the site but is separated by a mature hedgerow.

The site is accessed via Tye Lane along the eastern edge. Located to the east is another residential development currently in construction. Hilton Avisford Park and the surrounding golf course sits to the north of the neighbouring development

The site slopes gradually down from north to south with a total fall of approximately 10 metres.

SITE PHOTOS

The below extracts from the photographic study undertaken, and detailed in full on the following page, demonstrates the existing screening along the boundaries – key to the existing character of the area.

Through the careful and detailed consideration of a future landscaping scheme, submitted within any subsequent Reserved Matters application, will ensure that the development can be sympathetically incorporated into the existing character of the area.



1. Tye lane looking north



2. Tye lane looking north



3. Tye lane looking south

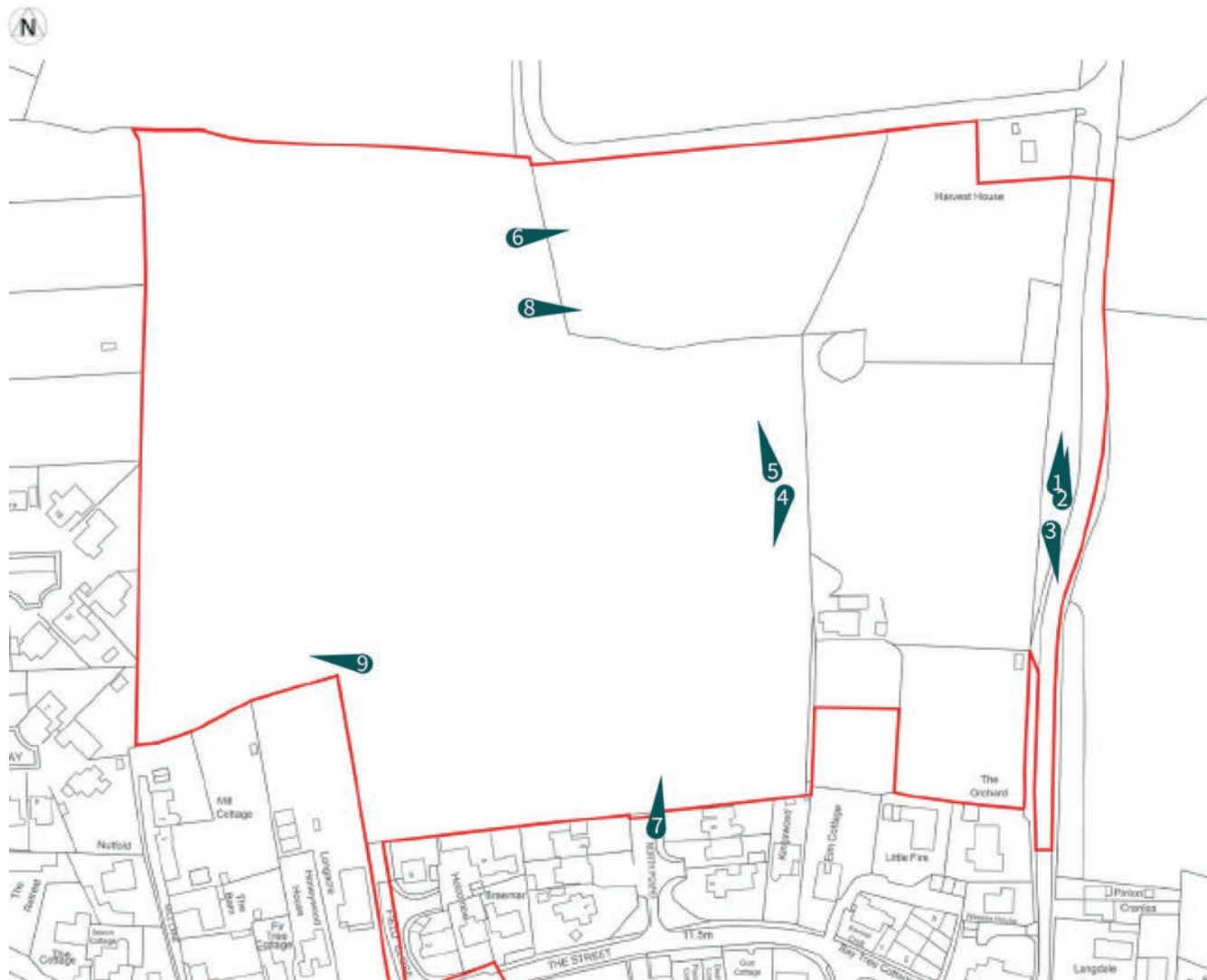


Photo identification plan

SITE PHOTOS



4. Site looking South



5. Site looking North



6. Site looking East



7. Site looking North



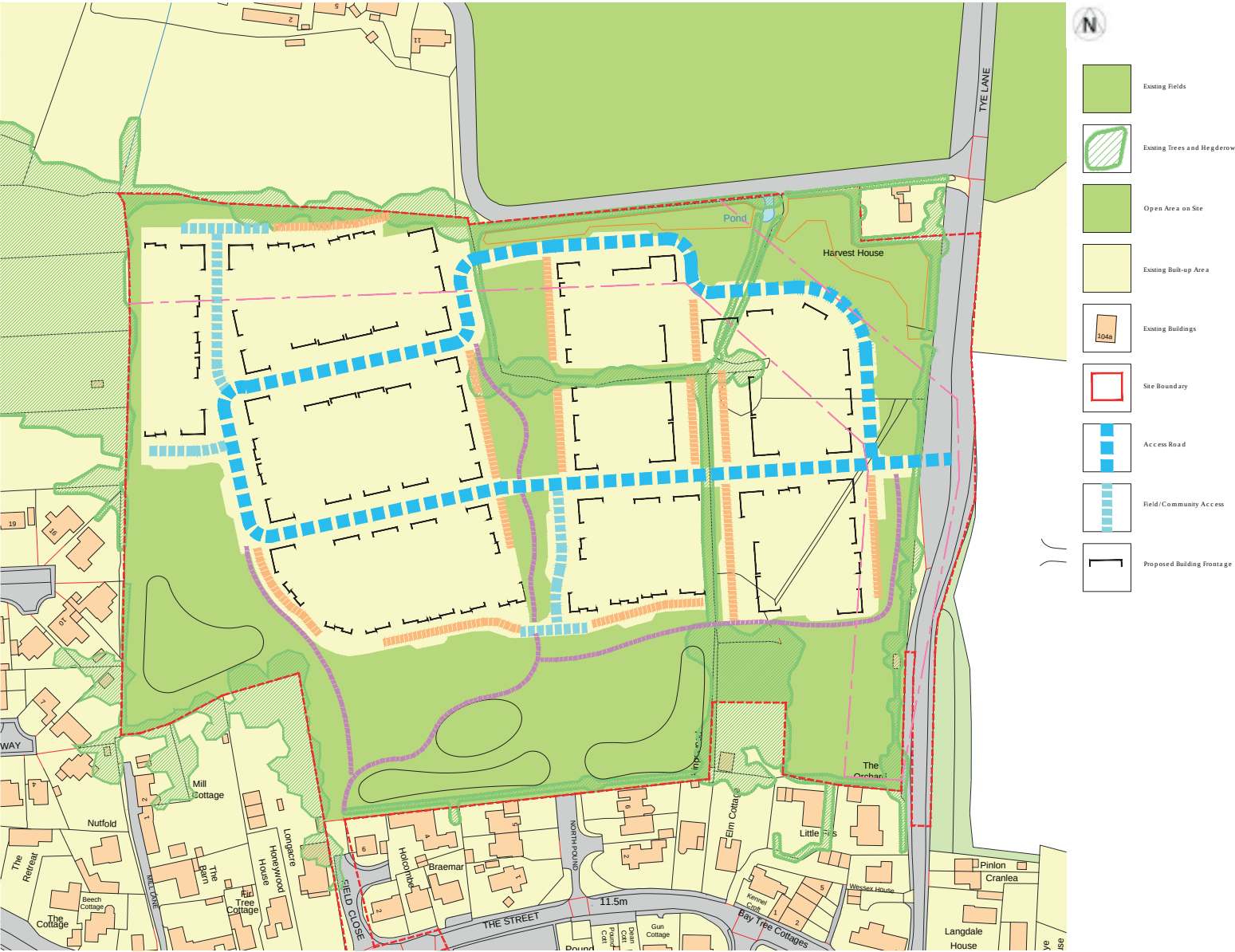
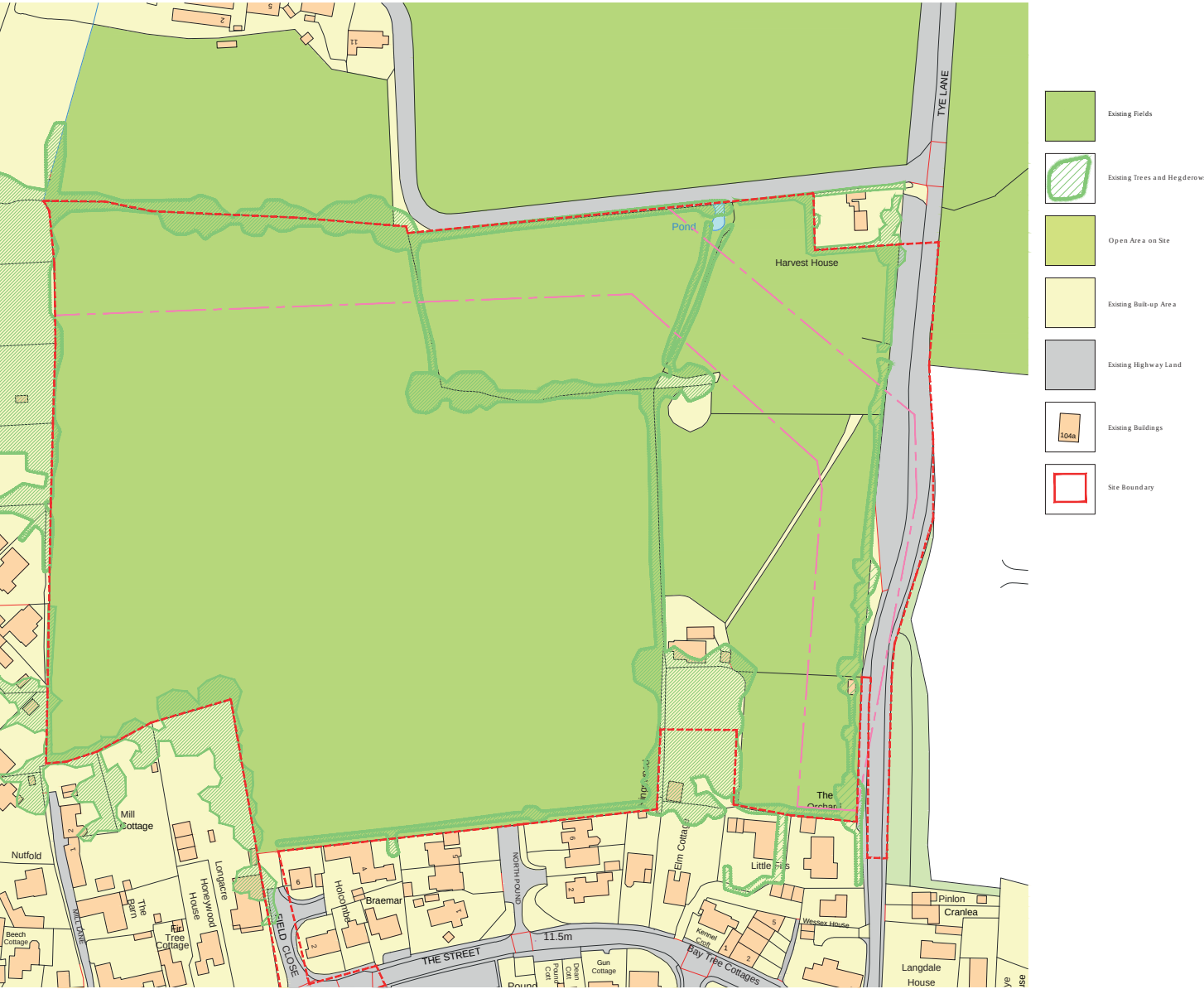
8. Site looking East



