



WEST WALBERTON LANE WALBERTON

DESIGN & ACCESS STATEMENT | APRIL 2021



ABOVE: Site Location

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INTRODUCTION

PURPOSE OF THE DOCUMENT

This Design and Access Statement (DAS), produced on behalf of Macra, is one of a suite of documents that have been submitted in support of a detailed application for the erection of 30 new homes, creation of new access off Eastergate Lane, and provision of open space with associated infrastructure. The proposals comprise of:

- 30 New Homes including 30% affordable homes.
- Pedestrian/Cycle linkages to the existing highways network and adjacent open space;
- Retention of important landscape features such as existing trees and hedgerows;
- Provision of sustainable urban drainage systems (SuDS) within the public open space;
- New vehicular, pedestrian and cycle access off Eastergate Lane.

This document demonstrates the way in which the land can be developed in order to meet local needs, and provide a high quality, sustainable development which responds to the site and the local context. The format of this document follows National Planning Guidance for Design and Access Statements. It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).

The DAS 'tells the story' of how the proposal has emerged following the iterative analysis and design process, which included the assessment of the site, its context and evaluation of constraints and opportunities. The DAS should be read in conjunction with the whole planning package, including the supporting technical reports which make up the application suite.

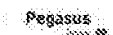
Design Team



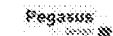
Applicant - Macra



Architecture &
Masterplanning -
TetraTech



Planning Consultant -
Pegasus



Landscape - Pegasus



Highways, Civils &
Drainage - WFBA

INTRODUCTION

DESIGN GUIDE REFERENCES

The development proposals set out on the following pages reflect current guidance on creating high quality development and improving the design quality of the urban environment. They draw upon guidance within the following documents listed.

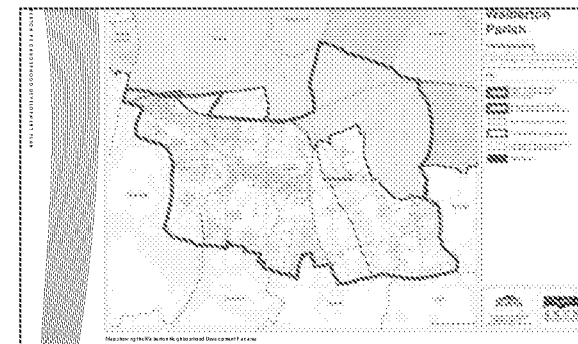
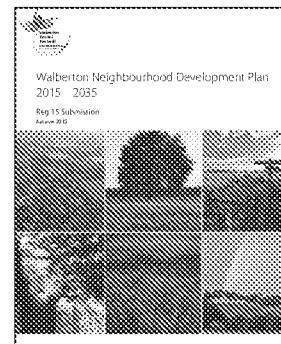
LOCAL GUIDANCE

- Refer to current Walberton Neighbourhood Plan 2015 – 2035 (the 2015 Plan) and also the emerging Walberton Neighbourhood Plan Review 2019 – 2031 (the 2019 Plan)
- Arun District Council Design Guide [SPD] January 2021
- Arun District Council [SPD] Conservation Areas 2000
- Arun District Council Parking Standards [SPD] January 2020

NATIONAL DESIGN GUIDANCE

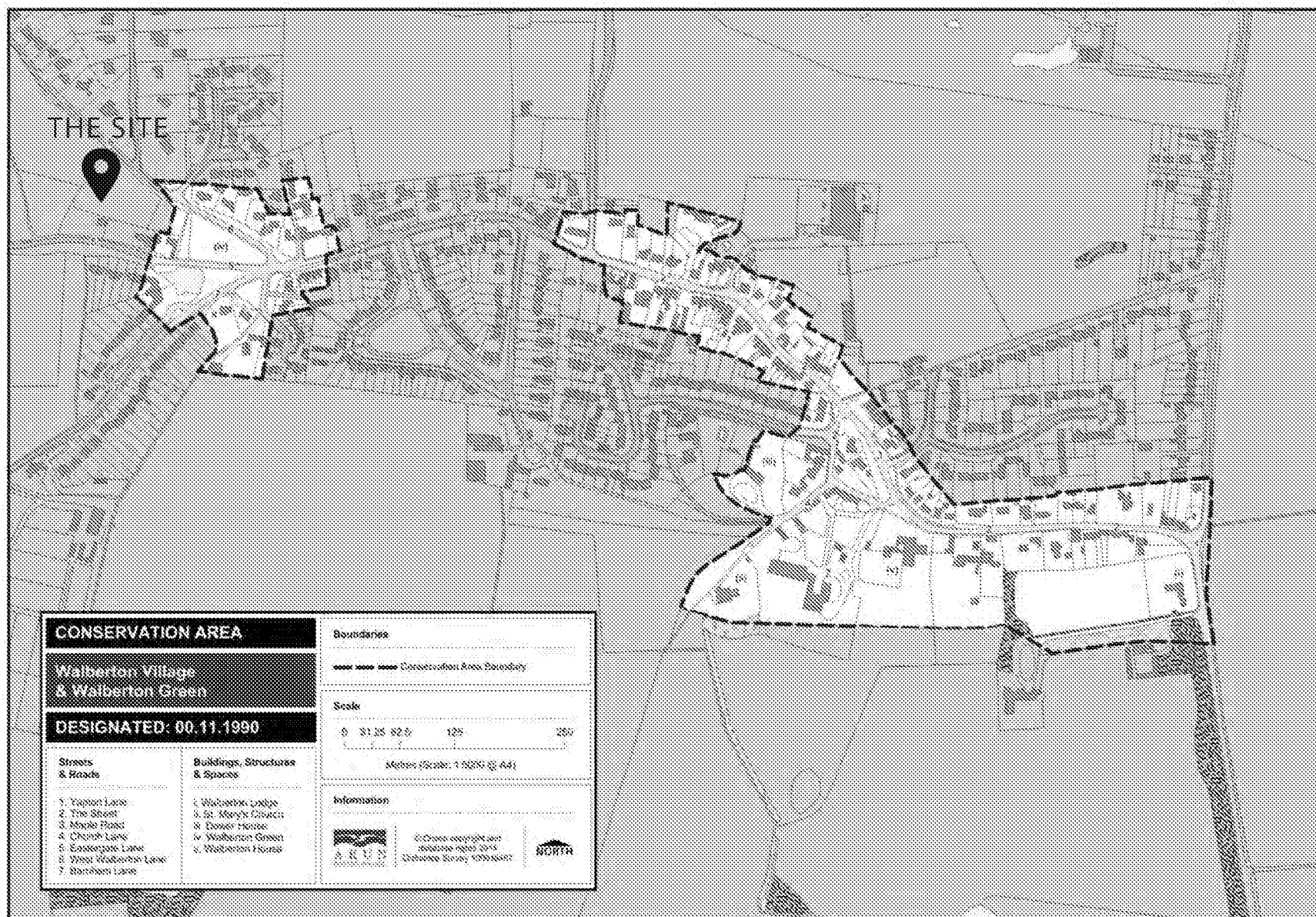
- National Design Guide (2019)
- Revised National Planning Policy Framework (2018)
- Urban Design Compendium 1 & 2 (2007)
- Manual for Streets (MfS) (2007)
- Manual for Streets 2 (MfS2) (2010)
- Towards an Urban Renaissance (1999)
- Responsive Environments (1985)
- Planning for Sustainable Development: Towards Better Practice (1998)

The documents set out objectives to create sustainable and well-designed efficient developments, planned to respond positively to local context and promote environmentally friendly activity patterns. To this end an opportunity exists to produce a unique development proposal.



ABOVE: Front cover of Walberton Neighbourhood Development Plan & Map

The scheme should respect its setting and strive for quality in design of the built environment and landscape. Design of the public realm should be paramount; creating a sense of place that reinforces civic pride and promotes a community spirit.



ABOVE: Walberton Conservation Area Map

SITE ASSESSMENT

THE SITE

The site is located on the western edge of Walberton Village forming the land between Eastergate Lane and West Walberton Lane; it is triangular in shape and extends to approximately 1.5 hectares in area. The site is bounded by existing residential development to the north and south, with Walberton Green to the east.

The site's western boundary is defined by mature hedgerow and trees, beyond which are open fields divided into paddocks. Part of the site is susceptible to flooding, being located within flood zones 2 & 3a, therefore any development will likely take place in the north and east of the site. The site benefits from nearby bridleways and footpaths that link into the site. There is a local cycle route that runs down West Walberton Lane, around Walberton Green and along Eastergate Lane.

There are two conservation areas in Walberton and the site is located adjacent to the most westerly conservation area. The focus of this protected area is Walberton Green with the surrounding houses and pond creating an idyllic village character. Walberton Green comprises of two triangular parcels of land at the confluence of West Walberton Lane, Eastergate Lane, Barnham Lane and The Street.

The northern parcel comprises of an open lawned area whilst the southern parcel is a pond surrounded with mature trees. The Green forms an important part of the Conservation Area in this location framed by residential development. Any new development around the Green must have a positive impact on the space. There are a number of trees at the site's boundaries that are protected by Conservation Area and Tree Preservation Orders (TPO's). The site borders on to the conservation area that protects Walberton Green and some of the surrounding dwellings. It is proposed that any development on this site is set back from Walberton Green and the Conservation Area. New dwellings that front this area are required to be designed to a high standard which would complement the existing surrounding dwellings and landscape.

There are no listed buildings on or immediately adjacent to the site. The closest listed buildings include Friar Oak and Little Box Cottage, approximately 160m from the site, and nos. 15-20 The Street, 145m from the site. These heritage assets are separated from the site by existing properties, intervening vegetation and Walberton Green.

RIGHT: Site Location Plan



THE SITE

12.5m

12.9m

Eastgate Lane

Eastgate Lane

Waltham Road

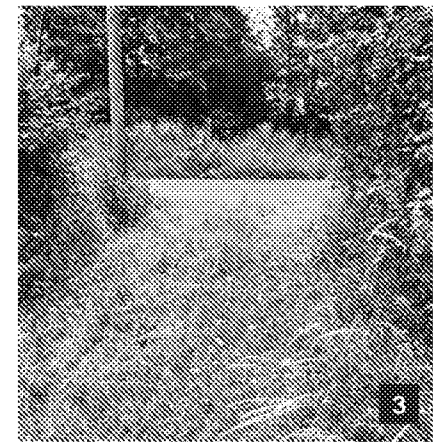
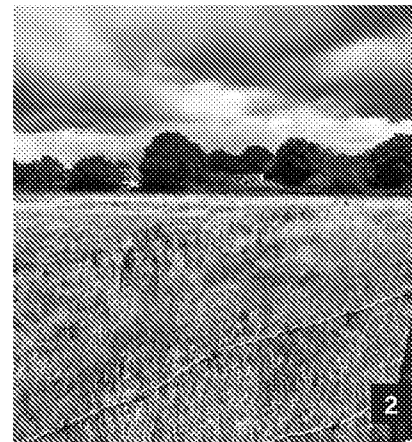
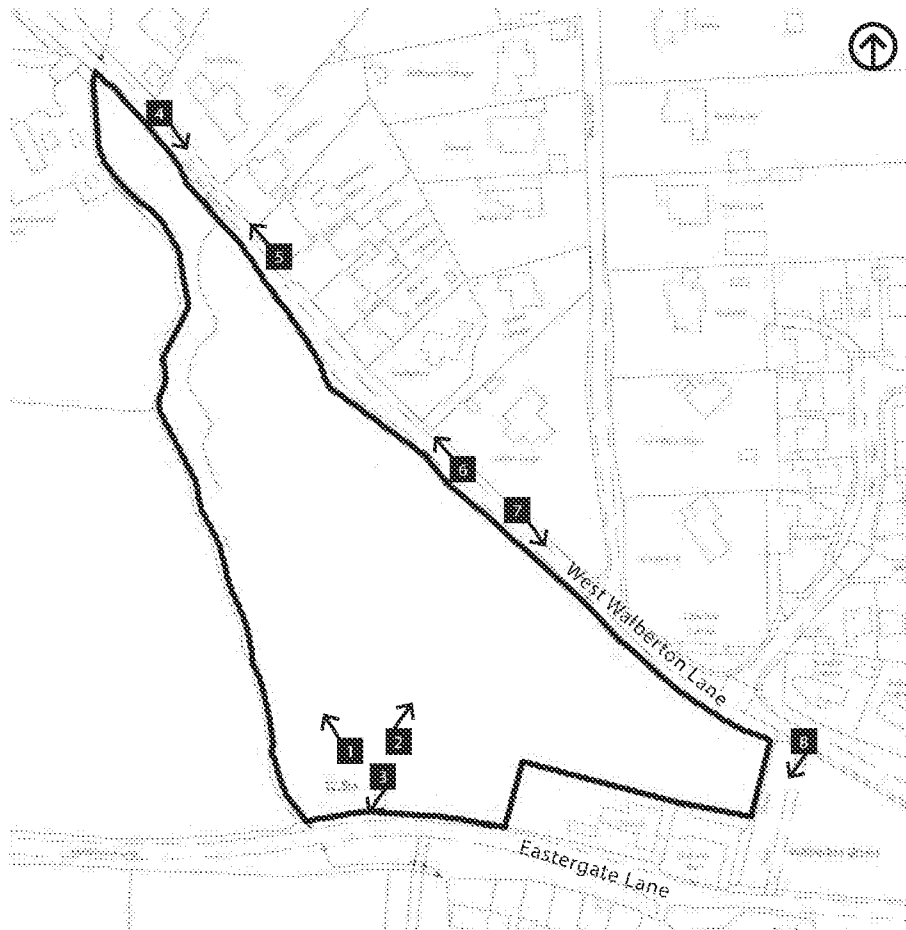
Pond

