

PLANNING STATEMENT

LAND EAST OF TYE LANE, WALBERTON

JUNE 2017



Executive Summary

MCC Planning acts on behalf of Wates Developments Ltd in respect of the submission of an outline planning application for the development of Land east of Tye Lane, Walberton.

This Statement demonstrates the following key points;

- Arun District Council does not have an up-to-date Local Plan. Settlement boundary policies were adopted in 2003 and the development needs do not derive from an up-to-date NPPF-compliant assessment,
- The lack of an up-to-date Local Plan triggers NPPF paragraphs 125 and 14 and thus the '*presumption in favour of sustainable development*' applies,
- There is an acknowledged lack of a three or five year housing land supply (policy off position 1.92 years supply) and thus a compelling need for an immediate supply of sites suitable for housing development,
- The site has been identified as '*deliverable*' within the Housing Economic Land Availability Assessment (HELAA). The Council has agreed that officers should invite planning applications on sites identified as '*deliverable*' in order to address the immediate shortfall in housing land supply,
- The site is located outside but adjoining the settlement boundary and whilst the site's location within the countryside would usually be a constraint on development, settlement boundary policies should no longer be considered applicable and the development should be considered alongside the sustainability principles outlined within the NPPF,
- The proposal will support social sustainability by providing a mix of house sizes and tenures, meeting the needs of the existing community and future generations. It will provide areas of open space suitable for mixed uses that can be enjoyed by a range of age groups at the same time, aiding in social cohesion,
- Ecological and biodiversity enhancements through the landscaping scheme and SuDS strategy will result in substantial biodiversity gains and environmental benefits, and
- The proposal will result in significant capital investment in the area, supporting existing village facilities and making financial contributions to local infrastructure, encouraging sustainable economic growth.

The application represents a comprehensive and sustainable development proposal. It reflects the three essential strands of sustainable development delivering substantial economic, social and environmental benefits to the local area.

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Appendices

- A. Illustrative Masterplan - June 2017**
- B. Pre-Application Illustrative Concept Plan – March 2017**
- C. Planning Officer Pre-Application Response – March 2017**

1. Introduction

- 1.1. The development proposals comprise up to 175 dwellings, a new access, associated infrastructure and open space. Access is included for consideration at this outline stage, leaving all other matters reserved for subsequent approval. The Illustrative Masterplan can be seen in Appendix A.
- 1.2. This Planning Statement sets out the relevant background for the determination of the planning application, including context of the site and surroundings, details of the proposed development and an assessment of the relevant planning considerations.
- 1.3. The proposals have been informed initially by the policies in the National Planning Policy Framework (NPPF) and Development Plan and have since evolved through detailed assessments and feedback from pre-application consultation with Arun District Council (The Council), community consultation, statutory consultee and local resident responses as summarised in the Statement of Community Involvement (SCI).
- 1.4. In addition to this statement, the following documents are submitted as part of the planning application;

Report	Consultant	Submitted for Approval
Location Plan	OMEGA Partnership	✓
Parameter Plan	OMEGA Partnership	✓
Design and Access Statement	OMEGA Partnership	
Illustrative Masterplan	OMEGA Partnership	
Planning Statement	MCC Planning	
Statement of Community Involvement	Cratus Communications Ltd	
Flood Risk Assessment and Drainage Statement	Ramboll	
Transport Assessment	i-Transport	
Framework Travel Plan	i-Transport	
Site Access Drawing No. ITB11324-GA-001	i-Transport	✓
Ecological Assessment	Ecological Planning and Research Ltd	
Landscape and Visual Impact Assessment	SLR Consulting	
Arboricultural Impact Report	SJA Trees	
Heritage Assessment	Malcolm Cooper Consulting	
Archaeological Desk Based Assessment	Archaeology South East	
Winter Groundwater Monitoring	Geo-Environmental Services Ltd	
Utilities Assessment	Ramboll	
Preliminary Risk Assessment	RSK Environmental Ltd	

2. Site and Surroundings

The Site

- 2.1. The site is located to the north of Walberton village. It is within the Countryside but immediately adjoining the settlement boundary to the south and east. With the exception of the small plot to the north east of the site, it comprises a single large agricultural field that has been extensively ploughed.
- 2.2. The site comprises approximately 11.25 ha and gently slopes downhill to the south and southwest. Two large, protected mature oak trees are located within the south eastern area of the site. Access is currently taken from Yapton Lane and is shared with the Avisford Park Golf Club, whose course adjoins the site to the north.
- 2.3. Existing vegetation encloses the site and consequently, visual effects are limited to the immediate vicinity. The entire western boundary fronts Tye Lane whilst the entire northern boundary abuts the Avisford Park Golf Club. The southern boundary abuts the current village settlement boundary which consists of the local primary school, recreation ground and Avisford Park Road. Part of the eastern boundary fronts Yapton Lane whilst the remainder, abuts residential properties located on the Yapton Lane frontage. Thus, whilst the site is agricultural in use and open in character, it is very clearly part of a settled landscape.

The Surroundings

- 2.4. There are a number of key facilities and services within comfortable walking distance of the site including, but not limited to; primary school, child-care facility, modern village hall and cricket pitch, pub, post office, village shop, dentist, doctors, launderette, car garage and church. A full list with location of services can be found on the Local Amenities Plan within the Transport Assessment.
- 2.5. There are also a number of other employment facilities within the area including Hooe Farm Industrial Park, Avisford Park Hotel, Fontwell Racecourse, and the nurseries and business parks to the south of the village.
- 2.6. The site offers good potential for many journeys to be undertaken by walking, cycling or train. There are a number of bus stops within close proximity to the site, providing services to the larger settlements of Chichester, Bognor and Barnham. The nearest train station is located within Barnham, a 5 minute bus journey (10 minute cycle). A new, designated off-road footway/cycle way has recently been constructed to provide an excellent cycle connection between Walberton and Barnham village and train station.

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- 2.7. Barnham train station provides regular services to London, and other major conurbations throughout the south coast and south of England.
 - 2.8. Access to the A27 is located approximately 0.4 miles north of the site, providing good connections with key service centres throughout the southern region.

Planning History

- 2.9. There have not been any planning applications for residential development in this location within the last 30 years.

3. Pre-Application Consultation

- 3.1. The applicant has sought to work with The Council from the outset. A Vision Document was submitted to The Council in January 2017. The Vision Document outlined the local context, opportunities and constraints, design objectives and potential.
- 3.2. The Vision Document and an Illustrative Concept Plan (Appendix B) formed the basis of the pre-application submission and discussions at a meeting held with the Planning Officer on 14th March 2017. The Illustrative Concept Plan consisted of up to 200 dwellings, access, open space and landscaping. The document also suggested a number of local benefits that could be brought forward.
- 3.3. The Planning Officer issued a formal response on 27th March 2017 (Appendix C) which, in summary, determined the following key points;
 - The site is located outside the built up boundary and thus in the countryside, where development is considered unacceptable. However, the Council cannot demonstrate a five year land supply (currently 1.92 years against a 5 year requirement of 7,372 dwellings) and thus, in accordance with the NPPF para. 49, the housing policies in the Local Plan and made Walberton Neighbourhood Development Plan are out of date and the presumption in favour of sustainable development should be applied.
 - As per the Housing Implementation Strategy (HIS), the Council has agreed that planning applications on sites identified as 'deliverable' in the current Housing Economic Land Availability Assessment (HELAA) should be invited in order to address the shortfall in housing land supply; this site falls within this category.
 - In terms of sustainability, Walberton has a number of key local services and facilities and Barnham station is within a 5 minute bus journey. The Officer considers the site to be sustainable in relation to access to services locally, but less sustainable in relation to public transport provision serving the village. Concerns in this regard, relate primarily to the frequency of the bus service and the ability for residents to travel to employment opportunities further afield, potentially causing reliance on the car.
 - In terms of setting, Neighbourhood Plan Policy HP13 requires developments to integrate with existing streetscapes. Listed Buildings and impacts on the Conservation Area need to be taken into consideration in line with Policies VE4 and VE5. The density should reflect the rural and village character, with the northern and western boundaries being suited to a 'countryside edge' type of development; suburban type development should be avoided.

