



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 10 February 2022 10:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: Planning Consultation on: WA/127/21/OUT

Response to Planning Application

From: Arun District Council Leisure & Greenspace

Date: 10/02/2022

Application ref: WA/127/21/OUT

Description: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Location: Land west of Tye Lane Walberton

Determining Authority: Arun DC

Summary recommendation: Recommend no landscape objection to the outline proposals as presented including the Illustrative Masterplan (DAS)

submitted with this application. A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area.

Comments

Relevant landscape designations

This proposed development site is agricultural, located north west of Walberton, west of Tye Lane.

There are no Conservation areas or Listed Buildings, Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest immediately associated with this site, however this application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings.

South Downs National Park to the north

Response

This proposed outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

This resubmission proposal is for up to 131no dwellings previously up to 155no dwellings.

The site is largely a rectangular shaped plot with existing residential to the south and west and proposed residential to the east of the adjacent Tye Lane.

A detailed DAS (updated Jan 2022) and a landscape and visual assessment has been submitted with this application.

The information provided within Site layout Scheme 5 Plan 210824/CSL Rev A indicates a well-spaced site with good areas of POS both centrally and surrounding the areas of housing and a larger open area indicated to the south of the site. The indicative location of the areas of POS would appear to cater for the existing trees and hedges along the watercourse and those located within the site. Excluding the existing trees to the periphery of the site there would not appear to be a significant canopy cover in general with the exception of a few intermittent trees worthy of retention which must be protected and retained.

As there are trees, areas of hedgerow and vegetation associated both within and adjoining this site, consultation would need to be made with Arun District Councils Tree Officer re any works in conjunction with these.

A watercourse is noted which runs through the site, following largely the location of existing trees.

This site does not form part of any strategic identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that **CIL contributions would be sought** accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character. This new development should consider the character and distinctiveness of the area reflecting local design characteristics where possible and its setting with the surrounding countryside and rural fringe. All nature conservation features within the development site including existing habitats,

trees, hedges, watercourses and other features should be incorporated into the site design and protected from change.

Quality, well-designed Public Open Space will be fundamental to any proposal submission, these will need to accord with Arun District Councils OS SPD January 2020. There would be requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. The Concept Masterplan indicates where the areas of POS are being proposed for this development which is good to see. Our SPD January 2020 would require 10,808m² as a minimum of well connected, usable, quality POS provision within this development for 131no units.

POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for any larger open character areas but also any perimeter buffer areas. These would be required to enhance the setting, to create sense of place, desirable living areas and distinctiveness within the plot areas. A design intent for tree planting to retain and enhance woodland within the site, and not just limit it to the boundaries would be encouraged. Planting within the boundaries will improve the species composition and diversify the age structure, woodland belt deepening will improve screening properties and to neighbouring dwellings.

This development will trigger the requirement for play in the form of onsite LAPs LEAP/NEAP provision, which would need to be suitable for location in material choice and play experience offer. Any play consideration must be suitable for development both in size and play offer and in direct relation to the dwellings/new community which it supports. Play which is adaptive to the setting would be considered subject to submission and approval. Play importantly needs to be inclusive and accessible in line with the Arun Design Guide 2020

Off-site allotment contribution would also be triggered from this development.

A detailed landscape scheme will be required to be submitted in plan form and detail planting species, quantities, planting densities and size at time of planting.

SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations'

Pathway connections within and beyond the development with all-weather pedestrian and wheeled suitable surfacing need to be demonstrated.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the impact this may have on existing trees and hedges on any boundaries. The interface this site has in its semi-rural location and interface with existing trees should require that due consideration of the design ensures the existing trees are given protection and space to mature.

Mitigation/requirements

Existing green vegetation is evident along the boundaries of this site and further enhancement and improvement would be required. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural

fringe site. Opportunities to enhance the landscape in association with any development of the site, by implementing an ambitious soft landscape and tree planting programme would be sought. A detailed landscape scheme which would incorporate a good selection of native tree species in conjunction with suitable ornamentals would be required.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

A clear indication of the proposed future management of the open space areas will be required to be submitted. A clear directive of responsibility should be set out explaining how the differing typologies will be maintained ie responsibility of play and public realm areas.

Recommendation/Conclusion

Recommend no landscape objection to the outline proposals as presented including the Illustrative Masterplan (DAS) submitted with this application. A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area.

Sue Howell
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Greenspace + Emergency Planning

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 10 January 2022 11:49
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: WA/127/21/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: WA/127/21/OUT
Registered: 21st December 2021
Site Address: Land west of Tye Lane Walberton
Grid Reference: 496879 106315
Description of Works: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 10th February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Michael Eastham

Planning Officer- Arun District Council

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