9. Site looking West



10. Site looking West



CONSTRAINTS AND OPPORTUNITIES PLAN

- Existing residential development to south and west
- Outline parameters to respond to potential A27 route
- Existing Hedgerow and stream bisects part of the site, offers views, character and visual screening of development
- Vehicular access off Tye Lane to respond appropriately to area
- Non-motorised user connections (foot and cycle) available to the south
- Pedestrian friendly designed street layout to accord with village character
- Site visually

FRAMEWORK PLAN

- Existing hedgerows retained for ecology, to retain existing character and provide appropriate screening
- Creation of green space to the south of the site to provide alleviation from existing development whilst delivering easily accessible opportunities for community integration
- Use of outward facing dwellings to adhere with existing outward facing urban grain of development throughout Walberton

PROPOSED LAYOUT

The application proposes the outline application with all Matters Reserved, save for access, for up to 131 dwellings.

The application comprises a re-submission of the previously determined outline application on the site which sought a higher number of dwellings (LPA ref: WA/68/20/OUT).

Whilst all detailed design matters will be assessed throughout subsequent Reserved Matters submissions, the key amendments comprise the following:

- A reduction of dwelling numbers from up to 155 down to 13 dwellings.
- Mitigation to facilitate an acceptable relationship with the re-aligned A27 Arundel Bypass.
- Further additional technical reports accompanying the application.

ACOUSTICS

Recommendations have been offered by 24Acoustics to provide noise mitigation from all residential dwellings from the future proposed A27 Arundel Bypass grey route. The Local Planning Authority's Environmental Health Team will assess such measures in full to ensure acceptable living conditions for proposed residents will be achieved.

CHARACTER

Retention of the existing hedgerows and watercourse provides character to the central public open space. The landscape-led development allows for the provision of drainage basins along the southern boundary and south-west corner to enable the functionality of the indicative drainage strategy.

These offer visual interest and focal points to the public open space and have the potential to enhance the ecological value of the site.

There has been a reduction in the number of cul-de-sacs, consolidating the built form with defined edges, enabling appropriate responses to the street frontages, improving place-making, and street identity while providing natural security overlooking public realm.

CONNECTIVITY/ MOVEMENT

The layout looks to maximise opportunities to access Walberton village. Footpath connections indicatively shown to existing cul-de-sacs along the southern boundary offer permeability to the village. Further connections by bus to major nearby towns and cities.

The application is accompanied by a full Transport Assessment prepared by Paul Basham Associates which details that vehicular access of Tye Lane is both safe and sufficient in both the with and without the re-aligned A27 Arundel Bypass route.

The natural existing proximity of the site to existing local amenities, pedestrian, cycle, public transport and equestrian networks, presents a good opportunity to encourage the user choice of sustainable transport modes.

Strategically designed and well-integrated emergency and servicing with consideration to size, materials, and aesthetics as well as multi-purpose usage allows a seamless operation.

WELL-BEING

The dwelling design is functional, accessible and sustainable, providing positive internal environments for their users. Equally, the exterior spaces similarly supports the health and well-being of those who use the space, whether private, public, shared spaces around them and over all cohesion of the masterplan to allow social interaction, privacy and spaces catered for varying demographic.