- Suitable landscape planting should ensure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to their setting. Existing trees and hedging should be retained in line with Neighbourhood Plan Policy VE3.
 - Affordable housing requirements are currently 30% and there is a high demand for both rented and low cost home ownership properties.
 - The application should include the following; illustrative masterplan, parameter plans, densities and storey heights plans, illustrative street scenes, and landscape planting plan.
- 3.4. The Pre-Application Response provides a list of all relevant district and local level policies (Appendix C). These have been considered throughout the Planning Statement and other submission reports.
- 3.5. In conclusion, The Council has agreed that planning applications on sites identified as 'deliverable' within the current HELAA should be invited in order to address the shortfall in housing; this site falls within this category. The lack of housing land supply means that any application would be assessed against the sustainability principles within the NPPF. Providing any sustainability issues can be addressed, an application would be considered more favourably prior to the adoption of the emerging Local Plan.

Public Consultation

- 3.6. Wates Developments held a public exhibition on 8th May 2017 at the Avisford Park Hotel in Walberton, just north of the site. The exhibition involved the presentation of a number of banners outlining the key site considerations and illustrative masterplan options. The consultant team was in attendance to answer questions. All attendees were provided with feedback forms and the banners and feedback contact information was also available online at a dedicated website. Further details on the public consultation exercise have been outlined within the Statement of Community Involvement, submitted in support of this application.

4. The Proposal

- 4.1. This application seeks outline consent for matters of principle and access only. The application seeks approval for up to 175 dwellings, open space and associated infrastructure. An Illustrative Masterplan has been submitted to support the application to demonstrate that this level of development can be sensitively accommodated.
- 4.2. The Illustrative Masterplan demonstrates a gross density of approximately 17.8 dph. The scheme proposes character areas at various different densities with a combination of green corridors, open spaces and permeable pedestrian routes connecting the site with the existing village, local facilities and wider pedestrian networks. Taking the above into consideration, the masterplan demonstrates an overall net density of approximately 30dph. This density is considered to be appropriate with the village location and is in keeping with the character and context of the area.
- 4.3. The vehicular point of access will be taken from Yapton Lane, at the north-eastern edge of the site. This location ensures suitable visibility splays and minimal impacts on the existing road network. Pedestrian and cycle access will be provided at four separate points; one on Yapton Lane, two on Tye Lane and one on Avisford Park Road. These access points will connect with the existing routes to the village centre and existing footpath network. Parking would be provided in line with West Sussex County Council's standards.
- 4.4. A small group of trees on the western boundary will be removed to allow for a new pedestrian access but the remainder of trees and boundary treatments will be retained and enhanced. To the north, proposed development has been offset from the boundary of the site with planting to create a strong landscaped edge to the settlement as a whole, whilst also partially screening views from the golf course. The south eastern and south western corners of the site propose areas of open space with native tree planting to provide a positive offset to the proposed development from the Conservation Area and existing public footpath. Further recreational open space areas are proposed throughout the site to provide green infrastructure links. These open space areas include one Locally Equipped Area of Plan (LEAP), nine Local Areas of Play (LAP), a circular walk, an orchard and allotments.
- 4.5. The proposed development and design concepts are explained in further detail within the Design and Access Statement.

5. Planning Policy Context

- 5.1. Following paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004, there is a duty to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy

- 5.2. Section 19 (2) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to have regard to national policies and advice.
- 5.3. The NPPF is a material consideration when determining planning applications. The NPPF was published in 2012 and plays a key role in the Government's reforms to make the planning system less complex and more accessible. The main aim of the NPPF is to achieve sustainable development.
- 5.4. Paragraph 7 outlines the three dimensions to sustainable development by which the planning system needs to perform three key roles; economic, social and environment, these roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.
- 5.5. Paragraph 14 of the NPPF establishes a '*presumption in favour of sustainable development*' in order to ensure that development can be approved without delay in order to boost the supply of housing. It states that, for decision-taking this means;
- '*Approving development proposals that accord with the development plan without delay; and*
 - *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.*⁹
- 5.6. '*Specific policies*' are outlined within footnote 9 and include;
- Sites protected under the Birds and Habitats Directive and/or Designated Sites of Special Scientific Interest,
 - Land designated as Green Belt,

- Local Green Space,
 - Area of Outstanding Natural Beauty, Heritage Coast or National Park,
 - Designated heritage assets; and
 - Locations at risk of flooding or coastal erosion.
- 5.7. With regard to housing, paragraph 47 of the NPPF states that local planning authorities should *‘ensure that their Local Plan meets the full, objectively assessed need for market and affordable housing in the housing market area as far as consistent with the policies as set out in this Framework.’* It also states that authorities should identify suitable and deliverable sites sufficient to provide a five year housing land supply. Paragraph 49 states that if authorities are unable to do this, relevant policies for the supply of housing should not be considered up-to-date and housing developments should be considered in the context of the presumption in favour of sustainable development.
- 5.8. Paragraph 215 states that *‘...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).’*
- 5.9. In terms of design, there is a strong emphasis upon good design and promoting healthy communities throughout the NPPF. Housing development should *“deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities”* (paragraph 50).
- 5.10. Further, paragraph 58 makes reference to the importance of good design which involves; establishing a strong sense of place, minimising crime and disorder by creating a safe and accessible environment, incorporating green and other public space, whilst also ensuring that developments are visually attractive in order to reflect the identity of the local surrounding and add to the overall quality of the area.
- 5.11. In addition to the above mentioned paragraphs, the Housing and Planning Act 2016 reaffirms the Government’s priority to deliver homes and, if necessary, to use central powers to ensure homes are delivered. It is therefore a clear direction from Central Government that authorities should plan to deliver as much housing as sustainably possible.

Local Policy

- 5.12. The Development Plan consists of the following documents;
- Adopted Arun District Local Plan (2003) Saved Policies
 - Walberton Neighbourhood Development Plan (2017)

Adopted Arun District Local Plan (2003) Saved Policies

- 5.13. The saved policies of the Arun Local Plan should be taken into consideration until such time as these are superseded by the adoption of the emerging Local Plan.
- 5.14. Saved Policies GEN2 'Built Up Area Boundaries' and GEN3 'Countryside' denote the current built up area boundaries. These were drawn to accommodate a specific quantum of development in the period to 2011. As these policies were drafted prior to the publication of the NPPF and reflect out of date housing requirements, they should be considered out of date in line with NPPF paragraph 215.
- 5.15. Saved Policy GEN7 'The Form of New Development', seeks to promote high quality design; ensuring new development enhances the local area, responds to the characteristics of the site, and creates an attractive sustainable development.
- 5.16. Minimising the risk of inland flooding is addressed through saved Policy GEN11 'Inland Flooding'. This policy seeks to ensure that development does not exacerbate existing flood risks. Saved Policy GEN9 'Foul Water and Surface Drainage', requires drainage capacity for foul and surface water with the consideration of Sustainable urban Drainage Systems (SuDS) in all development proposals.
- 5.17. Safe and attractive facilities for cyclists and pedestrians with links to existing networks within the surrounding area are promoted through saved Policy GEN15 'Cycling and Walking', in order to facilitate and promote sustainable methods of transport.
- 5.18. Saved Policy GEN20 'Provision of Open Space Within New Development' requires the provision of 2.4 hectares of open space per 1,000 people including play equipment to meet the needs of development. This is in line with the recommendations in Section 2 of the Open Space and Recreation Standards SPG (2000).