The Green

The Green

SITE ASSESSMENT

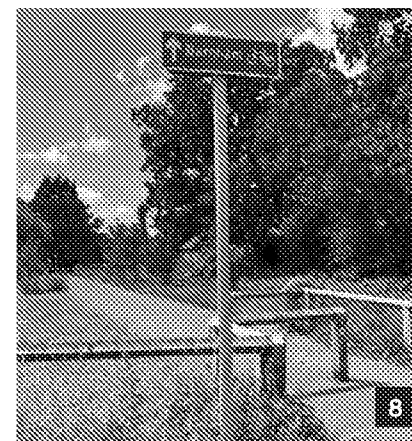
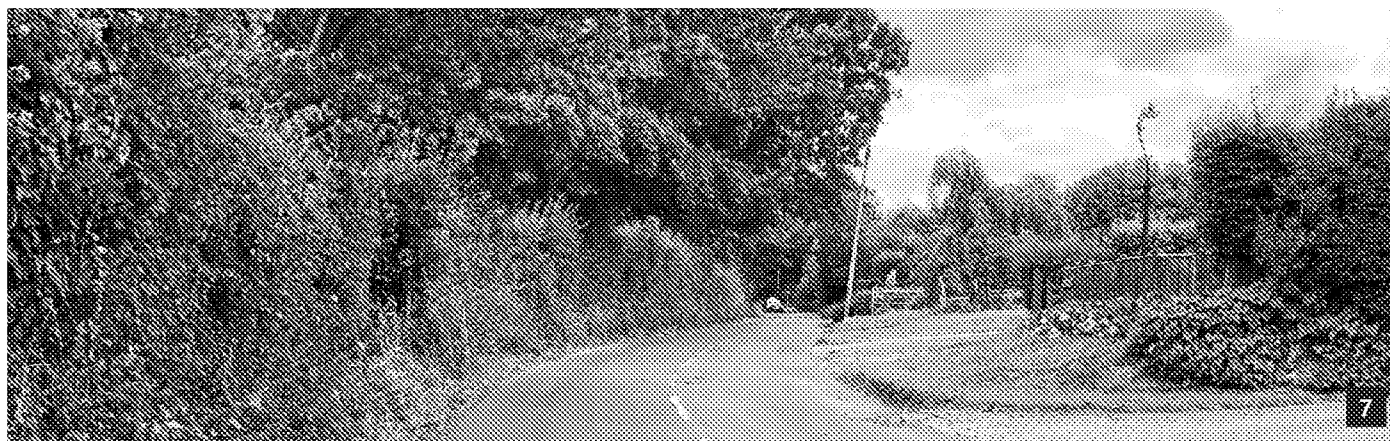
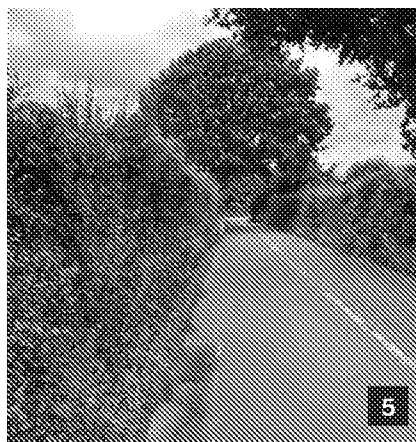
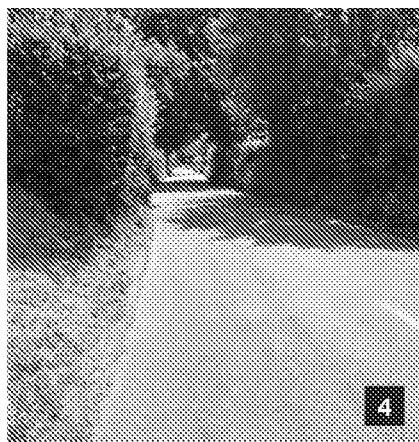
SITE PHOTOGRAPHS



ABOVE: Key Plan, ABOVE RIGHT: Site Photographs, see location on key plan

SITE ASSESSMENT

SITE PHOTOGRAPHS



ABOVE: Site Photographs, see location on key plan on adjacent page

SITE ASSESSMENT

LOCAL CONTEXT



WEST WALBERTON LANE

There is a small village green (Walberton Green) with a pond surrounded by mature trees adding to the village character. Walberton Green is within the Walberton Conservation Area and located at the confluence of West Walberton Lane, Eastergate Lane, Barnham Lane and The Street. A mixture of large detached, semi detached and terraced houses and chalet bungalows overlook the green, the majority of which are set back

from the road with private drives and boundary hedging. As you get further away from the village centre the character is defined by hedgerows and mature trees creating more of a woodland feel, with plots becoming larger with longer gated drives. There is a varied mix of architectural styles with a mixed palette of materials, red brick, flint, painted brick and render.



THE STREET

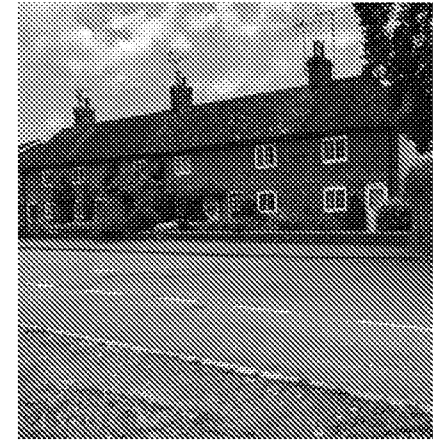
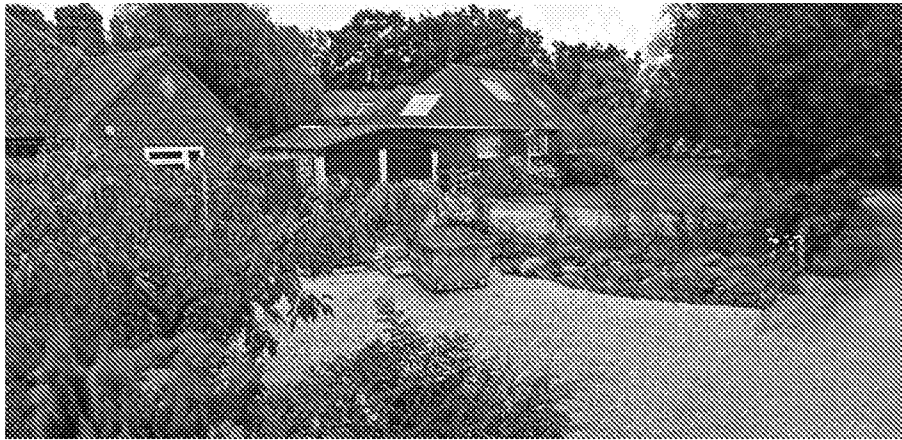
Some of the earliest development is along this route which runs through the centre of the village, much of which is within the Walberton Conservation area. In contrast to this, newer infill is evident with a number of small courtyard style developments within the conservation area and singular dwellings mixed amongst period properties. There is a wide range of materials, including pale painted brick, clay tile hanging, flint, render, red brick, clay, slate roof tiles



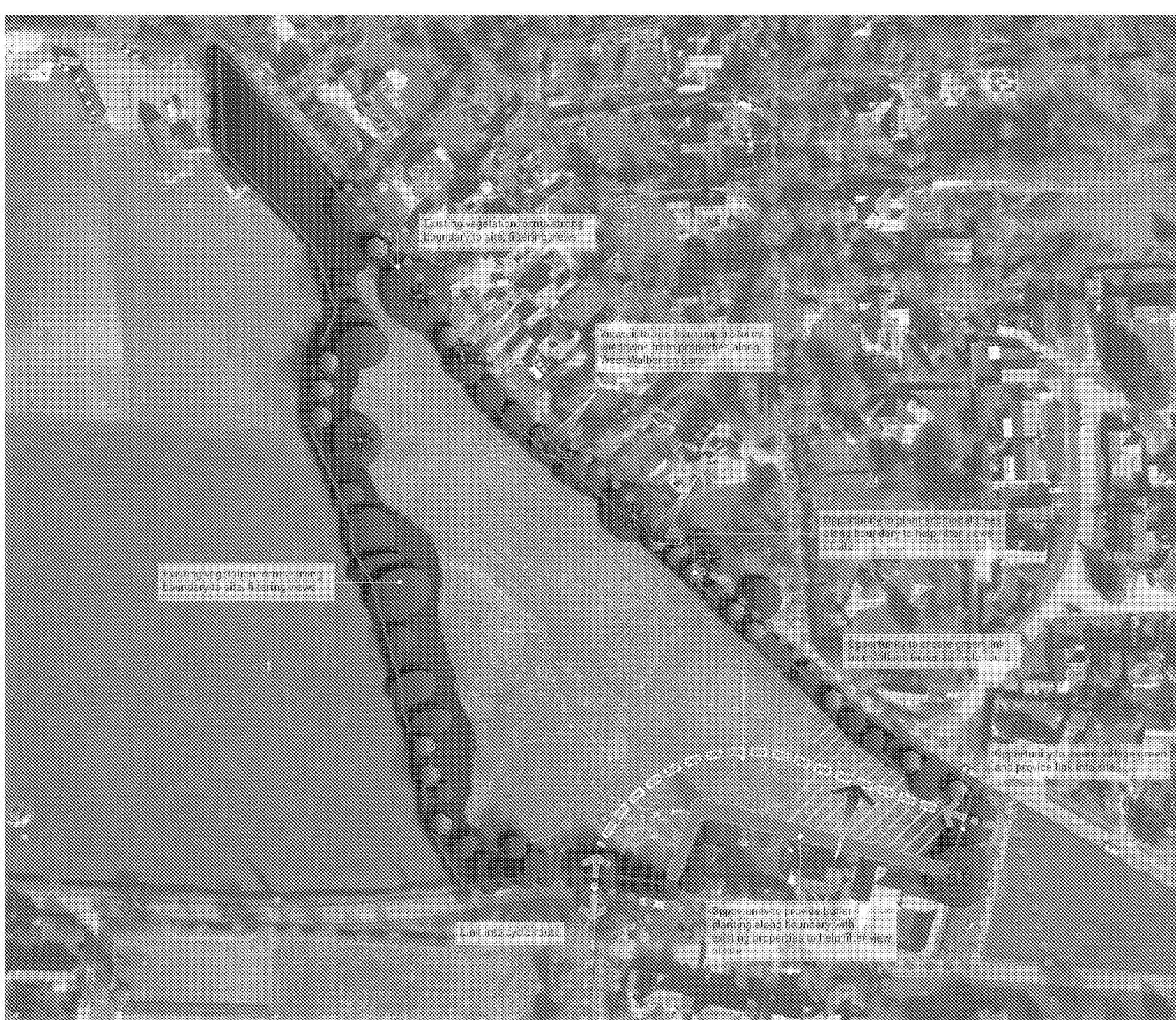
and thatch with front boundaries formed with hedging, flint and brick boundary walls. Most of the street is 2 storeys high, with some modern bungalows and chalet bungalows, most of these are detached or semi-detached. The nearer to the centre of the village the development increases in density with several rows of terraced cottages, the build line also becomes more varied with some development closer to the road.

SITE ASSESSMENT

LOCAL CONTEXT



ABOVE. Photographs From Key Character Areas



- KEY**
- SITE BOUNDARY
 - EXISTING TREES AND VEGETATION
 - CATEGORY 'A' TREES (refer to Tree Survey)
 - CONTOURS (0.5m)
 - PUBLIC RIGHT OF WAY
 - CYCLE ROUTE
 - RESIDENTIAL VIEWS TOWARDS THE SITE
 - VISUALLY SENSITIVE PART OF SITE
 - OPPORTUNITY FOR NEW TREE PLANTING
 - OPPORTUNITY FOR NEW BUFFER PLANTING
 - OPPORTUNITY FOR GREEN LINKS INTO SITE
 - OPPORTUNITY FOR GREEN LINK ACROSS SITE

Revisions:
 First Issue- 20/10/2020 TH
 Rev A (10/11/2020 TH)- Minor changes to client comment
 Rev B (31/03/2021 TH)- Minor changes to client comment

Landscape Constraints and Opportunities

Land at West Walberton

Client: Macra Ltd
 DRWG No: **P20-2233_06** Sheet No: REV: B
 Drawn by: TH Approved by: TH
 Date: 31/03/2021
 Scale: 1:1,250 @ A3

Pegasus
Design



SITE ASSESSMENT

LANDSCAPE CONTEXT

The site is considered in landscape and visual terms, to offer potential for residential development, as long as the development is of the right scale and design and is designed to respond sensitively to its setting and context. The development should seek to retain the existing boundary vegetation that provides a good degree of visual screening for the site, and would reduce the visual impact of the development, as well as retain the site's existing landscape framework.

Effects on the landscape character of the site and its immediate context have the potential to be limited, with the retention of the boundary vegetation and setting back the development from the village green and Conservation Area. The design of the development, both in terms of the layout and architectural qualities, will play a key role in limiting the landscape and visual effects of the development.

The development of the site would sit within the existing envelope of built form within the village, and would not extend the influence of the built form beyond the perceived edge of the village. The development offers the opportunity to extend the existing village green, which would provide a visual buffer to the Conservation Area, reduce the visual effect of the development on The Mallards, offer an attractive setting to the development, and provide additional open space for the community.