PROPOSAL

PROPOSED MASTERPLAN

The proposed masterplan, although illustrative only, demonstrates how the total number of dwellings could be delivered in a manner which is coherent and consistent with the identified key opportunities and constraints.

Development is separated from existing dwellings to the south through the provision of a green buffer of open space. This public open space will be accessible for both existing and future residents of Walberton.

Development is also set back from Tye Lane where appropriate landscaping can be planted, preserving the rural character of that approach to Walberton.

The key features of the conceptual masterplan is as follows:

- The layout maximises opportunities to access Walberton through pedestrian and cycle modes of transport, as opposed to the use of private car;
- Retention of hedgerows and mature trees ensuring an established landscape setting is achieved;
- A series of paths to create a green route network around the site and to the wider area of Walberton;
- A series of interlinked open spaces including provision of play spaces;
- Sustainable drainage providing variation within the landscape of the site;
- A clear street hierarchy from which the development will be accessed, conforming to its semi-rural setting.
- Provision of cycle parking provision to encourage non-motorised modes of transport

ILLUSTRATIVE MASTERPLAN





LANDSCAPE APPROACH

A comprehensive assessment of the site and landscape character is included in the supporting Landscape Visual Impact Assessment.

Landscape will be a Reserved Matter and will not be formally approved as part of this Outline application. A positive and deliverable strategy has none the less been identified as being achievable within the Reserved Matters applications.

The indicative Landscape Strategy seeks to retain existing boundary trees and hedgerows wherever feasible maintaining the enclosed landscape character of the proposed development site.

In addition, a landscape buffer would be incorporated to the eastern edge, setting new dwellings back from Tye Lane and offering opportunities for tree planting that will provide natural screening of this edge.

A landscape corridor would be established to the centre of the site area running north-south, maintaining and framing views to the retained, large trees to the north from locations to North Pound.

ECOLOGY STRATEGY

The Ecology Co-op has prepared the submitted Ecological Mitigation Statement for land proposed for development at Land West of Tye Lane, Walberton in relation to the proposed development.

The document sets out a series of measures that protect and enhance existing biodiversity at the site during the life of the project.