Walberton Neighbourhood Development Plan (WNDP) (2017)

- 5.19. The WNDP was made on 8th March 2017. The Plan notes that Walberton is the largest village in the Neighbourhood Plan Area, offering a number of local services and community facilities (paragraph 3.1.3).

- 5.20. Policy HP1 'Spatial Plan of the Parish' states that *'Development proposals for other new dwellings outside the Built-up Areas will be resisted unless the Plan has made specific provision for those proposals'*.
- 5.21. WNDP Policy VE3 'Protection of Trees and Hedgerows', requires development proposals to retain; trees of merit, trees of good arboricultural and amenity value and hedgerows; proposals should be accompanied by an arboricultural survey.
- 5.22. WNDP Policy VE4 'Conservation Areas and Areas of Special Character' requires new development to protect the open/rural character of the Conservation Area's setting and enhance visual connections between the village core and wider views including those into the South Downs where they contribute to the character of the Conservation Area.
- 5.23. The WNDP requires development to reduce the overall level of flood risk. Surface water management measures should ensure that the risk of flooding on-site and downstream is not significantly increased and consideration should be given to the use of SuDS (Policy VE7 'Surface Water Management').
- 5.24. Traffic management is also a key issue within the village and WNDP Policy GA 5 'Traffic Management' seeks to ensure that proposals do not significantly increase the level of traffic and rat-running within villages. The Plan also proposes that support be given to proposals that improve and extend the existing footpath and cycle path network (Policy GA 2 'Footpath Bridleway and Cycle Path Network').

Other Material Considerations

- 5.25. Other documents and statements that should be taken into consideration include;
- Emerging Arun Local Plan 2011-2031 Publication Version (April 2017 modifications)
 - Housing Implementation Strategy (HIS) (March 2017)
 - Housing and Economic Land Availability Assessment (HELAA) (April 2017 amends)
 - Supreme Court decision in Suffolk Coastal DC v Hopkins Homes/ Richborough Estates v Cheshire East BC (10th May 2017)
 - Ministerial Statement (12th December 2016)

Emerging Arun Local Plan 2011-2031 Publication Version (April 2017 modifications)

- 5.26. Emerging Policies SD SP2 'Built Up Area Boundary' and C SP1 'Countryside' state that development outside of built up boundaries will be restricted in order to protect the countryside. However, para. 7.2.8 recognises that these boundaries may need to be reviewed if the Council is unable to meet any shortfall in its 5 Year Housing Land Supply.

- 5.27. Policies WDM1 'Water Supply and Quality', WDM2 'Flood Risk' and WDM3 'Sustainable Drainage Systems' state that development should be focused in areas at low risk of flooding and proposals for major development are required to incorporate SuDS into drainage strategies.
- 5.28. The emerging Local Plan seeks to preserve and enhance the historic environment through Policy HER SP1 'The Historic Environment' and Policy HER DM3 'Conservation Areas'. Development proposals must preserve and enhance the character, appearance and setting of historic assets and Conservation Areas.
- 5.29. Emerging Policy H DM1 'Housing Mix', specifies that for development of 11 units or more, the proposed mix is required to comply with the Strategic Housing Market Assessment (SHMA). Currently, this Policy outlines the required mix as set out in Table 1 below.

Table 1: Emerging Policies HDM1 and AH SP2 mix requirements

Beds	Private (%)	Intermediate (%)	Affordable Rented (%)
1	5-10%	15-20%	35-40%
2	40-45%	50-55%	35-40%
3	35-40%	25-30%	15-20%
4+	10-15%	0-5%	5-10%

- 5.30. Emerging Policy H DM1 also states that the tenure mix will be agreed on a site by site basis taking any viability issues into account. Policy AH SP2 'Affordable Housing', requires all development of 11+ units to deliver 30% affordable housing on-site.
- 5.31. Emerging Policy D SP1 'Design' is a general policy requiring good design, whilst related Policy DDM1 deals with 'Aspects of Form and Design Quality'. Policies ECC SP1 'Adapting to Climate Change' and SP2 'Energy and Climate Change Mitigation' support development which takes account of climate change, and achieves energy efficiency in design and layout. Policy OSR DM1 'Open Space, Sport and Recreation', requires the provision of open space for housing development in accordance with the Council's standard of provision in the Open Space Study (Sept 2016). Whilst all of these aspects will be dealt with through a future reserved matters application, a Parameter Plan has been submitted for consideration whilst an Illustrative Masterplan and Street Scenes (provided within the Design and Access Statement) have been submitted for indicative purposes.
- 5.32. The emerging Local Plan seeks to protect the natural environment through Policies ENV SP1, 'Natural Environment' and ENV DM5 'Development and Biodiversity'. Policy ENV SP1 'Natural Environment' seeks to promote preservation, restoration and enhancement of biodiversity and where possible, the creation of new areas for habitats and species. Policy ENV DM5

‘Development and Biodiversity’ requires the development to facilitate emergence of new habitats through the creation of links between habitat areas and open spaces to create a network of green spaces and facilitate species movement.

- 5.33. Emerging Local Plan Policy ENV DM4 ‘Protection of Trees’ requires proposals to include land and tree surveys, a tree constraints plan, and an arboricultural impact assessment with tree protection plan and arboricultural method statement.
- 5.34. Section 16 of the emerging Plan addresses building conservation and archaeological heritage. Para. 16.2.21 states that *‘applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment.’*

Housing Implementation Strategy (HIS) (March 2017)

- 5.35. The HIS is not a policy document but it forms part of the emerging Local Plan Evidence Base and should therefore be taken into consideration. Page 6 of the Strategy provided a ‘policy off’ housing land supply position of approximately 1.92 years. Local Plan sites were not included within this assessment but it did include the previous 5 year shortfall (1,548 dwellings); thus adopting the Sedgefield methodology as seen in Table 2 below.

Table 2: Extract taken from HIS (page 6) – AMR ‘policy off’ position

A	Completions 2001 - 2016	3,047
B	Shortfall Against OAN (919 x 5)	1,548
C	Requirement 2016 – 2021 (919 x 5 + B + 20%)	7,372
D	Projected Supply	2,835
E	Housing Land Supply (D/C x 5)	1.92 years

- 5.36. The Council published the HIS in March 2017, which recognises the shortfall and the persistent under supply and accepts the requirement to provide a 20% buffer (paragraph 2.5).
- 5.37. The HIS then assesses the Local Plan delivery of housing against the Sedgefield and Liverpool methodology for calculating land supply. Neither methodology ensures a suitable supply of housing; 3.8 years and 4.6 years respectively. The Council propose an alternative method which is yet to be tested through the emerging Local Plan examination process.
- 5.38. In terms of boosting the current supply of housing, Arun District Council’s Local Plan Sub-Committee (6th December 2016) and Full Council (11th January 2017) agreed that, in order to

boost supply in the short term and address the current housing deficit, Officers would invite planning applications where sites are identified as being 'deliverable' within the HELAA and will not prejudice the emerging Local Plan and/or infrastructure delivery. This has been further emphasised within para. 5.2 of the HIS and considered as essential in ensuring The Council looks at all options to increase housing supply in the short term.

