

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:** 08 March 2022 17:45  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Subject:** Planning Consultation on: WA/2/22/OUT

## **Response to Planning Application**

**From:** Arun District Council Leisure & Greenspace

**Date:** 08/03/2022

**Application ref:** WA/2/22/OUT

**Description:** Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)). This application may affect the setting of a listed building & may affect the Walberton Village Conservation Area.

**Location:** Land West Of Yapton Lane Walberton

**Determining Authority:** Arun DC

**Summary recommendation:** A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area.

The application as presented in relation to landscape requirements is presently not meeting SPD requirements. Recommend that whilst this is only an outline application fundamental landscape aspects should be secured and confirmed from an early stage.

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## Comments

### Relevant landscape designations

This proposed development site is approximately 2.46 ha in size, being the northern part of an agricultural field to the west of Yapton Lane.

There are no Special Protection Area (SPA), Ramsar or Site of Specific Scientific Interest associated with this site.

Listed Parish Church of St Mary in view to the west (but not adjoining) the development. Conservation area boundary directly to the north of the site.

South Downs National Park to the north

### Response

This proposals for this site is an Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)). This application may affect the setting of a listed building & may affect the Walberton Village Conservation Area.

This site does not form part of any strategic allocation 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 (POS) will be fundamental to any proposal submission, these will need to accord with Arun District Councils Open Spaces 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. There would be a requirement for 3,960m<sup>2</sup> of usable POS provision excluding SuDS are to be provide with this application.

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 the larger open character area shown to the south, the perimeter buffer areas but also to create sense of place, desirable living areas and distinctiveness within the plot areas.

The open indicated are of POS would appear to be heavily dominant with SuDS features, it would need to be demonstrated that these do not compromise the POS available and existing vegetated tree buffers whilst providing green infrastructure for the proposed development should not be relied upon as serving the POS requirement.

Planting within and enhancing the boundaries has the potential to improve the species composition and diversify the age structure, woodland belt deepening will improve its screening properties to neighbouring dwellings.

Existing constraints will need to be incorporated into the concept plan allowing for views to be retained and views into the site from the north/west to the listed Parish Church of St Mary to be considered.

This development will trigger the requirement for play in the form of onsite LAP and LEAP provision, **only one LAP is presently indicated which would not meet out SPD requirements**. Play would need to be suitable for location in material choice and play experience offer, be inclusive and accessible in line with the now adopted SPD 13 Arun District Design Guide January 2021. Off-site allotment contribution would not be triggered from a development of 48 units.

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'

The application indicates the provision of potential dental/doctor surgery within the proposals. Adequate infrastructure would also need to be provided for this ie carparking, access and setting consideration in relation to dwellings. The Concept Layout does not adequately indicate how this would be integrated alongside these 48no residential dwellings.

Any considered tree works would need to be in consultation with the LPA Tree Officer. There are significant trees in conjunction with this application site which would require protection and retention, of particular concern would be those along Yapton Lane where the proposed access into the site is indicated. **Policy ENV DM4 (ALP)** requires development proposals to be supported by tree surveys that take a comprehensive view of trees at an early stage in the design process. Development works should not have a negative impact on existing trees.

## 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 this boundary along Yapton Lane.

Early consideration should be made of existing topography and assets, further information concerning the existing hedges across the site and TPO worthy trees will need to be provided. A tree condition survey of the application site will be required to highlight the importance and protection requirements of retaining these trees and hedgerows.

## Mitigation/requirements

An existing green boundary is evident in along the boundaries of this site and indicated buffer zones and further boundary planting treatment indicated. 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.

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.

**Policy D SP1 (ALP)** requires development proposals to reflect the landscape characteristics of the site and local area.

**Policy ENV DM5 (ALP)** requires consideration to be given to increasing biodiversity net gains through utilisation of landscaping measures throughout the site.

### Recommendation/Conclusion

A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area. The application as presented in relation to landscape requirements is presently not meeting SPD requirements. Recommend that whilst this is only an outline application fundamental landscape aspects should be secured and confirmed from an early stage.

**Sue Howell**  
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Greenspace + Emergency Planning

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 20 January 2022 10:19  
**To:** Tree Landscape [REDACTED]  
**Subject:** Planning Consultation on: WA/2/22/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/2/22/OUT  
**Registered:** 13th January 2022  
**Site Address:** Land West Of Yapton Lane Walberton  
**Grid Reference:** 497582 105586  
**Description of Works:** Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)). This application may affect the setting of a listed building & may affect the Walberton Village Conservation Area.

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 24th 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://app.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

Mrs A Gardner

Planning Officer- Arun District Council

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Email: [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)

PLCONSULT (ODS) 2020