

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: 03 June 2021 17:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: WA/32/21/PL

Response to Planning Application

From: Arun District Council Greenspace

Date: 03/06/2021

Application ref: WA/32/21/PL

Description: Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

Location: Land at West Walberton Lane Walberton BN18 0QF

Determining Authority: Arun DC

Summary recommendation: I would recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations below.

Comments

Relevant landscape designations:

There are no physical, visual, historical or cultural links, protected landscapes, Historic Parks or Gardens associated with this site.

The site is located on the western edge of Walberton Village forming the land between Eastergate Lane and West Walberton Lane; triangular in shape and 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 where 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.

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 located within flood zones 2 & 3a. 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.

South Downs National Park to the north.

Response

The site is located adjacent to the built up area boundary of Walberton within an open countryside setting, visually separate from the village with far ranging views across open countryside. Any proposed development would have the potential to change the character of the open countryside in this location.

The site is presently pasture with enclosure due to trees and hedgerow boundaries. The indicative layout has shown 30 dwellings within the proposals with areas of peripheral open space to the perimeter of the proposals with a larger POS allocation shown to the south and floodzone area of the site.

An initial observation would be that the POS areas shown are perimeter buffer areas and would largely serve to contain and protect the existing trees associated with the site. Further greening within the centre of the proposed development and to the pond area would need to be detailed and approved. Many of the mature trees associated with this site are pedunculate (English) oak, some of which are of exceptional landscape and ecological value. The indicated layout would appear to show that those on the western edge are to be incorporated into an area of open space, landscape buffer zone that should perpetuate the existing wildlife corridor within and beyond the site. It should be noted that roadside hedgerow trees contribute greatly to the character of the area and their future growth and influence should be a major consideration of the site layout. The effect of intrusive layouts including the positioning of interior service roads running parallel with West Walberton Lane and cycle path exit points need to be designed so as to not form potentially damaging intrusion into those tree's root protection areas in this location.

Some consideration appears to have been given to facing dwellings onto these buffer areas in line with good design principles.

Developments of 30 dwellings are required to provide both onsite facilities and offsite financial contributions as outlined in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020. (CIL liable development)

A development of this size will require the provision of onsite POS minimum area of 2,475m² plus the provision of an onsite, unequipped natural play LAP area to include such features as landform, boulders or logs, seat and litter bin. Confirmation of the area of POS being proposed would be required.

The layout plans will need to detail areas to be used as SuDS features. SuDS are required to be fitting with the development and well designed to be an asset to the site, to provide interest, visually and biodiversity enhancement. Existing watercourses within the site to be protected from change. This development has watercourses in 3 sections. In addition, there is a ditch along the length of the Eastergate Lane section which should be kept clear for water to flow freely in to Walberton Pond.

This development would not trigger allotment contribution requirement.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection both within and beyond the site detailed. Some detail has been provided re the connection of these to the wider village setting and confirmation of these along with surfacing materials would need to be shown.

Impact

The potential impact on the location would be significant and would therefore require that landscaping be provided as mitigation towards screening and softening of the development.

Mitigation/requirements

An existing green boundary is evident to the perimeter of the proposals, this would require further boundary planting treatment to enhance and improve. Further landscaping would be required within the development and POS areas to increase biodiversity and habitat within this rural fringe site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. A robust and comprehensive planting scheme will need to be developed which includes a mix of evergreen and deciduous, native and ornamentals. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops.

Landscape – Existing trees or vegetation that fall within the proposed or periphery of the development, provide significant aesthetic impact to the location. Any trees along the boundaries, which adjoin neighbouring properties provide potential valuable screening and should be protected and retained. Any considered tree works within the site should be agreed with Arun District Councils Tree Officer. Before construction, a tree protection scheme must be in place in accordance with BS 5837:2012 'Trees in relation to construction'

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 must be set out. A clear directive of responsibility should be set out with this statement explaining how the site will be maintained ie responsibility and regime of all POS and public realm areas.

A full and detailed landscape scheme will be required to be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to

the trees and vegetation to be retained so that a clear picture of the proposals can be seen. These details are required to ensure that appropriate screening is provided, maintaining and uncompromising the setting and ensuring that the proposals fit within the area of neighbouring properties, providing screening as required, increasing biodiversity and wildlife habitat.

Arun Local Plan policy ENV DM5 states that: "Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these should provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Recommendation/Conclusion

I would welcome the opportunity to comment further on detailed plans stage and would recommend **no objection on landscape grounds** to the layout proposals, subject to the considerations and confirmations above.

Sue Howell

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 26 April 2021 15:35

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: WA/32/21/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: WA/32/21/PL
Registered: 26th April 2021
Site Address: Land at West Walberton Lane Walberton BN18 0QF
Grid Reference: 496458 106184
Description of Works: Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

The Council have received the above application.

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

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 27th May 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 the the leaflet how to respond to planning applications

<https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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://www.planningportal.co.uk/info/200207/appeals> 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

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (008) 2020