HELAA Report November 2016 (April 2017 amends)

- 5.39. The HELAA is not a policy document but forms part of the Emerging Arun Local Plan Evidence base and is also referenced within the HIS, as above. The HELAA should therefore be taken into consideration.
- 5.40. The application site is considered under reference WA1. The assessment concludes that the site is available, suitable and achievable and could be capable of delivering approximately 205 dwellings at a density of 30 dwellings per hectare from 2018 onwards, the site therefore falls within the 'deliverable' category.

Supreme Court decision in Suffolk Coastal DC v Hopkins Homes/ Richborough Estates v Cheshire East BC (10th May 2017)

- 5.41. The pre-application response (27th March 2017) confirms the Council's position with regards to the weight given to policies relevant to the supply of housing (NPPF paragraph 49). It states that they can only be afforded very limited weight owing to them being time expired. This position was taken prior to the Supreme Court Decision (10th May 2017) and was taken on the basis of a 'wide' interpretation of '*relevant policies for the supply of housing*' in paragraph 49. This interpretation meant that policies that were non-housing specific but that would restrict the supply of housing, for example those protecting the countryside, would be deemed to be out-of-date if the Council could not demonstrate that there was a deliverable 5 year supply of housing land. In such circumstances, paragraph 14 should be applied.
- 5.42. The Supreme Court decision since favoured a more 'narrow' interpretation of paragraph 49. This has meant that non-housing policies that effectively restrict the supply of housing should not automatically be considered out of date. Lord Carnwath held that '*the weight to be given to it alongside other material considerations, within the balance set by paragraph 14, remains a matter for the decision-maker in accordance with ordinary principle*' (Paragraph 61).
- 5.43. The decision also states that '*The important question is not how to define individual policies, but whether the result is a five-year supply in accordance with the objectives set by paragraph 47 [of the NPPF]*' (Paragraph 59).

- 5.44. The judgment also supports the intentions of NPPF paragraph 215 which states that *'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given).'*
- 5.45. Currently, The Council is unable to demonstrate that it can deliver a 5 year housing land supply in line with paragraph 47. Further, the saved Local Plan Policies (2003) have very little consistency with the framework as the development needs do not derive from an up-to-date NPPF-compliant assessment. Thus, whilst the Supreme Court decision may have favoured a 'narrow' interpretation of paragraph 49, saved Policy GEN2 'Built Up Area Boundaries' should still be considered out of date in line with paragraph 215 and the *'presumption in favour of sustainable development'* should still apply.

Ministerial Statement (12th December 2016)

- 5.46. The ministerial statement was issued in December 2016 and should be considered as material consideration when making relevant planning decisions. It clearly states that *'a neighbourhood plan that forms part of the development plan should not be deemed to be 'out-of-date' under paragraph 49 of the NPPF where all of the following circumstances arise at the time the decision is made:*
- *This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;*
 - *The neighbourhood plan allocates sites for housing; and*
 - *The local planning authority can demonstrate a three-year supply of deliverable housing sites.'*
- 5.47. The Council is currently unable to demonstrate a three-year supply of deliverable housing sites and thus the three circumstances are not met and relevant policies for the supply of housing within the WNDP, specifically Policy HP1, should be considered out of date.

6. Scheme Assessment

- 6.1. This section sets out the merits of the scheme and its compliance with national and local planning policy. It demonstrates the deliverability of the site and its potential to provide for an existing and identified housing need through the provision of a well-designed development of up to 175 homes.

Principle of Development

- 6.2. Both the saved and emerging Local Plan Proposals Maps identify the site as being located outside, but adjacent to, the settlement boundary of Walberton and thus within the countryside (saved Local Plan Policy GEN3). The settlement boundary runs along the southern and eastern boundaries of the site. Other than being located within the countryside, the site does not have any other policy designations.
- 6.3. The site's location outside the settlement boundary triggers both saved Local Plan Policies GEN2 and GEN3, emerging Local Plan Policy SD SP2 and WNDP Policy HP1, in that development outside of settlement boundaries will be restricted subject to certain exceptions. Whilst the settlement boundary is ordinarily a restraint on new housing development, this policy currently does not carry significant weight. The reasons for this are confirmed within the pre-application response, on the basis that the Council is unable to demonstrate a 5-year housing land supply and is inviting applications on 'deliverable' sites.
- 6.4. Saved Local Plan Policies GEN2 and GEN3 were adopted in 2003, they are significantly out of date, adopted pre-NPPF, accommodating development needs to 2011. The development needs do not derive from an up-to-date NPPF-compliant assessment and are thus in conflict with NPPF paragraph 215. These policies should therefore be considered out of date, paragraph 14 should be engaged and the application should be considered in line with the '*presumption in favour of sustainable development*'.
- 6.5. The Council is unable to demonstrate a three-year housing land supply (current policy-off position of 1.92 years) and as such, the three criteria in the Ministerial Statement are not met and Policy HP1 of the WNDP should be given limited weight.
- 6.6. The HELAA concludes that the site is available, suitable and achievable and thus placed within the 'deliverable' category whereby the principle of development is considered to be acceptable.
- 6.7. This statement and the supporting assessments demonstrate how the proposal addresses the social, economic and environmental principles of sustainable development, ensuring any adverse impacts do not significantly or demonstrably outweigh the benefits.

High Quality Design

- 6.8. The Illustrative Masterplan demonstrates how the scheme could form a sustainable, cohesive development achieving a sense of integration with the existing village and enhancing the built character of the locality.
- 6.9. As set out within the Design and Access Statement, the Illustrative Masterplan is split into a five Character Areas at varying densities, providing a holistic approach to the design and ensuring the proposals respond to and integrate with the surrounding form, streetscape and landscape. The existing architectural vernacular derives from the village's agricultural roots, and thus, whilst to be addressed through reserved matters, it is likely the palette of materials will comprise bricks, tiles and finishes associated with the typical Sussex Vernacular and key local features. Each Character Area would include focal buildings at key junctions and vista points to provide structure, improve legibility and aid wayfinding. The proposal would promote high quality design; responding to the characteristics of the site and creating an attractive sustainable development in line with saved Local Plan Policy GEN7 and emerging Local Plan Policies D SP1 and DDM1.
- 6.10. The first Character Area is the 'Entrance Gateway' formed around the principal vehicular access from Yapton Lane. An area of open space to the north of the access and landscape buffers to the north and south provide a shield to the entrance of the golf course and existing properties fronting Yapton Lane. These landscape enhancements respond to the rural parkland theme and create an attractive entrance feature.
- 6.11. The 'Entrance Gateway' leads to the 'Central Boulevard', the principal access running east west through the site. This area is characterised by outward facing properties, creating attractive frontages and allowing natural surveillance. Structure is formed by formalised tree and soft landscaping arrangements and green corridors providing amenity space and meeting points.
- 6.12. The southern area of the site is primarily characterised by 'The Community Edge', an area of lower density development and publically accessible amenity spaces including play areas, an orchard and SuDS feature, and links to Avisford Park Road and the existing village. This area would be designed to integrate the site with the village to the south for use by the future residents and the existing community.
- 6.13. The south-western edge and Tye Lane boundary form part of 'The Village Edge', an area that would respond to the neighbouring Conservation Area, rural in nature and predominantly consisting of open space, SuDS feature and allotments. Properties would be outward facing onto the open space and landscaping would be less formal and more rural in character.