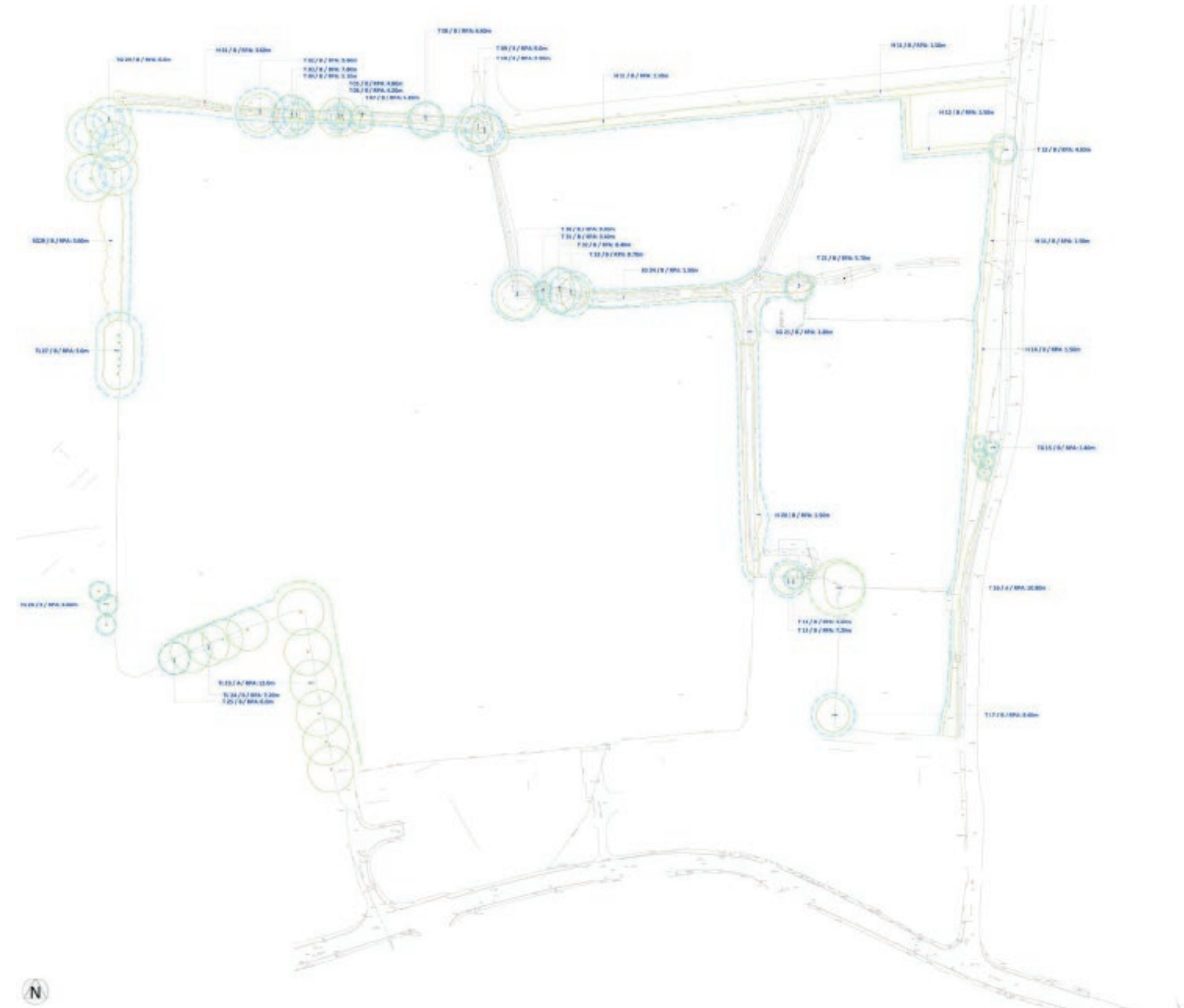
The Concept Masterplan has been designed to minimise the loss of important existing habitats and avoid significant impacts on protected species to ensure existing biodiversity value of the site is maintained.

Most of the existing hedgerows and trees are sought to be retained, together with a large area of land along the southern boundary of the site which will be enhanced.

Enhancement measures are proposed to encourage biodiversity at the development site, including the creation of new species-rich native hedgerows, SuDS pond and swale creation and wildflower meadow habitat that will be beneficial for a variety of invertebrates and in turn provide value for foraging birds and bats. Roosting features for bats have been incorporated into the scheme along with bird boxes for nesting birds.

Specific mitigation measures are proposed to ensure that existing protected species identified are safeguarded during the construction phase. The details of such mitigation and enhancement will be secured within the subsequent Reserved Matters consents.

Through the retention of habitats and the creation of new habitats within the site, the proposed development will deliver net gains in biodiversity. This calculation will be undertaken at the reserved matters stage, as will form a central feature underpinning the detailed landscape strategy for the site.



SUSTAINABILITY

The development will incorporate a strategy for sustainable design, which encourages the reduction of energy consumption. The full details of this will be considered and presented as part of the reserved matters submission.

In terms of the site’s location, Walberton comprises a sustainable settlement, with direct access to keys services and facilities, with the following facilities available in the local area within walking distance of the site:

- Walberton and Binstead C of E Primary School
- Walberton Pre-School
- Walberton Village Hall and sports pitches
- Post office, newsagent, greengrocer, laundrette, hairdressers and dental surgery
- Flintcroft GP Surgery
- St Mary’s Church

The nearest railway station is at Barnham which is 1.8 miles south west of Walberton with regular services to settlements throughout West Sussex and beyond to London, Portsmouth and Southampton.