The development of the site also offers further opportunities including increased pedestrian connections across the site linking Copse Lane and the cycle route along West Walberton Lane, to the cycle way off Eastergate Lane, and reinforcement and enhancement of the existing site boundaries with additional tree and hedgerow planting.

Key Landscape Constraints & Opportunities

- Mature existing hedgerows and trees bounding the site to be retained as part of development of the site, in order to provide visual screening and landscape framework to site;
- Opportunity to enhance existing boundaries through additional planting, which will both offer further filtering of views of the proposed development as well as offer ecological enhancements.
- Particular consideration to be given to planting along the boundary in the site's south eastern corner where abuts gardens of the properties along northern side of Eastergate Lane;
- Sensitive setting at eastern end of site due to Conservation Area and village green. Development to be set back from Conservation Area and existing properties which border the site along Eastergate Lane. Provides opportunity to create additional public green space through extension of village green;
- Opportunity to provide green pedestrian link across the site joining public right of way along Copse Lane and cycle route along West Walberton Lane, and cycle link south off Eastergate Lane;
- Design of the development, both in terms of layout / density, and architectural style, to carefully consider existing site context in order to respond positively to the local context and minimise landscape and visual effects.

SITE ASSESSMENT

CONSTRAINTS & OPPORTUNITIES



ABOVE: Site Photographs

As part of the analysis and design process that has been undertaken to understand the site and its context, several constraints and opportunities have been identified and are set out as follows and illustrated on the adjacent plan.

Constraints

- Part of the site is within Flood zones 2 & 3
- A number of high quality trees and hedgerows along the site's boundaries
- Part of the site along the eastern boundary is within the Walberton Conservation area
- Close proximity of existing residential properties to the southern boundary
- Limited opportunities to provide a new vehicular access

Opportunities

- Ecology enhancements and increased biodiversity
- Providing pedestrian & cycle links into existing routes
- Provide much needed affordable housing with a high quality development that enhances and compliments the surrounding area
- Improve drainage to immediate surrounding areas with the implementation of a sustainable drainage system

KEY

- Site Boundary
- Potential Proposed Compensatory Flood Swale
- Attenuation Tanks (TBC)
- Flood Zone 2 & 3
- Category A tree
- Category B tree
- Category C tree
- Root protection Zone
- Potential Access Point
- Bus Stops
- Ecology Buffer - West Walberton Lane
- Public Footpath
- Public Bridleway
- Existing Cycle Route
- Proposed Cycle Route
- Conservation Area
- Conservation Area Buffer



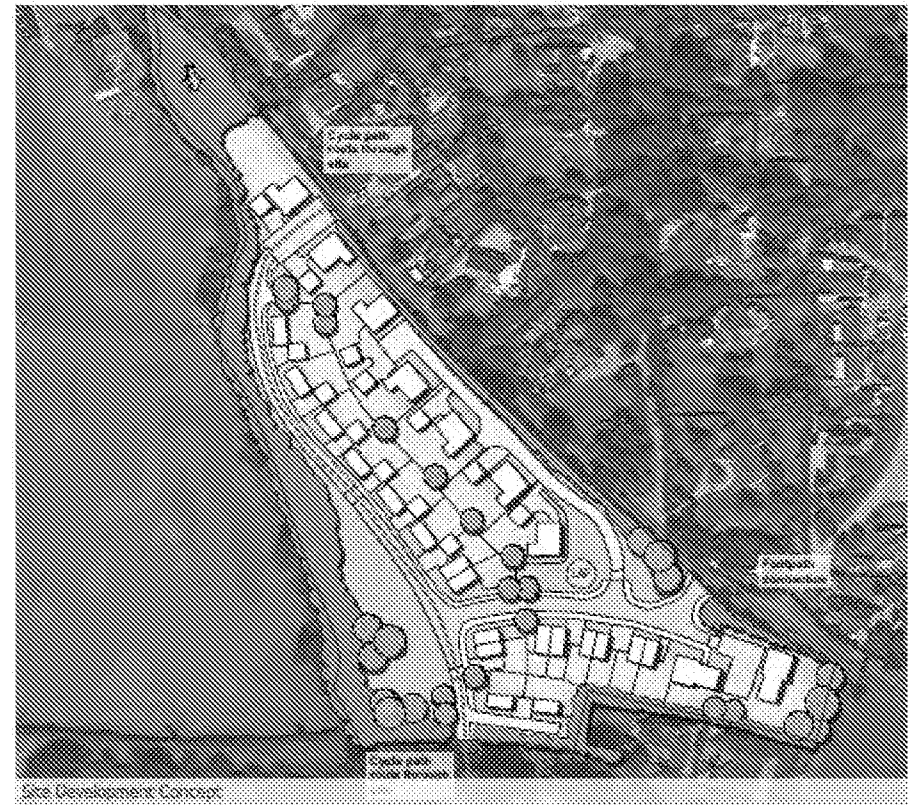
DESIGN PROCESS

DESIGN EVOLUTION

Layout

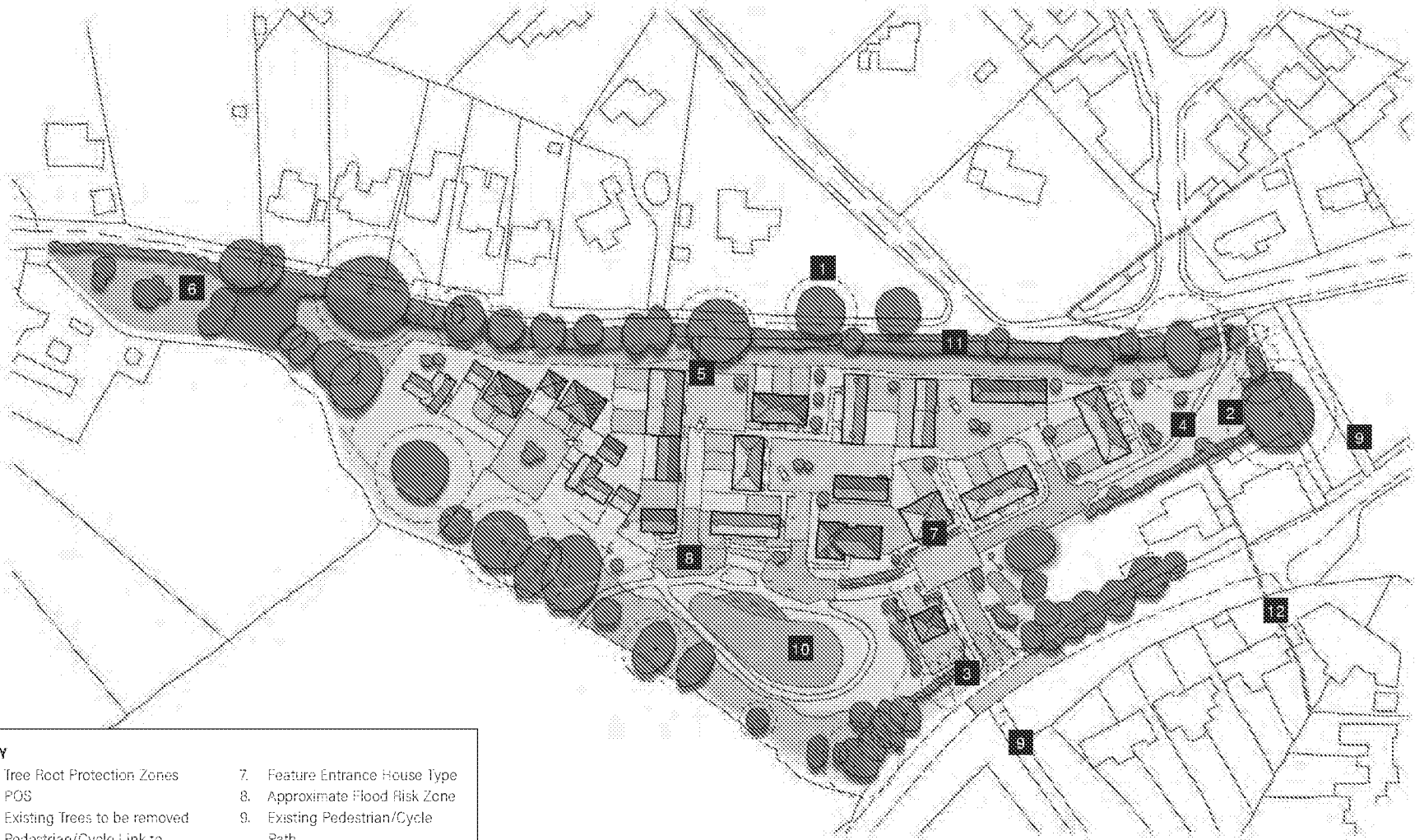
The previous scheme submitted for further Pre-Application advice (Ref:PAA/131/20/) was a result of a re-appraisal of the site and its surroundings, after a review of the Council's previous pre-application advice (Ref:PAA/112/19).

This led to a design which was significantly different to the previous version submitted in autumn 2019. This scheme proposed 36 dwellings arranged around internal courtyards, with dwellings overlooking a central POS and pond, a number of larger properties to the north of the site forming a 'rural edge' and a terrace of houses overlooking an extension to Walberton Green, providing further POS and a pedestrian/cycle route connecting into the existing infrastructure [see plan opposite].



ABOVE: Original Concept Plan (Ref:PAA/112/19/)





KEY

- | | |
|---|--|
| 1. Tree Root Protection Zones | 7. Feature Entrance House Type |
| 2. POS | 8. Approximate Flood Risk Zone |
| 3. Existing Trees to be removed | 9. Existing Pedestrian/Cycle Path |
| 4. Pedestrian/Cycle Link to Walberton Green | 10. SUDS |
| 5. Pedestrian/Cycle Link to Cycle Path | 11. Existing Hedge |
| 6. Ecology Mitigation | 12. Walberton Conservation Area Boundary |

Above: Revised Concept Plan

DESIGN PROCESS

DESIGN EVOLUTION

Revised Layout

The feedback received from the Pre-Application ref:PREA/20/00025/ highlighted key points to be considered:

- overall character of the development in relation to plot sizes and the overall number of dwellings and space between/ around dwellings is not reflective of the character/density of the surrounding area which is much lower with larger plot sizes.
- Pedestrian and cycle access to West Walberton Lane is important to provide connectivity to bus routes and Barnham station. It is considered that the site layout should include the creation of an additional cycleway/ footway at the entrance to the site.
- The proposed development would need to pay careful attention to its design where the site is adjacent to the Conservation Area and demonstrate this within a Heritage Statement submitted with the application.

The revised scheme proposed has resulted from a detailed re-appraisal of the site and its surroundings, and a review of the Council's previous pre-application advice. The proposal is 30 dwellings (a reduction of 6) to allow for larger plots and greater areas of green infrastructure. Internally the layout principles remain the same, with courtyard areas backing onto the north-west boundary to West Walberton Lane, allowing for an ecology buffer and continuous wildlife corridor, protecting the existing trees, hedgerow and ecology.

The access from Eastergate Lane remains the same with a new crossing to connect the existing shared footway and cycleway opposite, the location of this access ensures minimal loss of trees, with only a small number of Category C trees needing to be removed. A key building is located at the entrance of the site setting the style and character of the development, which in turn leads into a square, creating a sense of arrival.

Sensitive management of the existing wooded area to the western boundary will provide the backdrop of the POS and pond ensuring the existing ecology and habitats are preserved and enhanced with the development being set back.

The wooded area boundary therefore provides a green landscaped corridor through the site reflecting the character along Eastergate and West Walberton Lane, providing an attractive route through the site. The POS is extended to the eastern boundary with a row of character cottages overlooking a potential shared footway and cycleway connecting to Walberton Green.

In the north west corner of the development is a small number of large detached dwellings arranged around a landscaped square, set in front of an area of trees and landscaping which will provide a large area for biodiversity, ecology and habitat mitigation. A network of potential footpaths and cycleways are shown through the site creating greater connectivity with the existing network. Parking is provided with driveways, on plot parking, carports and parking courts to minimise on street parking, with the exception of some lay-by visitor parking adjacent to the POS.



KEY

- | | |
|---|--|
| 1. Tree Root Protection Zones | 7. Feature Entrance House Type |
| 2. POS | 8. Approximate Flood Risk Zone |
| 3. Existing Trees to be removed | 9. Existing Pedestrian/Cycle Path |
| 4. Pedestrian/Cycle Link to Walberton Green | 10. Village Pond [SUDS] |
| 5. Pedestrian/Cycle Link to Cycle Path | 11. Existing Hedge |
| 6. 5m Wide Ecology Buffer | 12. Walberton Conservation Area Boundary |

Above: Proposed Site Layout

PROPOSED SITE LAYOUT

The proposal is for 30 dwellings and is a product of the constraints and opportunities established through the design process and the feedback from two Pre-Applications.