- 6.14. The northern boundary provides an opportunity for a 'Parkland Edge' to ensure the proposal respects the parkland setting and golf club to the north. This could include; lower residential densities, slightly larger plots set back from the boundary, community access roads and footpath links to a circular walk.
- 6.15. An informal circular walking route would link the proposed open spaces and Parkland Edge with pedestrian connections onto Avisford Park Road, Yapton Lane and Tye Lane. This would link the site with the village and footpaths within the surrounding area in line with saved Local Plan Policy GEN15 and WNDP Policy GA2.
- 6.16. The Open Space and Recreation Standards SPG (2000) requires the provision of 32sqm of open space per occupant, reaching a total of 13,440 sqm of open space to be provided within the development. The Parameter Plan and Illustrative Masterplan demonstrate the ability to exceed this, delivering approximately 44,712 sqm of open space with varying functions, including a LEAP and nine LAPs. The proposal is therefore also in compliance with emerging Local Plan Policy OSR DM1. Natural surveillance and safe access allows for play space, meeting spaces and community uses to be enjoyed by a range of age groups at the same time, aiding in social cohesion and contributing to the creation of a sustainable community.
- 6.17. There are no landscape, ecological or heritage designations within the site. The Parameter Plan, Landscape Strategy (within the Design and Access Statement) and Illustrative Masterplan demonstrate a strong landscape framework providing a number of benefits including; enhancing biodiversity routes through the site, balancing the built form with green space, maintaining the enclosed character of the surrounding landscape, and incorporating street trees wherever possible. The landscaping scheme will improve the landscape quality, biodiversity and habitat opportunities within the site beyond that usually expected, thus supporting the environmental dimension of sustainable development and adhering to emerging Local Plan Policies ENV SP1 and ENV DM5.
- 6.18. Due to the site's village location and proximity to the South Downs National Park (over 150m to the north), the design principles seek to consider any potential light impacts from the development. Increased lighting can cause a number of implications for local wildlife. Whilst a matter for consideration at the reserved matters stage, the proposals will ensure lighting levels around the boundaries are equivalent to moonlight so as not to have a detrimental impact on foraging routes. Lighting will be restricted to the main spine road, the highest used area and area most at risk of incidents. Mitigation measures will ensure the proposal will be equivalent to existing levels throughout the village, will not have any detrimental impact on the South Downs National Park to the north and associated dark skies policies and will be in accordance with emerging Local Plan Policy QE DM2 and NPPF paragraphs 120 and 125.

- 6.19. In terms of sustainability, the proposals will address climate change and seek to ensure environmental benefits wherever possible, in line with emerging Local Plan Policies ECC SP1 and ECC SP2. The proposals will be designed in accordance with the 'fabric first' approach to sustainable construction, prioritising improvements to the building fabric including high levels of insulation and efficient building services to reduce energy demand and consequent CO2 emissions. All dwellings on site will benefit from good daylighting levels and wherever possible, will be orientated in a fashion that allows for maximum solar gain, reducing the use of unnecessary internal lighting. All properties will be provided with facilities to encourage the recycling of everyday waste and reduce landfill.
- 6.20. Whilst many of the design principles are indicative at this stage, the Illustrative Masterplan demonstrates how the proposals are capable of creating a cohesive and joined up approach to development, ensuring the proposals promote community and environmental benefits in line with the sustainability dimensions outlined within the NPPF. Further details on the concepts, parameter plans, principles and sustainability aspects can be found within the supporting Design and Access Statement.

Housing Mix

- 6.21. An indicative accommodation schedule has been provided to inform this submission, as set out in Table 3 below. The schedule is in accordance with the emerging Local Plan Policies HDM1 and AH SP2, however it is currently indicative as it is a matter to be determined through a reserved matters application. The mix could therefore be subject to change depending on the demographic evidence and mix requirements at that point in time.

Table 3: Indicative Accommodation Schedule

	Beds	Type	Number
	1-bed	Maisonette	6
Private	2-bed	House	50
	3-bed	House	55
	4-bed	House	9
	5-bed	House	3
		Sub-Total	123
Affordable	1-bed	Flat/Maisonette	13
	2-bed	Flat	12
	2-bed	House	12
	3-bed	House	13

	4-bed	House	2
		Sub-Total	52
		Total Dwellings	175

6.22. The mix of housing proposed will widen the choice of high quality homes, allowing families to remain in the village they grew up in. It will create a mixed-community within the development and thus will be in the interest of social sustainability.

Landscape

6.23. The site has no landscape designations, either local or national, nor does it have any formal recreational value.

6.24. The site is largely visually enclosed by existing vegetation and consequently, visual effects are largely limited to the immediate vicinity. The eastern end of the site is particularly strongly influenced by the settlement edge to the east and south, with also additional influence of buildings in the golf club to the north. The western edge of the site is influenced by the settlement edge to the south and golf course to the north. Thus, whilst the site is agricultural in use, it is very clearly part of a settled landscape.

6.25. The site falls within the LCA: SC8: Ashlings, Halnaker and Fontwell Upper Coastal Plain, as defined by the WSCC Landscape Character Area Assessment (2003). This area is characterised by good cover of woodland and trees and fields enclosed by woods and hedgerows and winding hedged lanes. However, the site is partly characterised by a prominent settlement edge and whilst views to the South Downs National Park (over 150m north of the site) are available in the wider landscape, they are not present within the immediate context of the site.

6.26. In visual terms, the most sensitive receptors include the footpath to the south of the site (footpath 333) and residential receptors particularly to the east and south. The Landscape and Visual Impact Assessment submitted to support the application determines that whilst the existing open character will be appreciated by some existing residents, its scenic quality, condition and rarity are of no more than local significance.

6.27. The supporting Assessment determines that any significant negative effects would be limited to short term effects on the golf course, residents on Avisford Park Road and the associated footpath 333. The significant negative effects would however, be short term due to mitigation planting and the location of open spaces. In the long term, once the planting has matured, the site would be largely screened by existing and proposed planting, meaning any visual effects

would become neutral over time, ensuring the site integrates into the wider landscape. The proposal would therefore not have any detrimental impact let alone significant effects on Walberton Village, the South Downs National Park or the surrounding landscaping and the benefits of the proposal should still be considered compliant with emerging Policy LAN DM1. It should also be considered as weighing heavily in favour of approval in line with the NPPF presumption in favour of sustainable development.

Historic Environment and Archaeological Interest

- 6.28. No listed buildings or other nationally or locally designated heritage assets lie within the boundary of the application site.
- 6.29. There are two Conservation Areas within Walberton; Walberton Village which was designated in 1985 and Walberton Green designated in 1990. The area most relevant to the site is the Walberton Village Conservation Area.
- 6.30. A recent study of the Conservation Area undertaken by The Council does not specifically identify key views from it northwards. The Conservation Area is defined by four Character Areas; with two being most relevant to the application site. The supporting Heritage Assessment concludes that The Street-East Character Area and Church Lane Character Area, together with their nationally and locally designated historic buildings, will not be adversely affected visually by proposed residential development on the site. This is primarily due to the distance and separation caused by existing residential development, boundary walls and vegetation.
- 6.31. There will be a minor/negligible adverse visual effect on a limited area of the Maple Road Character Area which is located to the south of the recreation ground. The existing topography, vegetation cover and development to the north-east of the area provide a visual buffer between the field and the site. The Street-West Character Area adjoins a section of the site's south-western boundary. The part of the Conservation Area adjoining the site (north of The Street) does not contain any nationally or locally designated assets, nor are there views from The Street northwards through the site. Strong, mature vegetation on the rear garden boundaries of these properties also further reduces any north-south views.
- 6.32. Whilst visual effects on these two Character Areas are minor, the proposed development carefully creates a 'soft' border with the Conservation Area. In the south-western corner of the site, this includes an area of open space and additional boundary planting. In the south-eastern corner of the site, this also includes a carefully planned area of open space and additional planting around the recreation ground's northern and eastern boundaries.