This is accessible via dedicated off-road cycle route, which links Barnham and Walberton.

The proposed development will benefit from pedestrian and cycle links with the surrounding area. This will ensure connectivity with the existing footpath network and enhance the connection between The Street and the Hooe Farm Industrial estate to the north of the site. The proposal also includes a proposal for a pedestrian crossing on The Street, east of Tye Lane which will be secured through separate detailed agreement throughout the application process.

SECURED BY DESIGN

The development will incorporate Secured by Design principles. These principles encourage the adoption of crime prevention measures in the design of development. The local Police Service Architectural Liaison Officer (ALO) will be consulted to ensure that principles are properly adhered to. The Masterplan allows for subsequent Reserved Matters applications to fully comply with the requirements of ‘Secured by Design Homes 2016 Version 1’. The requirements of the document are summarised below:

ACCESS & MOVEMENT:

Places with well-defined and well used routes, spaces and entrances that provide for convenient movement without compromising security.

STRUCTURE:

Places that are structured so that different uses do not cause conflict.

SURVEILLANCE:

Places where all publicly accessible spaces are overlooked.

OWNERSHIP:

Places that promote a sense of ownership, respect, territorial responsibility and community.

PHYSICAL PROTECTION:

Places that include necessary, well designed security features.

ACTIVITY:

Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

MANAGEMENT & MAINTENANCE:

Places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

ACCESS & MOVEMENT

The scheme has been designed in order to provide a clear hierarchy of routes and public spaces, which will enable safe navigation and movement through the site.

STRUCTURE

There is a high level of active frontage proposed within the development and a clear definition between public and private space, with frontages designed to maximise the level of defensible space. This principle is applied throughout the site, and is as important in private driveways as it is in public open spaces.

SURVEILLANCE

It has been identified above that the proposed masterplan will result in well-designed spaces which are well overlooked.

BFL

The application is submitted in outline only, with all matters reserved, save for access. However, in the formulation of subsequent Reserved Matters consents, the development will be able to accord with the 12 Building for Healthy Life Principles, based on the submitted Illustrative Masterplan.



1 Connections

Proposed pedestrian and cycle routes throughout the site offer a new network that will provide high-quality and secure connections to the existing village. This enhances the permeability between Hooe Farm (to the north of the site) and The Street. Routes along the southern boundary forming views across SUDS ponds, the central open space, link footpaths bound by existing hedges and footpaths along roads all offer qualities and good relationship to the dwellings.



2 Facilities and services

Catering for all demographics, Walberton community facilities; shops, post office, primary school and nursery, Leisure facilities, various workplaces, play parks and play areas, pub and village hall and access to meadows; are 5 minutes' walk from the site. The site offers various public open space for various levels of interaction with careful consideration to the residents and privacy. Multiple road and path (cycle and pedestrian) connections integrate these spaces to the wider context. Sensitively locating play areas, street furniture (seating, bins), crossing points and speed mitigation for the overall well-being and safety.



3 Public transport

A short walk from the site, The Street and village centre offer several bus stops connect to Chichester, Bognor Regis, and Little Hampton, as well as some smaller urban centres and villages. The Nearest train station is Barnham approximately 2km south of the site. A balance between built form and network offer safe connections for people to access the existing public transport.



4 Meeting local housing requirements

The house types plotted offer diverse sizes and facilities to meet the varied demographic and requirements of the users. The local planning policy requires 30% Affordable dwellings. This will create a broad-based community with tenure-blind street-scenes.



5 Character

The character offers high-quality street-scenes from house types, sizes, and density. House types offer a contemporary and sustainable built environment that sits well within its context. The existing hedgerows and trees help shape the proposal that offer individual and intimate character to street scenes. Existing elements from the wider context may offer features and landscapes that are apparent and local, reinforcing the holistic character of the place by adopting these qualitative elements, materials, angles, and shapes.