The design strategy for the layout is described within the Design Evolution section of this document and can be summarised as follows:

- A new access from Eastergate Lane, providing a new pedestrian/cycleway connecting to the existing shared footway and cycleway opposite
- Key Feature building on entering the site to set the character of the development, leading into a square with a feature building creating a sense of arrival
- Existing woodland to the western bounday retained providing a backdrop to the POS and pond, ensuring existing ecology and habitats are preserved and enhanced
- Development set back providing a green landscaped corridor around the site reflecting the character along Eastergate and West Walberton Lane, providing an attractive route around the site.
- POS is extended to the eastern boundary with a row of character cottages overlooking the shared footway and cycleway potentially connecting to Walberton Green, reflecting the density, style and layout of the surrounding conservation area.
- Travelling to the final part of the development is a small number of large detached dwellings arranged around an organic landscaped square, set in front of an area of trees and landscaping which will provide a large area for biodiversity, ecology and habitat mitigation and is sympathetic with the character of the adjacent development along West Walberton Lane.
- A network of footpaths and cycleways are proposed through the site creating greater connectivity with the existing network.
- On street parking has been avoided where possible with the use of private driveways, on plot parking, car barns and parking courts, on street parking is reserved for visitor spaces adjacent to the POS.
- An area for a sustainable drainage system (SuDS) is proposed to the left of the entrance creating an attractive landscaped feature as you enter the development.
- The layout has evolved to avoid the appearance of a typical housing development and designed to be more organic in character.



REV	DESCRIPTION	DATE	BY	CHKD	NOTES
1	Issue updated	28.02.21	CM		
2	Issue updated	01.03.21	CM		
3	Issue updated	03.03.21	CM		
4	Issue updated	11.03.21	CM		
5	Issue updated	16.03.21	CM		
6	Issue updated	24.03.21	CM		

NOTES:
No landscaping details refer to drawing P20-2211-07 Wetherston by Project Design.

ARUN DISTRICT COUNCIL WA/32/21/PL

DATE: 28.02.21
 DRAWN BY: CM
 CHECKED BY: CM
 SCALE: 1:500
 PROJECT: Proposed Development, West Wetherston Lane/Eastgate Lane, Shalcombe
 DRAWING: Proposed Site Layout

FOR PLANNING

wyz DESIGN
 www.wyzdesign.co.uk

PROJECT NO: A117709
 DRAWING NO: 101
 SCALE: 1:500

STRATEGY PLANS

FLOOD RISK & DRAINAGE

Flood Risk

A Flood Risk Assessment (FRA) was undertaken by WFBA and a surface water drainage strategy for the proposed residential development. The Environment Agency (EA) Flood Maps for Planning show the majority of the site to be within Flood Zone 1. Flood Zone 1 means the risk of flooding from river and sea sources is less than 1 in 1000 which means there is little or no risk of flooding in these areas, therefore any proposed development should be located in this area.

The EA Long Term Flood Risk Map for England does not consider the majority of the site to be at risk from flooding from reservoirs, rivers, the sea, or surface water. Along the line of the adjoining watercourse down the western side of the site there are instances of Flood Zone 2 and 3. There is an additional area of Flood Zone 3 in what appears to be a depression in the south west corner of the site. In this zone, opportunities should be sought to reduce the overall level of flood risk in the area through the layout and form of the development as well as the appropriate application of sustainable drainage systems. Parts of the site are also in Zone 3a land with a high probability of flooding. For these area, alternative storage must be created for flooding to occur by restoring functional floodplain and flow pathways and by identifying, allocating and safeguarding open space for flood storage.

Current legislation and guidance require developers to manage surface water run-off from new developments to mitigate flood risk to the site and surrounding area and also provide a sustainable means of disposing of runoff from impermeable areas of the site. Surface water run-off from the new development should be managed via the design of a sustainable drainage system (SuDS).

Infiltration has been fully investigated with winter infiltration testing and winter groundwater monitoring to be undertaken to establish the suitability of onsite infiltration.

Opposite is the proposed drainage strategy



STRATEGY PLANS

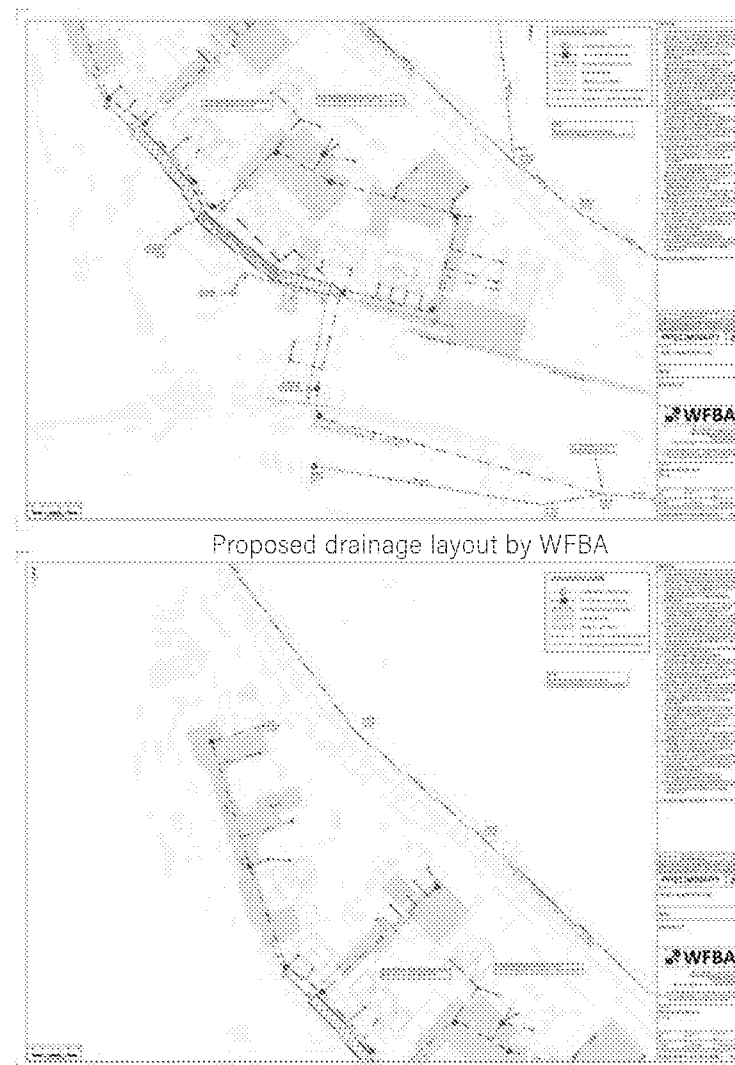
FLOOD RISK & DRAINAGE

Drainage

The surface water drainage comprises a combination of permeable paving with type 3 subbase storage, a structural concrete culvert beneath the highway will provide edge restraint to the lower landscape areas within which a pond may be formed. The concrete culvert will provide bulk storage of flood water allowing controlled discharge to the pond. The permeable paving will act as the main collection point for all surface water, including roof and highway drainage. The pond will be the main collection feature prior to discharge with the potential for a variable water level to suit seasonal rainfall events and to provide biodiversity. Outflow from the pond will be restricted to 4.4l/s to reflect the current greenfield run off rate from the undeveloped site. The forecast undeveloped flood level is 12.98mAOD. It is proposed to excavate within the area of the proposed pond to reduce levels to meet the current ground water level. This will increase the potential storage capacity and communicate directly with the ground water to establish the pond. To ensure both inflow and outflow are balanced there will be a discharge point with the local watercourse downstream of the site as shown on the attached plan.

Foul

The foul drainage strategy shows a connection from the site to the public foul sewer located in Eastergate Lane, reference number M/H 5002. The invert level provided on Southern Water sewer records indicate the invert level to be at 8.83mAOD with the downstream pipe at 175mmØ VC. This allows for a gravity discharge from the site. This will need to be confirmed and approved by Southern Water, via a Developer Enquiry (approved discharge rate) and Section 106 agreement (approved connection construction method).



STRATEGY PLANS

ACCESS & MOVEMENT

Access

The proposed main access into the development site is from the north side Eastergate Lane. There are no footways adjoining the site, however there is a footpath/cycleway to the north that can be connected into.

The proposals will deliver highway improvement works to ensure the safety of residents with a new shared footpath/cycle way to the entrance of the site, connecting to the existing route adjacent.

The Primary carriageway within the site has been designed to adoptable standard to ensure that servicing vehicles can safely manoeuvre through the site. The road layout has been designed to allow circulation and to minimise the need for vehicles to turn within the site.

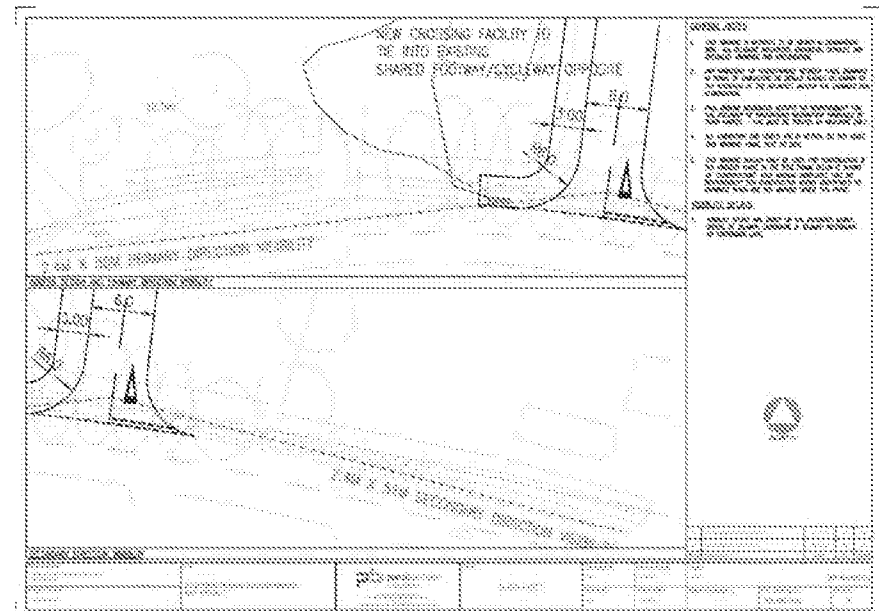
Car parking is provided for each dwelling in accordance with the required standards to provide a high quality environment for residents and to minimise disruption to the flow of vehicles through the site from parked cars.

A variety of roads and movement routes have been incorporated into the layout. From the main access point a Primary Street provides the principal route through the scheme. Pedestrian and Cycle routes run through the site to connect into the existing network.

Secondary Streets serving further units then filter off the Primary Street. Shared Surfaces and Private Drives provide direct access to driveways and courtyard parking. These minor streets will be designed to ensure safety for pedestrians, cyclists and drivers.

Refuse

Bin collection points & bin stores are positioned at specific locations through the scheme in order to reduce the movement of refuse vehicles. Turning heads have been positioned appropriately to improve the manoeuvrability of the vehicles.





KEY=

-  Vehicular Access
-  Pedestrian Access
-  Vehicle Route
-  Turning Head
-  Bin store/bin collection points



STRATEGY PLANS

PARKING & CYCLE REQUIREMENTS

Car Parking Requirements

The development is in Parking Behaviour Zone 1 as outlined in the Arun District Council's Parking Standards Supplementary Planning Document (SPD), Table 3.1 opposite illustrates the required parking numbers per number of bedrooms.

There are combinations of parking solutions across the site dependent on the type and tenure of unit and its location within the layout design. On street parking has been avoided where possible with the use of private driveways, on plot parking, car barns and parking courts, on street parking is reserved for visitor spaces adjacent to the POS.

Visitor parking is provided slightly above the 20% of the total number of dwelling with seven spaces being proposed, enabling spaces to be spread equally across the site.

Electric Car Charging Points

In Accordance with the Parking Standards SPD a single Active EV Charging Point is required for all houses with a driveway and garage and 20% for all other dwelling types.