- 6.33. The effects on the Conservation Area and the proposed mitigation are explored in further detail within the submitted Heritage Assessment, as required by NPPF para. 128. The proposals would not have any detrimental impact on the Conservation Area, any associated buildings or their settings and are therefore in accordance with emerging Policies HER SP1 and HER DM3.
- 6.34. In terms of archaeology, an Archaeological Desk Based Assessment supports the application in line with emerging Local Plan Policy HER DM6. The Assessment determines that there are no Scheduled Ancient Monuments or other designated heritage assets on the site. The site does however lie within an area of generally high potential, it is not within an Archaeological Notification Area but is within 1km of one at Blacksmiths Corner (Archaeology Assessment Figure 1). This Area has previously been subject to excavations and findings associated with a Roman Villa.
- 6.35. The Assessment concludes that any archaeological deposits are likely to be of relatively minor significance and in addition, the site has been exposed to truncation from ongoing agricultural activity. Any impacts on archaeological deposits can be mitigated through a programme of trial trenching secured under a routine pre-commencement condition, in line with 'Part A' of emerging Policy HER DM6 and to be agreed with the Local Planning Authority and its Archaeological Advisor.

Transport

- 6.36. A Transport Assessment (TA) and Framework Travel Plan have been submitted to support the application, demonstrating that the proposed access onto Yapton Lane is acceptable, that there will be minimal traffic and movement impacts on the existing road network, that sustainable travel is to be promoted and that there is the potential for a number of local improvements for pedestrians, cyclists and bus users. WSCC and Highways England have been consulted throughout the preparation of the planning application. The methodology for assessing the potential traffic impact of development has been agreed with both consultees. WSCC has agreed in principle with the proposed access arrangements. Further details and consultee responses can be found within the TA.
- 6.37. A new point of access is proposed from Yapton Lane, in the north eastern corner of the site. The TA (Table 6.4) determines that only approximately 5% of vehicles will use The Street to access Walberton and Barnham on a daily basis. The majority of trips (70%) will route north to the A27 to reach Worthing, Chichester and Portsmouth. Whilst this is the case Section 7 of the TA determines that the development is only likely to have a small impact on the A27 corridor overall.

- 6.38. The site is accessible by foot, bicycle and public transport. In line with saved Local Plan Policy GEN15 and NPPF Paragraph 32, the layout will deliver connected routes through the development to facilitate local walking and cycling, with safe points of connectivity to the existing village at Tye Lane, Avisford Park Road and Yapton Lane. Village services can be accessed on foot via footpath 333 which is surfaced and overlooked. Each of the dwellings will also incorporate secure, covered cycle storage within dwelling curtilages, whilst any flats will include dedicated storage facilities.
- 6.39. The supporting TA (Table 5.2) demonstrates that there is a wide range of everyday facilities within a comfortable and attractive walking distance of the site (within 1km), including primary education, convenience retail, personal business services, a range of leisure facilities and employment opportunities.
- 6.40. In line with saved Local Plan Policy GEN14, the site is well located to existing bus services which provide opportunity for trips to be made to local services and facilities beyond the village by sustainable modes. Existing services provide travel to key destinations such as Arundel, Chichester, Barnham, Bognor Regis and Fontwell. Furthermore, school bus services are available to numerous local secondary schools, such as Chichester High School, Ormiston Academy and St Philip Howard School. The supporting TA and associated correspondence with WSCC, determines that whilst bus frequencies are relatively low, consistent with the village location, bus travel remains a realistic option for a number of trip purposes and that any financial contributions would be better spent on walking/cycling infrastructure improvements.
- 6.41. The supporting Framework Travel Plan identifies a number of off-site improvements which are proposed to be delivered by the development, in line with saved Local Plan Policy GEN16 and WNDP GA2. These include, a number of improved crossing facilities on The Street, improved crossing and upgrades to footpath FP350 and improvements to the bus stop and crossing on Yapton Lane.
- 6.42. Car and cycle parking will be provided in accordance with the guidance contained within the WSCC Guidance for 'Parking in New Residential Developments' SPD (September 2010). The final quantity of car parking will be determined at the Reserved Matters stage, but applying the standards to the Indicative Accommodation Schedule, the development would provide some 413 allocated spaces and 44 visitor / unallocated spaces.
- 6.43. The site is considered to be sustainable in accessibility terms when accounting for its proximity to, and sustainable travel opportunities for, accessing local services and facilities. It is submitted that, in line with the NPPF principles, the proposals and improvements go beyond seeking to mitigate the impact of development and deliver tangible and significant wider benefits, providing betterment over a scenario where the development (and mitigation) does

not come forward. The proposal is therefore consistent with emerging Local Plan Policies T SP1 and T DM1, saved Local Plan Policies GEN14, GEN15 and GEN16 and WNDP Policy GA2.

Flood Risk and Drainage

- 6.44. The Environment Agency Flood Map shows the site to be located within Flood Zone 1 (low probability of flooding) and the indicative mapping indicates that the vast majority of the site has a very low susceptibility to surface water flooding. A small part of the southwest corner is shown to have a high susceptibility to surface water flooding, however the spatial extent is considered to be minimal.
- 6.45. Groundwater monitoring results have been submitted to support the application. The Flood Risk Assessment (FRA) interprets this data in further detail and uses it to devise an appropriate drainage strategy. The data shows the top strata contains impermeable layers of silty clay meaning the risk of flooding from groundwater within the boundary is considered to be low.
- 6.46. The NPPF states that 'More Vulnerable' developments are appropriate to locate in Flood Zone 1. The Flood Risk Assessment determines that whilst there is a low point in the south western corner of the site that has been identified as having a high susceptibility to surface water flooding, this part of the site is not proposed to be developed.
- 6.47. The Strategic Flood Risk Assessment (2016) published by The Council as part of the emerging Local Plan Evidence Base requires new development to consider making space for water with the aim of incorporating SuDS to minimise the amount of surface water that is generated. The provision of SuDS allows water related features to become part of the landscape, offering improved aesthetics to development and enhanced ecological habitats whilst removing the need for underground storage or culverting.
- 6.48. The proposed drainage strategy seeks to incorporate a number of SuDS options; wetland area within the southwestern corner of the site, swales, infiltration trenches, and detention basin. Runoff will also be intercepted by existing tree belts and additional proposed landscaping.
- 6.49. The incorporation of the above SuDS options alongside improved landscaping and increased tree planting will mean that there will be no increase in flood risk to downstream receptors following development. In addition, the introduction of SuDS as part of the proposals will reduce the susceptibility of surface water flooding within the application site compared to the existing use.
- 6.50. The FRA determines that there are public sewers located in close proximity to the site, on Tye Lane, Avisford Park Road and Manser Road. Before any connections are made to the foul sewerage network, a S106 Agreement is to be submitted and approved by Southern Water.

- 6.51. The supporting FRA demonstrates that the proposal is in accordance with NPPF Section 10 in respect to Climate Change and Flood Risk, the Council's Strategic Flood Risk Assessment, Emerging Local Plan Policy W SP1, saved Local Plan Policies GEN11 and GEN9 and WNDP Policy VE7.