6 Working with the site and its context

A fall of 8m from north to south offers enhanced vistas, minimising the roofscape. A central public open space running centrally and vertically through the site adjoining the southern open space, characterised with SUDs ponds; offer views through the site and beyond. There is little in the way of public building as a focal point, however there are some mature trees that add to the site's distinctiveness and formed landscape whilst enhancing biodiversity.



7 Creating well defined streets and spaces

Primary routes to private drives offer different responses to footpaths, materials, and landscape. The dwellings and parcels are designed to form strong and defined structured blocks that define the street character. Corner-turning dwellings offer natural dual-aspect street security and designing with 'Manual for Streets' ratios in mind. Carefully crafting areas and objects as hedgerows to help define and sculpt an enclosure.



8 Easy to find your way around

Legibility, built form and varying spaces between, materials, colours, and key features aid the memory of a place. The central open space and SUDs ponds offer a central space to orientate. The smaller streets with lower scale dwellings, side parking, or the tree-lines main road through the site provides hints to different locations; as well as views and access out.



9 Streets for all

The shared use network to design-out speeding, implementing sharp or blind corners, private drives and cul-de-sac's to help break continuous street runs. Attention to materials for shared use surface reducing car dominance through-out the site. Connecting the dwellings and street furniture positively to the activity offering a safe place for all users.



10 Car parking

All parking has been carefully considered to avoid car dominance and on-street parking. Car parking solutions throughout the site offer off-road parking with/without garage and front parking to help define different massing and street frontage. The spaces are directly relating to the dwelling intended use and access with ease. The visitor parking requirements are met and distributed evenly throughout the site so that parking is naturally surveyed and secure.



11 Public and private spaces

Various solutions are employed appropriately throughout the site. Wall treatments differ in height, and material depending on space, enclose private gardens next to a road will have a 1.8m brick wall for security and privacy. A low railing or hedge between the public realm and private front garden can also provide enough security and defence to a dwelling. The use of material, lighting, levels of access where appropriate and help towards enhancing biodiversity.



12 External storage and amenity space

High-quality design relies on careful consideration to the ease of movement and servicing of waste, recycling, cycle and household storage. These items are well-integrated and aesthetically unobtrusive to the street-scene, stored within the private amenity spaces, the gardens, garages, sheds offer suitable solution. Access to the rear of gardens for ease and avoiding the need to travel though the dwelling. The garden spaces themselves will be approximately 10.5m deep and width depending on parking or access.

CONCLUSION

This Outline application has sought to demonstrate that Land West of Tye Lane can comfortably be developed to provide up to 131 new homes, spread across a range of dwelling types from 1 bedroom bungalows to 4 bedroom houses. The site has no overriding physical constraints or potential impacts preventing housing development from coming forward in an appropriate and sympathetic manner.

It is conveniently located within a short walking distance from services and facilities in the village centre where developments of this nature are supported.

Character and landscape strategy have been established within this and supporting documentation, setting a positive starting point for a Reserved Matters application which will provide greater detail in terms of layout, appearance and landscaping.

Through reference to local vernacular, the proposal aims to integrate sensitively to its immediate and wider setting.

Sustainability has been focused on throughout the development of these proposals from low-carbon building design to site wide Sustainable Drainage strategies, to wider connectivity focus on pedestrian and cycle links for ease of access to local facilities and amenities.

The development will deliver a number of public benefits to Walberton and wider District, through the creation of:

Localised expenditure;

- Delivery of new publicly accessible open space;
- Generation of employment through the construction phases of development; and
- Increased Local Government expenditure through CIL receipt and the creation of New Homes Bonus payments.

The conceptual masterplan has been carefully considered and based on a detailed understanding of the local area to ensure that the proposal responds to the site conditions, planning context and delivers a high quality development proposal to be distilled in a future Reserved Matter application.



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