TABLE 3.1 Expected level of provision for new residential developments

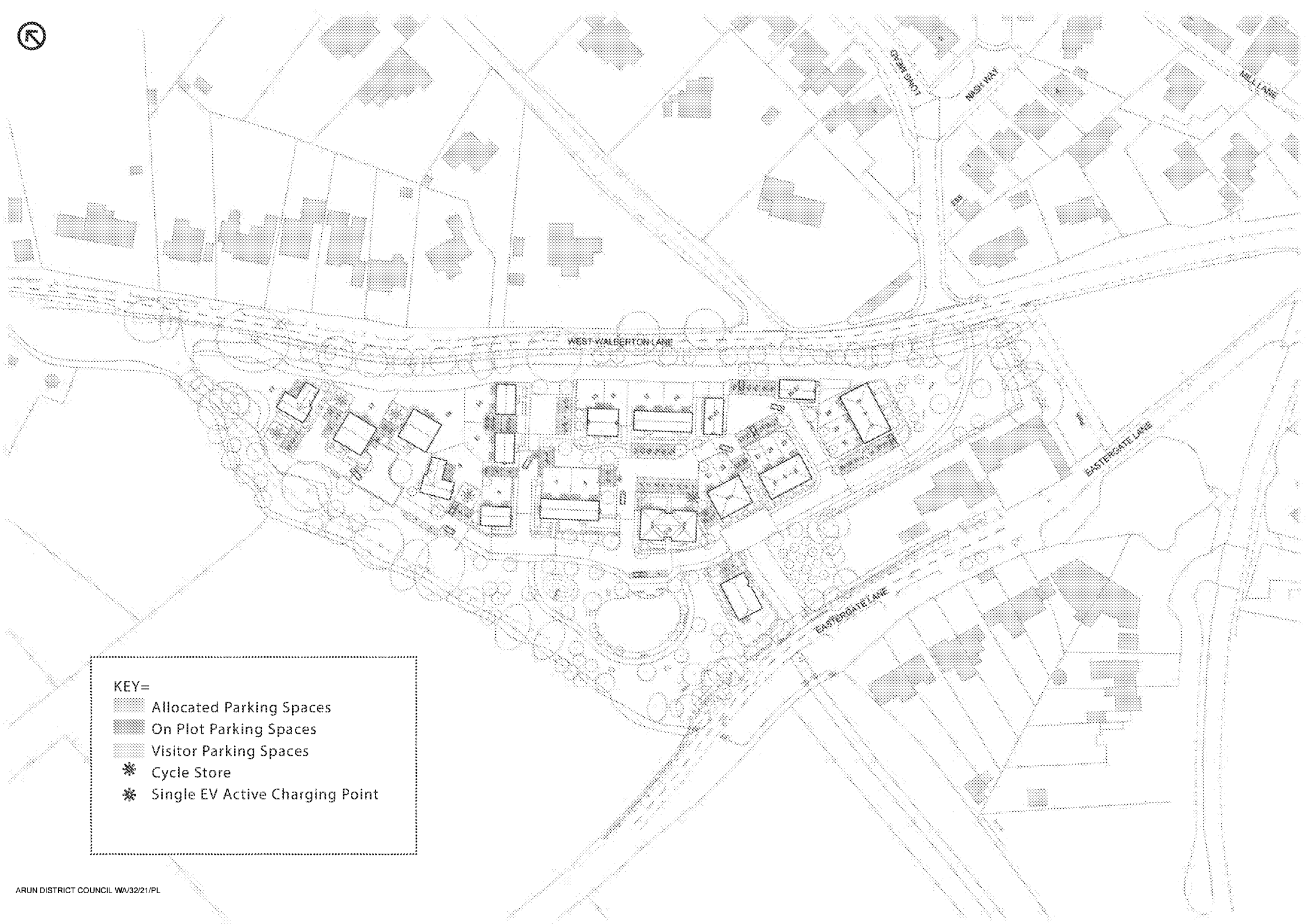
Number of Bedrooms	Number of Habitable Rooms	Parking Behaviour Zone		
		1	2	4
1	1 to 3	2	2	1
2	4	2	2	1
3	5 to 6	2	2	2
4+	7 or more	3	3	2

[Figures have been rounded to whole numbers compared to the 'West Sussex County Council Guidance on Parking at New Developments May 2019' for ease of interpretation and implementation.]

Cycle Storage Requirements

Cycle provisions are catered for in a variety of areas such as garages, sheds and communal stores for the block of flats.

The plan opposite illustrates the parking space type, cycle stores, and location of Active EV Charging Points.



KEY=

-  Allocated Parking Spaces
-  On Plot Parking Spaces
-  Visitor Parking Spaces
-  Cycle Store
-  Single EV Active Charging Point

STRATEGY PLANS

HOUSING MIX

A mix of dwellings are proposed to ensure that the Council meets the needs of all sectors of the community. The character of the surrounding area has informed the variety of dwelling types housing. There is a mix of 1 to 4 bed units spread across the site to meet local needs and character.

The proposed housing mix seeks to respond to Policy H SP1 The Housing Requirement, Policy H DM1 Housing Mix and Policy H SP2 Affordable Housing [Adoption Arun Local Plan 2011-2031 - July 2018] in terms of providing a mix of dwelling types and sizes, taking into account the character of the surrounding area, the accessibility of the site and evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources.



The following housing mix is proposed:

Affordable

Type	Amount
1 BED FLATS	4
2 BED HOUSES	3
3 BED HOUSES	2
Total	9

Private

Type	Amount
2 BED FLAT	4
2 BED HOUSE	2
3 BED BUNGALOW	1
3 BED HOUSE	10
4 BED HOUSE	4
TOTAL	21



KEY

-  4 Bed Houses
-  3 Bed Houses
-  2 Bed Houses
-  1&2 Bed Apartments
-  1 Bed Maisonettes
-  3 Bed Bungalow

STRATEGY PLANS

AFFORDABILITY

Arun District Council requires developments of 11 units or more to make a provision of 30% of the total units to be affordable (Policy AH SP2). The tenure split should reflect the requirements of Arun District Council and the social housing provider (Walberton Neighbourhood Plan Policy 2017 HP10) the initial position of the council is for 75% rent and 25% intermediate housing which has yet to be agreed.

There is a total of **9 affordable units** on the site which equates to **30%** of the total (30). The affordable units have been integrated into the development and are designed to be indistinguishable from the market units in their location & appearance.

The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise (Policy AH SP2)

1 bedroom 35-40%

2 Bedroom 35-40%

3 Bedroom 15-20%

4+ Bedroom 5-10%

The proposed mix does reflect the above with the exception of 4-5 bedroom dwellings where none are proposed, however the proposed mix will diversify the existing housing stock in Walberton.

The following housing mix is proposed:

Affordable

Type	Amount
1 BED FLATS	4
2 BED HOUSES	3
3 BED HOUSES	2
Total	9

Opposite: Location of Affordable Dwellings





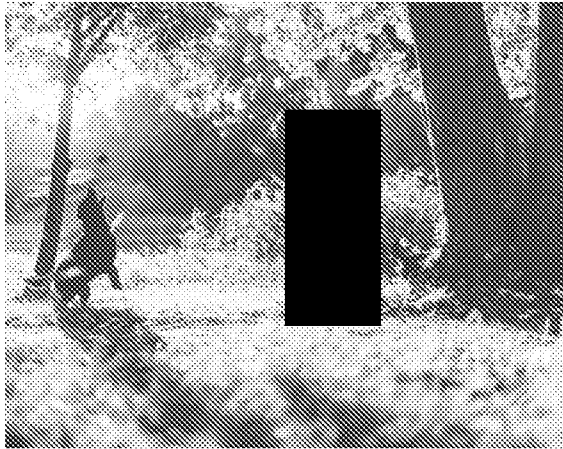
KEY

 Location of Affordable Housing



STRATEGY PLANS

GREEN INFRASTRUCTURE & OPEN SPACE



To the eastern boundary lies Walberton Green and the conservation area, the proposed development has been set back allowing for a new area of POS, creating a green buffer.

A village green area (POS) is proposed adjacent to the western boundary with the mature trees and vegetation along this boundary being retained and enhanced to provide additional ecological/biodiversity benefits and a green backdrop to the development which partially faces on to it. A pond is proposed which has a dual purpose of encouraging wildlife and to provide an attractive feature for future and existing residents as well as sustainable drainage system.

The top of the site (north) is to be retained for ecology and biodiversity purposes providing a continuous 5m wide green corridor from the north to south of the site.

For additional details and plans of these areas refer to the proposed Landscape Master Plan.

STRATEGY PLANS

LANDSCAPING

The landscape proposals for the site comprise a number of new open spaces, enhanced boundaries and planting within the new residential streets. These proposals can be seen on the Landscape Masterplan.

Public Open Space

Several new open spaces are created by the development, including a new village green within the site, an extension to the existing Walberton Green and a community orchard.

The eastern boundary of the site is formed by Walberton Green which lies within the Walberton conservation area, due to the sensitivity of the eastern boundary it is proposed that the development will be set back into the site creating an area of public open space that will act as an extension of Walberton Green. This area will feature tree planting and wildflower meadow to create seasonal interest and an attractive setting for this pedestrian entrance to the site.

An additional area of public open space (village green) is proposed adjacent to the western boundary. The existing mature trees and vegetation along this boundary will be retained and enhanced with additional shrub and tree planting. This will create an ecological corridor with biodiversity benefits and act as a green backdrop to the development which partially faces on to it. A pond is also provided in this area, which will encourage wildlife and provide an attractive feature for future and existing residents as well as sustainable storm water management.

Informal and naturalistic play elements are also included within this village green setting.

These features encourage informal doorstep recreation and create a space that is suitable for all ages. Tree and grassland planting in this area provide colour, texture and form throughout the year and create a visually attractive setting for the residential dwellings.

An area of orchard planting has also been proposed at the entrance to the site. This will provide an opportunity for community engagement for existing and new residents as well as creating an attractive entrance feature into the site.

The northern edge of the site is to be utilised to extend the ecological corridor along the western boundary. This continuous green corridor will provide biodiversity connections around the site and into the surrounding landscape.

Residential Areas

Planting within the streetscape will help to define the character areas of housing within the development. A woodland glade character will be created in the north-western corner of the site with a strong green, verdant character and medium-large native trees. A rural edge character will be created for the dwellings fronting the new village green. Landscaping in this area will be less formal with set back hedges and irregularly spaced semi-ornamental street trees. The entrance square will have low flint walls with contemporary ornamental planting including fastigate trees. A courtyard character will be created for residential dwellings on the northern part of the site with low evergreen hedges used to define the space and tree planting used to create an attractive setting for the dwellings. Finally a village green character will be created for the dwellings fronting the extended village green to the east. Cottage garden style planting and low flint walls will build on the existing character of Walberton and help to assimilate the development with the existing residential area.



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Abstract

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Land of West Woberton

Page 10

Page 22

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Unit 1 Introduction : PLANNING : PRODUCTION : REPORT
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STRATEGY PLANS

LANDSCAPING

Landscape Appraisal

A landscape appraisal has been undertaken for the proposed development, looking at the impact of the development on the landscape elements of the site, landscape character and visual amenity. This separate report accompanies this application, with a summary provided here.

The appraisal concludes that the site is not subject to any environmental designations and whilst the South Downs National Park is located approximately 1km to the north of the site it is not anticipated the proposed development will have any direct effect on it.

Whilst the proposed development would change the landscape character of the site itself, the surrounding area is already partly characterised by residential development, typically detached and semi-detached dwellings in a range of architectural styles. Therefore it is considered that the proposed development will have minimal impact on the character of the local landscape and will offer the opportunity to enhance it by continuing the character within the visual envelope around Walberton Village Green.

The proposed development benefits from a high level of visual containment provided by the mature vegetation along the site boundary and the low lying nature of the topography of the site and the surrounding area. Therefore views are limited to close range views along West Walberton Lane and Eastergate Lane. Proposed planting and appropriate siting of the individual dwellings will help to mitigate these views. Therefore it is anticipated there will only be views of upper levels and roofscapes of the development and these will be primarily restricted to upper levels of existing residential dwellings.

In conclusion it is considered that the proposed development offers the opportunity to enhance the local character. Whilst there will be an impact on the visual amenity this will be limited to the immediate site context and neighbouring residential developments. The proposal has sought to mitigate this visual impact where possible through appropriate landscaping and sensitively designed dwellings.

STRATEGY PLANS

SUSTAINABILITY

Sustainability

National Planning Policy Framework (NPPF) includes a presumption in favour of sustainable development. The Framework expands upon the guiding principles and objectives of a successful planning system. These include the building of a strong and competitive economy, delivering high quality housing, requiring good design and meeting the challenges of climate change.

Arun Local Plan includes policy ECC SP2 which requires all new major development to produce 10% of the energy requirement onsite from renewable and low carbon energy sources. The policy notes that energy efficiency measures will be taken into account when establishing the total energy requirement.

Proposed Strategy

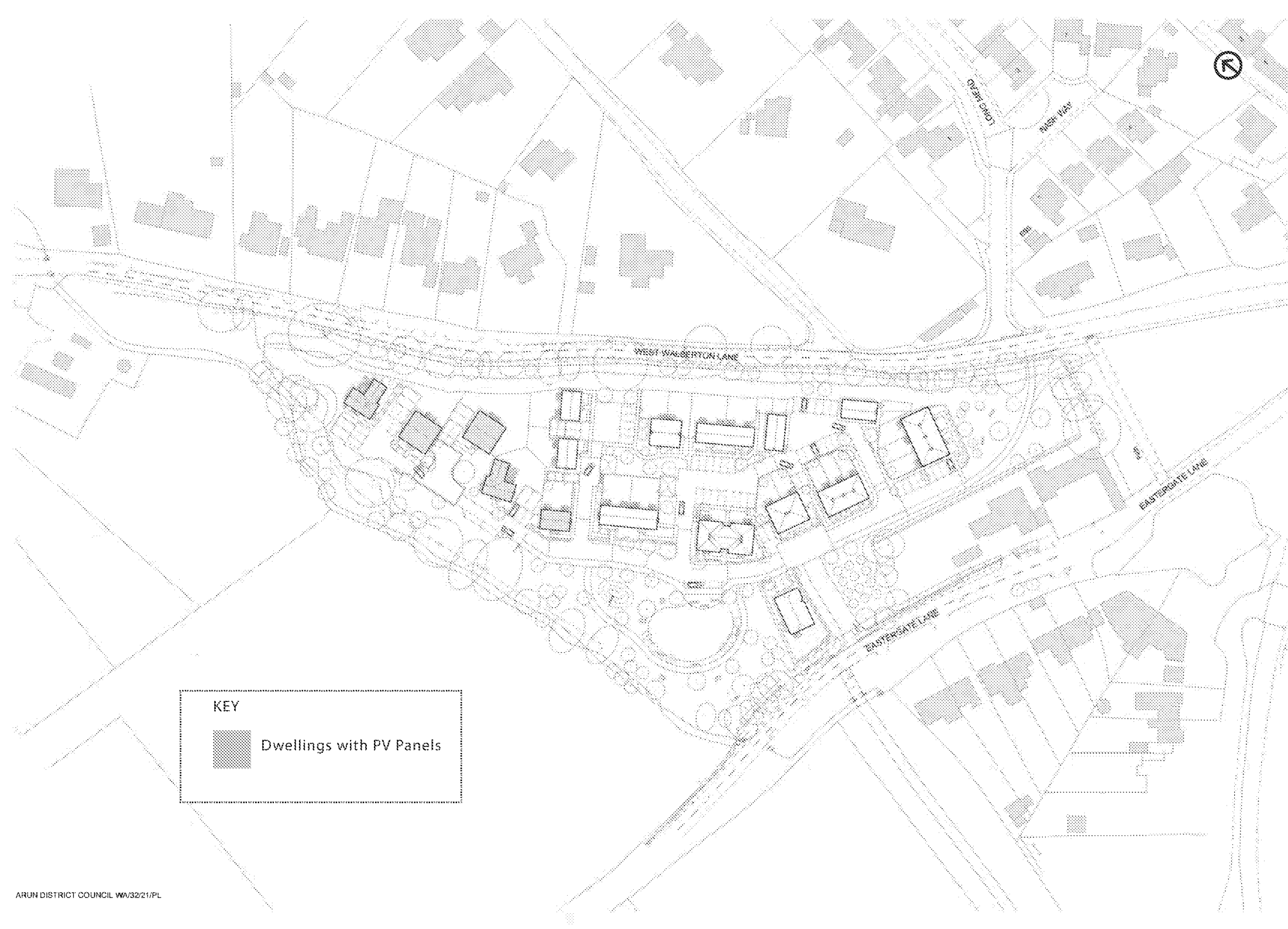
Macra Limited proposes to construct each home to an efficient construction specification and install photovoltaic arrays on the roof slopes of a number of properties, such that 10% of the energy requirement of the development will be sourced from renewable energy sources.