Biodiversity

- 6.52. There are no statutory or non-statutory nature conservation designations situated within or adjacent to the application site and no potential adverse impacts have been identified. The site at present holds limited intrinsic ecological value, dominated by an arable field with a small number of scattered mature trees, and an area of mown species-poor grassland in the north-eastern part of the site.
- 6.53. Due to the current agricultural use, the majority of habitats are located on the site boundaries; a small area of non-native broad-leaved woodland and a mixture of scattered trees, scrubs and hedgerows in various states of management. The majority of the existing boundary will be retained, with very small losses to woodland and hedgerows necessary for the installation of a footpath and access road.
- 6.54. The retention of hedgerows and trees wherever possible, and the provision of additional species-rich planting within the open space areas and landscape buffers as part of the landscaping scheme, will overall, provide for biodiversity gain by enhancing the quality of habitats present within the site post development.
- 6.55. The Ecological Assessment submitted to support the planning application includes recommendations that will safeguard the existing ecological interest of the site, and introduce measures to enhance ecological value and ensure biodiversity gain. The implementation of the measures set out within the Assessment enable the proposals to fully accord with planning policy for ecology and nature conservation at all administrative levels. The proposal would not result in significant harm, it would conserve and significantly improve biodiversity in line with the environmental strand of sustainable development as outlined within the NPPF. By ensuring biodiversity gain and creating networks of connectivity, the proposal also accords with emerging Local Plan Policies ENV SP1 and ENV DM5.

Trees

- 6.56. The application submission is supported by a Tree Survey, Tree Protection Plan and Arboricultural Implications Report (AIR), in line with emerging Local Plan Policy ENV DM4 and WNP Policy VE3. The AIR determines that the arboricultural impact of the development is of negligible magnitude. The outline proposals do not require the removal of any category 'A' or 'B' mature, veteran trees, or trees of high landscape or biodiversity value.

- 6.57. The proposals do require the removal of a group of trees on the western side of the site to allow pedestrian access onto Tye Lane. However, the AIR determines that this will represent only a minor alteration to the main arboricultural features of the site and would not have a significant adverse impact on the arboricultural character and appearance of the local landscape.
- 6.58. The proposals include minor incursions into the Root Protection Areas of retained trees, but the Tree Protection Plan recommends measures to ensure no-significant or long-term damage to the root systems or environments of retained trees.
- 6.59. The outline proposals will not cause any significant adverse impacts on the current arboricultural character of the site. The landscaping scheme will include additional tree planting which will mitigate the proposed removals, improve the age class balance of the trees on site, and enhance the local landscape and character of the site. The proposals positively address the environmental principles of sustainability and accord with emerging Local Plan Policy ENV DM4 and WNDP Policy VE3.

Utilities

- 6.60. The supporting Utilities Statement demonstrates that there is availability within the following networks;
- Scottish Southern Electric
 - BT Open Reach Network
 - Southern Gas Network
 - Portsmouth Water
- 6.61. The Proposed Utility Services Diagram shown in Figure 3 of the Utility Assessment denotes the location of existing services and potential location of any associated on-site requirements.

Planning Obligations

- 6.62. It is anticipated that the Section 106 Agreement will likely comprise contributions or agreements towards;
- Affordable Housing
 - Off-site Highways Works
 - Education
 - Landscape Management Plan
- 6.63. The actual sum, triggers and precise wording is to be agreed through the application process but all contributions must be substantiated and justified in the context of the NPPF.

7. Conclusion

- 7.1. The NPPF encourages Local Authorities to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The Framework states that when making decisions, development proposals that accord with the development plan should be approved without delay.
- 7.2. The Council does not have an up to date Local Plan and is unable to demonstrate a 3 or 5 year housing land supply. The site is located outside but adjoining the settlement boundary and due to the housing land supply position, The Council is inviting applications on deliverable sites.
- 7.3. The application represents a comprehensive and sustainable development proposal. It reflects the three essential strands of sustainable development, delivering economic, social and environmental benefits to the local area. In summary, it would;
 - Promote social sustainability by providing a mix of house sizes and tenures to meet the needs of the existing community and future generations, allowing families to stay within the village;
 - Result in significant capital investment in the area, thus supporting existing village services and making financial contributions to local infrastructure, encouraging sustainable economic growth;
 - Introduce a new significant area of on-site open space, play space and landscape features for use by future residents and the existing community;
 - Deliver substantial ecological and biodiversity enhancements through the proposed landscaping scheme and SuDS strategy, in line with environmental sustainability principles;
 - Create a drainage strategy that incorporates sustainable drainage methods to reduce any future flood risk and account for potential climate change; and
 - Allow for safe access and promote sustainable transport methods through improvements to the existing footpath and cycle network.
- 7.4. Extensive technical studies have been undertaken which demonstrate that the site is 'available', 'suitable', 'achievable' and therefore 'deliverable' in planning terms.
- 7.5. The scheme, as demonstrated, is compliant with national and local planning policy and it is therefore requested that planning consent is granted subject to conditions and the completion of a S106 Agreement where necessary. The positive approval of this scheme by The Council will demonstrate that it is meeting the stated objectives to bring about and deliver social, environmental and economic benefits both to the local community and wider district.



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Asset Planning is Development Sustainability

APPENDIX A



Wates
DEVELOPMENTS

OMEGA
PARTNERSHIP

Omega Partnership Limited, Architects and Urban Designers
Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR
T: 01372 470 313 W: www.omegapartnership.co.uk

client
WATES DEVELOPMENTS

project
LAND EAST OF TYE LANE, WALBERTON

description
ILLUSTRATIVE MASTERPLAN

scale
1:1000 @ A1

date
JUNE 2017

status
PLANNING

2507-A-1005-A



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APPENDIX B



ILLUSTRATIVE LAYOUT



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APPENDIX C



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Your Ref:

Our Ref: PAA/29/17/

Please ask for: Claire Potts

01903 737698

27 March 2017

Dear Ms E White

Pre-Application Advice

Development of up to 200 No. dwellings.

Land east of Tye Lane Walberton

I write regarding the above matter and your enquiry received on 31st January 2017.

Description Of Proposed Development

From the details submitted, I understand that you propose a scheme of up to 200 dwellings to incorporate a mix of sizes and tenures. The scheme proposes a central green space, a green buffer and pedestrian links to the wider public footpath network. The proposal would be to submit an outline application seeking approval of principle and access only.

Description Of Site

The site comprises agricultural land. The site is generally gently sloping 11.3 hectares in size and there are a couple of notable trees within the site to the south east corner and trees/ hedges along the boundaries of the site.

Description Of Locality

The area is rural in character with residential development (Walberton Village, including the Conservation Area) to the south of the site and the land to the north is the Avisford Park Hotel golf course. To the west of the site is Tye Lane, with open farmland beyond. The local design vernacular is detailed on page 14 of your submission.

Planning Issues

The following issues have been identified for consideration.