Following a review and detailed calculation by JSP LTD Sustainability the following can be confirmed:

- Each home will be constructed to an efficient fabric and building services specification.
- PV arrays capable of generating 15,905.44kWh/year of electricity will be installed on the roof slopes of a number of properties.
- The installed arrays will offset 8,254.92kg/year of CO₂.
- The constructed development will have a net emission rate 26.13% better than Part L of the Building Regulations.

In conclusion the strategy advanced by Macra Limited will comply with policy ECC SP2 of the Arun Local Plan. We therefore recommend the approval of these measures by Arun District Council.

For additional details refer to JSP LTD's Energy Statement.



KEY



Dwellings with PV Panels

STRATEGY PLANS

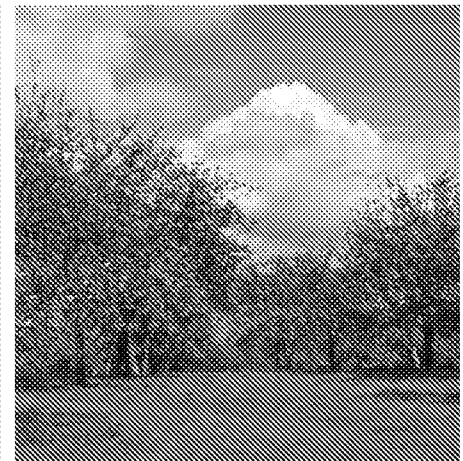
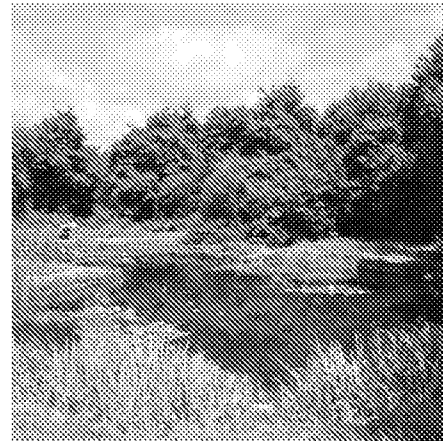
ECOLOGY & BIODIVERSITY

Ecology/Biodiversity

Ecosupport have been appointed to carry out an ecological survey, including a Phase 1 habitat survey and surveys for protected species including bats, badgers, dormice and reptiles will be undertaken to help inform the proposed layout. A robust mitigation strategy will be put in place to ensure any habitat of ecological importance or protected species found within the development site will be protected and enhanced where possible and includes a 5m buffer (ecology zone) running along the northern bounday, adajcent to West Walberton Lane. The proposed development will also seek to increase net biodiversity gain by 9.13%, and will incorporate where practicable biodiversity elements within landscaped features and the design of the proposed dwellings.

Trees

Barrell Tree Consultancy have carried out a Tree Survey, Arboricultural Opportunities and Constraints Assessment. The proposed layout will take into consideration the location of high value trees and hedgerows and future growth, shading and dominance to avoid where possible any negative impact and to retain the character of the area and ecological value.

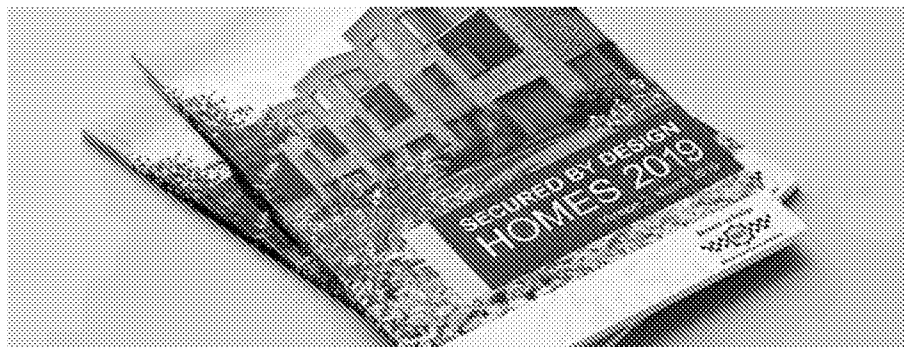


STRATEGY PLANS

SECURED BY DESIGN PRINCIPLES

The development will incorporate Secured by Design Principles.

These principles encourage the adoption of crime prevention measures in the design of development. The Masterplan has been designed to meet the requirements of 'Secured by Design Homes 2019'. The requirements of the document for the purposes of this application are summarised as follows.



Layout of Roads & Footpaths

Vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, well used and should not undermine the defensible space of neighbourhoods. Defensible space has the simple aim of designing the physical environment in a way which enables the resident to control the areas around their home. This is achieved by organising all space in such a way that residents may exercise a degree of control over the activities that take place there.

Layout & Orientation of Dwellings

Dwellings should be positioned facing each other to allow neighbours to easily view their surroundings and thus making the potential offender feel vulnerable to detection. Larger schemes should incorporate a mix of dwellings, enabling greater potential for homes to be occupied throughout the day. This gives increased opportunity for natural surveillance, community interaction, engagement and participation and environmental control.

Communal Areas & Play Space

Communal areas, such as playgrounds, toddler play areas, seating facilities have the potential to generate crime, the fear of crime and anti-social behaviour. They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. Communal spaces as described above should not immediately abut residential buildings.

STRATEGY PLANS

SECURED BY DESIGN PRINCIPLES

Dwelling Identification

Clear signage (naming and/or numbering) of properties is essential to assist residents, postal workers and the attendance of emergency services.

Vehicle Parking

Vehicles should either be parked in locked garages or on a hard standing within the dwelling boundary. In high crime areas the addition of a gate or bollard to protect the hardstanding parking area may be required. Where communal parking areas are necessary, bays should be sited in small groups, close and adjacent to homes, be within view of active rooms, and allocated to individual properties.

Planting

The planting of trees and shrubs in new developments to create attractive residential environments will be supported provided that they do not undermine security through blocking access routes, circulation areas or impeding natural surveillance.

Street Lighting

All street lighting for adopted highways and footpaths, private estate roads and footpaths and car parks must comply with BS 5489-1:2013. Where conflict with other statutory provisions occurs, such as developments within conservation areas, requirements should be discussed with the DOCO (Designing Out Crime Officer) and the local authority lighting designers.

Dwelling Boundaries

It is important that the boundary between public and private areas is clearly indicated. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence if a more substantial front boundary is required.

Gable End Walls

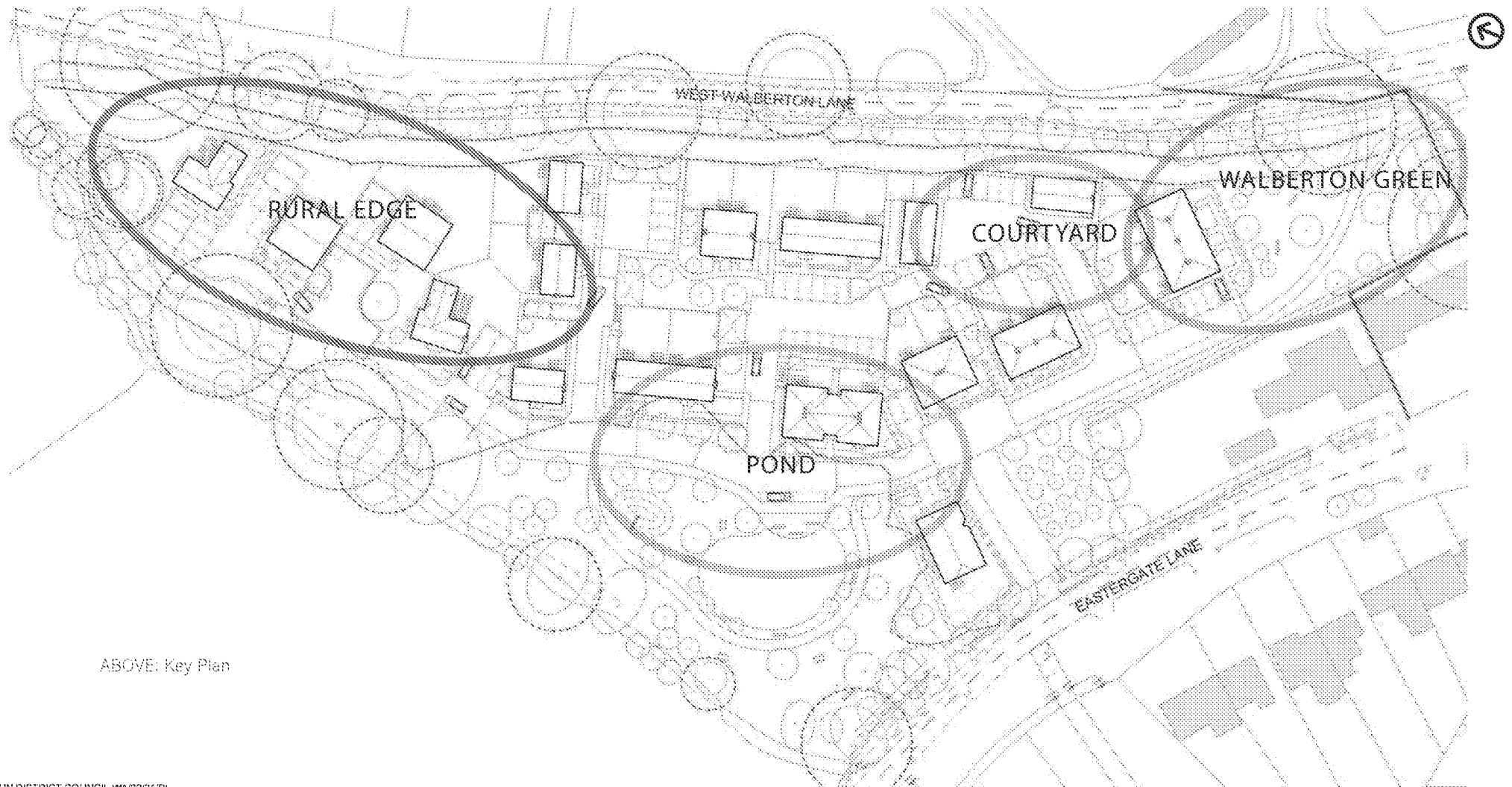
It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces; this type of elevation, commonly at the end of a terrace, tends to attract graffiti, inappropriate loitering and ball games. The provision of at least one window above ground floor level, where possible, will offer additional surveillance over the public area.

Rear Access Footpaths

It is preferable that footpaths are not placed to the back of properties. If they are essential to give access to the rear of properties, they must be gated. Where possible the street lighting scheme should be designed to ensure that the gates are well illuminated. Gates must be capable of being locked (operable by key from both sides of the gate).

CHARACTER & APPEARANCE

CHARACTER SUMMARY



ABOVE: Key Plan

CHARACTER & APPEARANCE

CHARACTER SUMMARY

The design concept has been developed from the guidance provided by the Walberton Neighbourhood Plan 2015 – 2035 (the 2015 Plan), relevant planning policies/SPD's and the feedback received from Pre-Application advice (ref: PAA/112/19) and (Ref: PAA/131/20/) received from Arun District Council and technical input provided by external consultants. An analysis of the existing character areas was undertaken and will influence the overall layout with four key character areas being considered:

- Courtyard
- Pond
- Rural Edge
- Walberton Green

The concept has the chance to connect into existing footways, cycleways and bridleways 392 on Copse Lane, footpath 334 which crosses Walberton Green, and a cycle route that runs from Gumber Corner to Barnham. This cycle route runs down West Walberton Lane (the northern boundary of this site), around Walberton Green and then back along Eastergate Lane where it turns down an off-road cycle path. There is an opportunity to take this route through the site to make it more cycle-friendly and direct.

The landscape, ecology and habitat is very important when considering the design, the retention of the tree and hedgerow line along the north-east boundary with West Walberton Lane is important to ensure this character is preserved together with the wooded area along the western boundary.

KEY POINTS

- To retain important landscape features.
- Reduce visual impact.
- Retain and enhance the existing ecology and habitat.
- To link into a wider network of sustainable travel including bridleways, footways and cycle ways.
- To achieve sympathetic design that carefully considers the adjacent Conservation Area and the local character areas.
- Drainage solution to negate flooding within and around the site and enhance the proposed development.



CHARACTER & APPEARANCE

CHARACTER AREAS - COURTYARD

To the northern boundary of the site are courtyard blocks where buildings will offer definition and natural surveillance over the public realm. These spaces will be linked providing permeability for pedestrians and cyclists connecting with the existing established cycle/pedestrian routes to Barnham and Slindon and shield the proposed ecology buffer, hedgerow and trees.

Low boundary treatments with soft landscaping provided by planting and street trees will provide quality spaces.

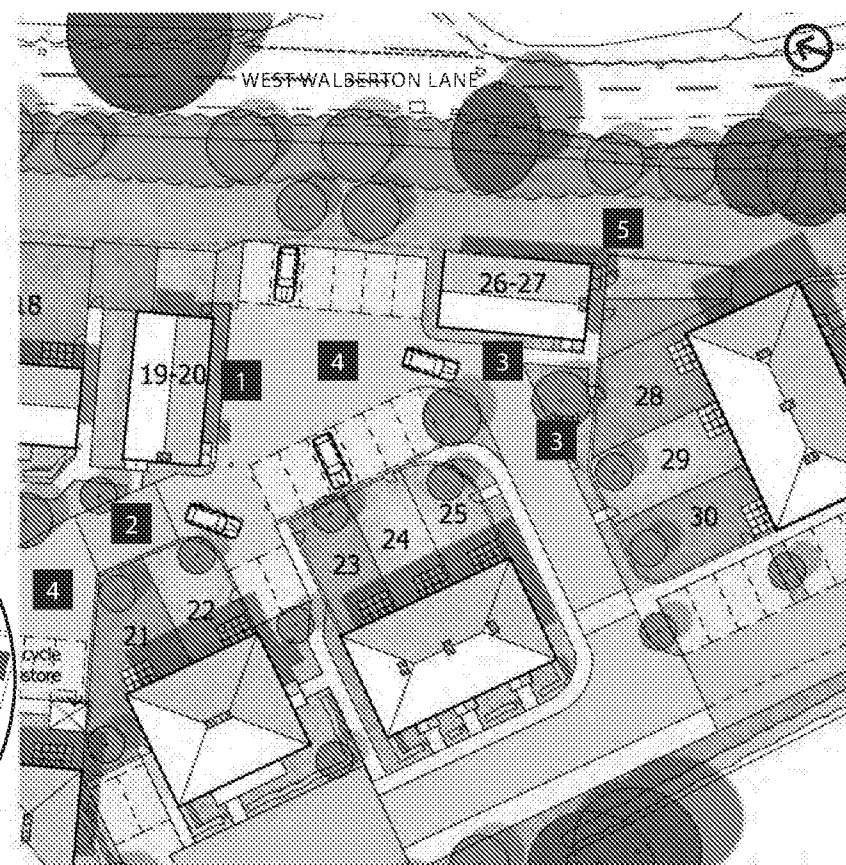
Coach houses help define more secluded areas, hard landscape details, kerbs and edgings help lead vehicles and pedestrians through these spaces.

KEY

1. Natural surveillance
2. Connection between courtyard spaces
3. Low level hard and soft landscaped boundaries
4. Shared parking court
5. Ecology buffer



Extract of Existing Village
Figure Ground



ABOVE: Extract of Site Layout

CHARACTER & APPEARANCE

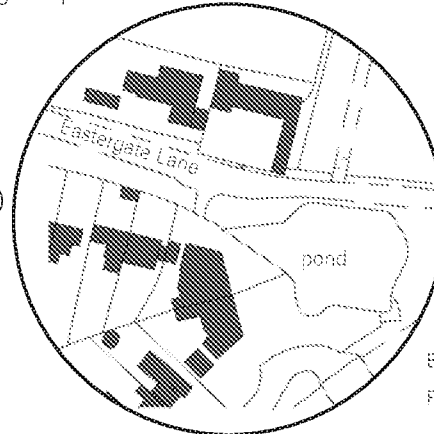
CHARACTER AREAS - POND

The proposed access into the site is from Eastergate Lane adjacent to the cycle/ pedestrian route to Barnham with a gate house helping set the character as you enter the development.

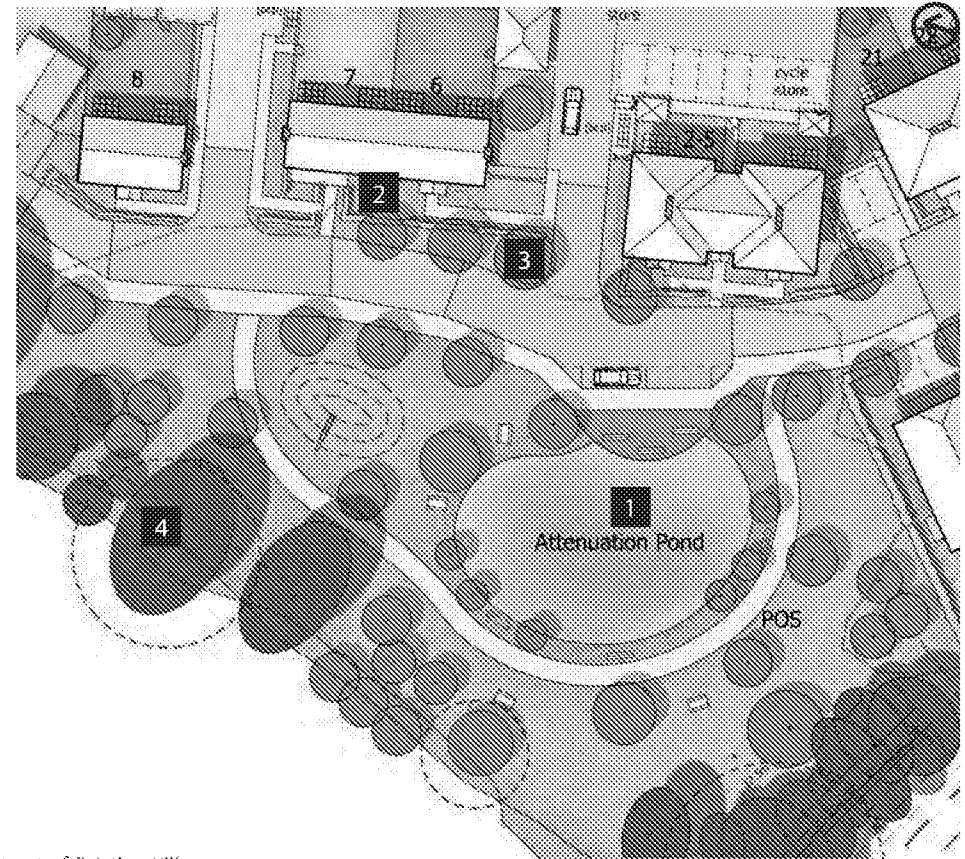
The main frontage within the site seeks to accomplish a rural character with dwellings overlooking a newly created green (POS) and pond with a network of footpaths providing connectivity to the existing pedestrian, cycle networks and Walberton Green adjacent to the site. The proposed dwellings will be set back from the road to allow for landscaped frontages and tree planting to complement the existing mature trees and vegetation, proposed green space and pond opposite. A mixture of 2 storey terraced, semi and detached dwellings are proposed to reflect the variety of house types found within the village of Walberton. Driveways and off-road parking are proposed to reduce on road parking and retain the rural outlook, with low boundary walls and hedging to define provide garden frontages addressing the public realm.

KEY

1. Pond & POS
2. Dwellings overlooking the Green (POS)
3. Landscaped frontages
4. Existing mature trees & vegetation



Extract of Existing Village
Figure Ground



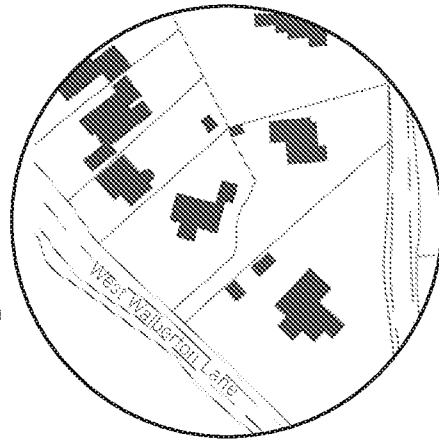
ABOVE: Extract of Site Layout

CHARACTER & APPEARANCE

CHARACTER AREAS - RURAL EDGE

KEY

- 1. Landscaped square
- 2. Existing trees & vegetation
- 3. Low level hard and soft-landscaped boundaries
- 4. Ecology buffer

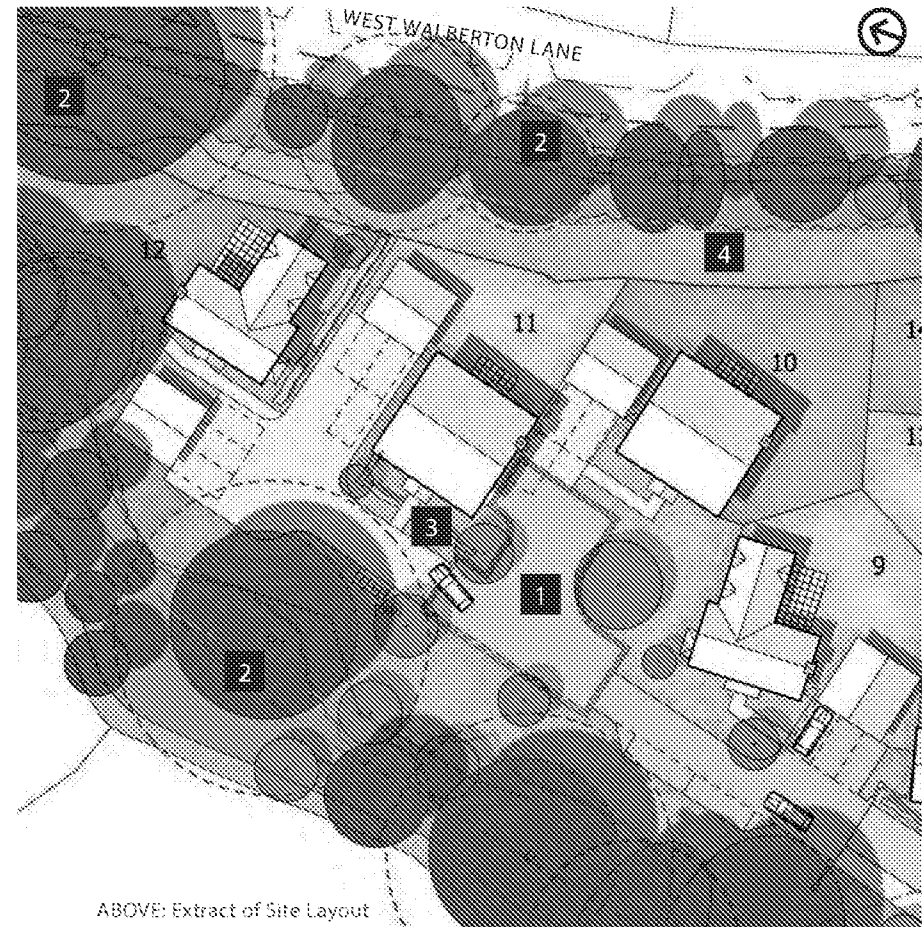


Extract of Existing Village
Figure Ground

A small collection of large 2 storey detached dwellings nestled within the mature trees and existing landscaping accessed via a private drive into a shared landscaped square that all dwellings overlook.

Dwellings are carefully positioned to avoid the loss of any trees with high amenity value and to enhance the existing surroundings.

The square provides a high quality landscaped area linking this part of the development together whilst retaining individual private spaces framed with low walls, hedging and landscaping to the frontages.



ABOVE: Extract of Site Layout

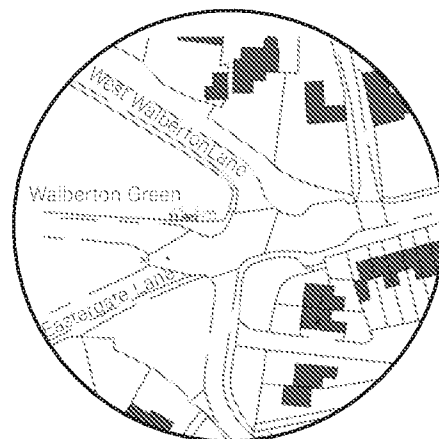
CHARACTER & APPEARANCE

CHARACTER AREAS - WALBERTON GREEN

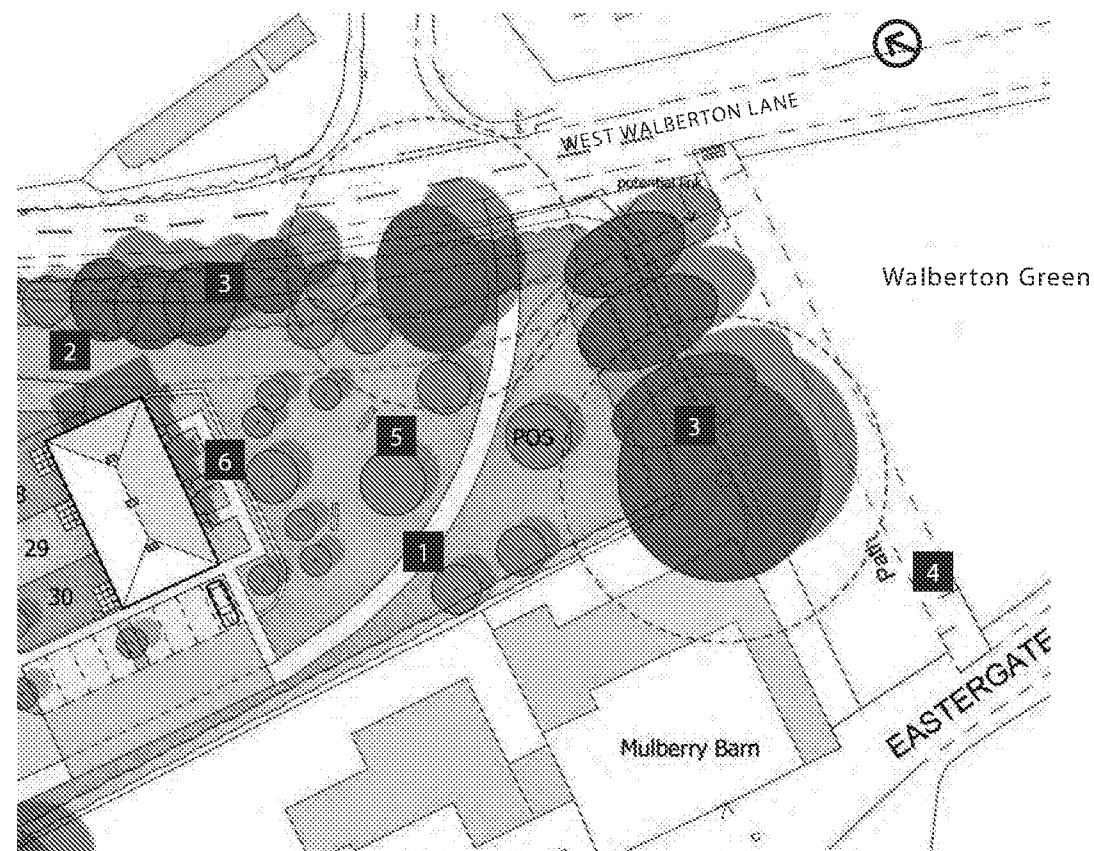
This part of the site borders with Walberton Green which lies within the Walberton Green Conservation area. The proposed development is set back from the boundary behind a green overlooked by a row of terraced cottages, linking the site to the shared cycle/pedestrian path and village whilst providing a green buffer between the conservation area, existing trees and the new development.

Key

1. Shared cycle path/footway linking to existing network
2. Ecology buffer
3. Existing trees & vegetation
4. Existing footway/cycle path
5. POS
6. Surveillance



Extract of Existing Village
Figure Ground

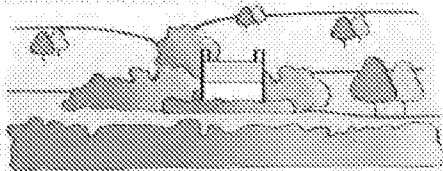


ABOVE: Extract of Site Layout

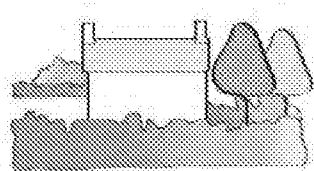
CHARACTER & APPEARANCE

DESIGN GUIDE

Figure 316: Scale & Impact

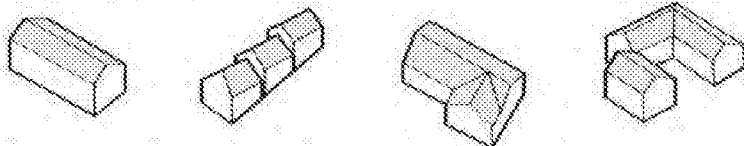


A limited level of design above and beyond traditional forms is required, as the built form is small scale and integrated with the existing landscape.



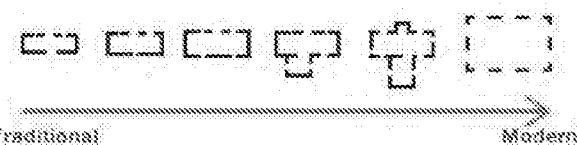
Large scale structures require an exceptional standard of design in order to ensure appropriate integration within the landscape.

Figure 317: Rural Forms



Along a slope Stepping down a slope Enclosing a space - semi and full enclosures

Figure 318: Traditional Rural Footprint Evolution



The traditional rural building has evolved, but maintained its rectangular form. Current development varies in proportion but maintains the form.

The Arun District Design Guide outlines the following when designing development within rural areas:

"Scale, Form & Massing Traditional rural buildings tend to adopt a consistent and simple form comprising a rectangular floor plan and pitched or half-hipped roof. New development should follow these principles in most instances as illustrated in Figures 316-318, utilising the common wisdom of the day while also creating a unique character. Exceptions will only be accommodated for the highest quality, and most innovative and creative architectural responses. Development should also respond to the existing height and footprint of buildings in the area, and may seek to reduce the footprint of larger buildings by breaking structures down into multiple forms."

"Façades, Elevations & Boundaries Façades, elevations and boundaries should be reflective of their rural context, in which the visual impact of buildings is often greater than those within urban areas. Elevational style and layout should consider Figure 319 and generally be kept simple in order to avoid crowded façades and arrangements, while boundaries should be defined by hedgerows and planting in combination with walls, fencing and railings. Front boundaries should generally include gardens with lawns, tree planting and hedges; with areas of hard surfacing kept to a minimum and restricted to gravel and paving."

CHARACTER & APPEARANCE

MATERIALS & HOUSE TYPES

Appearance

The approach to the appearance and design proposed within the site is based on an understanding of existing buildings in the local area. Local precedents have influenced the forms, massing, materials, detailing and open space strategy within the scheme. By adopting this approach, it ensures that the proposed buildings are in keeping with the architectural vernacular of Walberton and the Conservation Area. The proposed houses and apartments have been designed to ensure a high-quality environment that is both attractive, enhances the existing surroundings, is architecturally interesting and respectful to the local area. The materials will be consistent with the traditional architectural appearance of buildings found locally.

Wall Materials

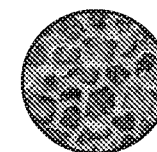
A mix of materials are proposed to include red brick a multi brick or painted brick with some clay style tile hanging timber boarding. Flint is proposed to key buildings such as the small apartment block facing the proposed green and pond. Surrounds and arches to openings will be in red or a feature brick, with cills being brick, depending on the facade finish.

Roof Materials

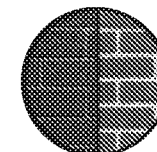
Roofs and porch/bay roofs are finished in a clay or slate style tile. Dormer windows will be constructed with lead cheeks and gables.



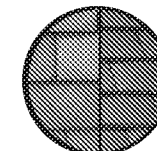
MATERIALS



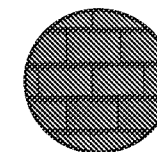
Flint



Red/ MultiBrick



Slate & Clay Roof Tiles



Tile Hanging

CHARACTER & APPEARANCE

MATERIALS & HOUSE TYPES

Rainwater Goods

Black PVCU 'cast metal' effect down pipes and gutters with painted timber Fascia boards and bargeboards.

Doors, Windows and Porches

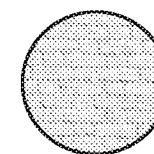
Windows will be casement with either cottage or Georgian style fenestration with white PVCU window frames. Front doors will be constructed of timber or GRP, finished in locally appropriate hues. 'Up and over' style Garage doors finished in timber.

Boundary Treatments

Private frontages will be demarcated with soft landscape treatments such as native hedges, low structural shrub planting, grass and dwarf brick and flint walls. Rear gardens will be enclosed by timber close board fence and hedges. Where flank and rear garden boundaries sit adjacent to the streetscape or open space these will be constructed from brick/flint to match the adjacent house type. For additional boundary treatment details refer to the Landscaping section of this document.



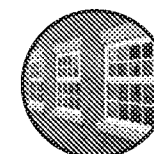
MATERIALS



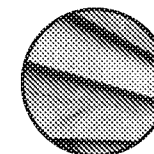
Painted
brickwork



Black cast iron
effect rainwater
goods



White UpVC
windows



Timber
cladding



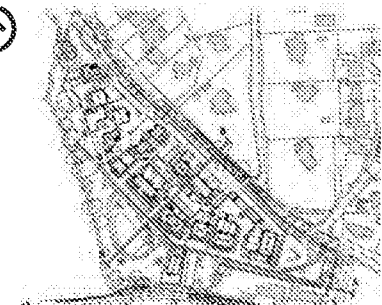
Boundary
treatments

CHARACTER & APPEARANCE

STREET SCENES

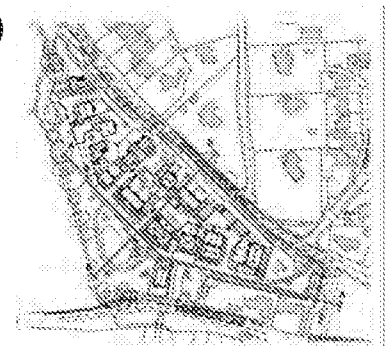
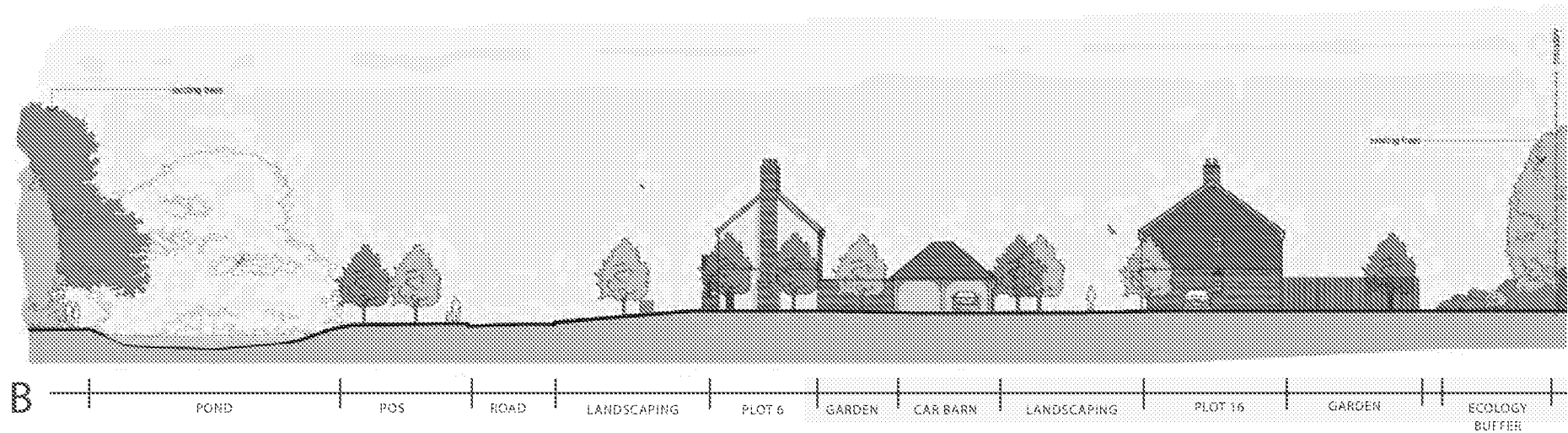


KEY PLAN (nts)



CHARACTER & APPEARANCE

STREET SCENES



KEY PLAN (nts)

CONCLUSION

The revised layout has been led by the comments received by Arun District Council in regards to "Design" and stated that the the Arun Local Plan (Policy D SP1) requires the proposal:

"...reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details..."

It is also stated that the Walberton Neighbourhood Plan (Policies HP11 and HP13) seek;

"to ensure that density of the proposed development is in keeping with its location to maintain the character and appearance of the locality"; and that development "must contribute to local character by creating a sense of place appropriate to its location".

The initial design approach was criticised as being entirely out of character with the village of Walberton and to be inappropriate to locate a modern housing estate next to the Conservation Area and would have an unacceptable effect on the character of the village as a whole. The design approach for the revised layout is to create a new development that integrates well with the village, provides much needed affordable housing and improves connectivity by providing new footpaths and cycleways that link into the existing network providing sustainable access to the village centre and its facilities.

The design and layout is to compliment the existing surroundings with a mixture of new homes with key character areas that will overlook mature trees and vegetation set behind landscaped POS and pond together with intimate courtyards with high quality shared spaces, avoiding the appearance of a 'modern suburban' housing estate.

Provision is given to parking with a mixture of driveways, on plot parking, carports and private parking courts, preventing a car dominated streetscape and retaining the high quality views towards the existing landscape.

The proposed layout aims to protect existing habitats, biodiversity and trees/ hedgerows, providing the opportunity to enhance and mitigate for these. Consideration has been given to the new site access and designed to ensure that it is suitable and safe for both vehicles and pedestrians and improves connectivity.

In summary, the scheme offers a sympathetic design of low density (20 dph) that is in accordance with the relevant design policies of the Local and Neighbourhood Plans. The layout has been informed by further design and technical studies and will preserve and enhance the character and appearance of the neighbouring Conservation Area and the Village.

JOB NO.	AUTHOR	CHK'D	DATE	REV
A117709	AH	CW	22/03/2021	A
A117709	AH	CW	01/04/2021	B
A117709	AH	CW	19/04/2021	C