Principle
Design
Neighbour Amenity
Amenity Space Provision
Bin Storage

decpaa

Affordable Housing
 Highways, Transport and Parking
 Sustainability
 Flooding/Drainage
 Barnham Special Consultation Area
 Listed Building(s)
 Conservation Area
 Protected Trees
 Open Space Provision
 Light Pollution
 Noise Pollution
 Contamination
 Infrastructure Provision
 Biodiversity
 Protected Species
 Crime
 Loss of Agricultural Land
 Landscape Impact
 Archaeology

Relevant Planning History

WA/5/60/A	Outline application for residential development	Refused 16-08-1961
WA/17/57	Outline for residential development	Refused 16-07-1958

Comment On Site History

The outline proposals for residential development were both refused.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	DEV17	Affordable Housing
	DEV18	Affordable Housing Outside the Built Up Area
	ECSP1	C SP1 Countryside
	EDDM1	D DM1 Aspects of Form and Design Quality
	EDDM2	D DM2 Internal Space Standards
	EDDM3	D DM3 External Space Standards
	EDSP1	D SP1 Design
	EECCDM1	ECC DM1 Renewable Energy
	EECCSP1	ECC SP1 Adapting to Climate Change
	EECCSP2	ECC SP2 Energy and climate change mitigation
	ESDSP1	SD SP1 Sustainable Development
	ESDSP2	SD SP2 Built -Up Area Boundary
	GEN12	Parking in New Development
	GEN14	Public Transport
	GEN15	Cycling and Walking
	GEN18	Crime Prevention
	GEN20	Provision of Public Open Space within New Development
	GEN28	Trees and Woodlands
	GEN29	Nature and Conservation Across the District
	GEN3	Protection of the Countryside
	GEN32	Noise Pollution

decpaa

GEN33	Light Pollution
GEN7	The Form of New Development
GEN8	Development and the Provision of Infrastructure
GEN9	Foul and Surface Water Drainage
NPPG	National Planning Practice Guidance

Planning policy guidance NPPF National Planning Policy Framework

Principle

The site lies in a countryside location outside the Built-up boundary in an area where the principle of development is considered unacceptable. The site has not been allocated for housing in the Arun District Local Plan (2003), the emerging Local Plan (2014), the draft modifications to the Local Plan or in the recently made Walberton Neighbourhood Plan (2017). The policies that relate to the supply of housing in the 2003 Local Plan are now only afforded very limited weight as they do not relate to development needs beyond 2011 and the current built-up area boundaries were drawn to accommodate a specific quantum of development in the period 2001 - 2011.

The made Walberton Neighbourhood Plan (2017) contains the following relevant policies:

Policy VE1: Designation of Local Green Space
Policy VE3: Protection of Trees and Hedgerows
Policy VE4: Conservation Areas and Areas of Special Character
Policy VE5: Buildings and Structures of Character
Policy VE7: Surface Water Management
Policy VE8: Unlit Village Status
Policy HP1: Spatial Plan of the Parish
Policy HP10: Affordable Housing
Policy HP11: Housing Density
Policy HP13: Design Guidance (see also emerging Village Design Statement)
Policy GA1: Open Access and Permissive Paths
Policy GA2: Footpath Bridleway and Cycle Path Network
Policy GA5: Traffic Management
Policy GA6: A27/A29 Junction West and other strategic junctions
Policy CL6: Health Care
Policy CL7: Recreation Facilities
Policy CL8: Allotments

The Council has produced new evidence to support the emerging Local Plan which indicates that the objectively assessed housing need (OAHN) for the District equates to 919 dwellings per annum. The proposed modifications to the Local Plan result in a housing requirement of 20,000 dwellings over the Plan period between 2011 and 2031. The housing supply comprises completions, commitments, Neighbourhood Plan allocations, deliverable HELAA sites (within the Built-Up area boundary), non-strategic sites, windfall sites and strategic site allocations. This site does not fall within any of the aforementioned categories, although the site has been identified as 'deliverable' in the HELAA. The emerging Local Plan modifications also include an updated Built-Up area boundary (illustrated on the draft Proposals Map) which will control development in the countryside when the Local Plan is adopted.

A Housing Implementation Strategy has been produced (March 2017) to support the modifications to the Local Plan housing policies and this document identifies the current five year housing land supply situation. The current housing land supply (with a 'policy off' position) is 1.92 years. A report to the Local Plan Sub-Committee recommended to Full Council that planning applications should be invited on sites identified as being 'deliverable' by the HELAA where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery. This was due to the shortfall in housing land supply since the start of the plan period in

decpaa

2011. The emerging Plan must ensure that an adequate supply of sites to provide for a rolling five year land supply over the course of the Plan period once the Plan is in place. At present the Council cannot do this so in accordance with paragraph 49 of the NPPF, the housing policies in both the Local Plan and the made Neighbourhood Plan are out of date and therefore very limited weight can be attached to them and the presumption in favour of sustainable development applied.

Once the Local Plan is adopted, the policies seek to exert a strict control over new development in the countryside to protect it for its own sake. Development will only be permitted in exceptional circumstances or where there is a strong justification for a countryside location. The Government's planning advice indicates that planning authorities should continue to ensure that the quality and character of the wider countryside is protected, and where possible enhanced. One of the Core Objectives of the Neighbourhood Plan (Number 2) is that 'development on the open land and fields where there is overwhelming opposition to any development will be resisted and so preserve the rural character of the village'. However, the weight given to adopted policies will also depend on the housing land supply situation at the time.

In relation to the sustainability of the location Walberton has the following services and amenities: shops (along Maple Parade), small meeting hall on the Street and a modern village hall, a sports pavilion, child-care facility (pre and after school/ holiday club), playing field, children's playground, one Public House, primary school, dental surgery. There is also a doctors surgery on the Street (Flintcroft Surgery). Employment opportunities are located at Hooe Farm Industrial Park, Avisford Park Hotel, Fontwell Racecourse, the village centre and the nurseries and business parks to the south of Walberton. In terms of sustainable transport, the Neighbourhood Plan (NP) states that there are no buses to Littlehampton but there is a service to Chichester, Bognor and Barnham with journey times of approximately 30minutes. However, the NP recognises that the frequency of service is not sufficient to readily serve those travelling to work, leading to a high reliance on car use (eight bus journeys each day). The nearest railway station is Barnham with frequent trains to London and the main towns in the area and further afield. The railway station is five minutes on the bus.

Overall, whilst there are local facilities, some employment opportunities and services which add to the sustainability of the village, the lack of a frequent bus service to access employment opportunities further afield would lead to a reliance on car and decrease the sustainability of the site.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Section 7 of the NPPF states that good design is a key aspect of sustainable development (paragraph 56), and that developments should establish a strong sense of place and be visually attractive as a result of good architecture (paragraph 58). Paragraph 64 confirms that planning permission should be refused for poor design that fails to improve the character or quality of an area.

Local Plan (2003) Policy GEN7 (ii) requires that new developments respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore, new development should be well integrated with and complement the local area in terms of, for example, layout.

Policy D SP1 'Design' of the Local Plan Publication Version seeks good quality and demonstration of a high quality of design based on a site analysis and context appraisal; adherence to objectives informing sustainable design; and the influence of these objectives have on the form of the development.

The NP also includes Policy HP13 which seeks a high quality design which contributes to local character and preserves the sense of place and local distinctiveness. It also seeks to ensure that new development integrates with the existing streetscape. Due to the location of the site behind the existing village, achieving a sense of integration with the village will be a challenge. The different options for the layout of the site were discussed at the meeting, including whether the south-eastern boundary should be reinforced with additional landscaping or the more open views maintained. The northern boundary was also considered and likewise it could either be reinforced or the layout could be sympathetic with the parkland landscape setting. As discussed, the density needs to reflect the rural and village character of the area and the surrounding context of the site. The northern and western boundaries in particular are suited to a 'countryside edge' type of built form as set out in the Vision document. A typical suburban type of built form should be avoided.

An illustrative masterplan should be submitted with the outline application, along with parameter plans to illustrate the proposed densities and storey heights and illustrative street scenes/materials palette. This should be included in a comprehensive Design and Access Statement (for a good example see the Courtwick development application LU/355/10) which builds on the initial vision document. The Design and Access statement should also include the approach to pedestrian and cycle links with the village and surrounding area. Local engagement will help to inform important links and where improvements can be made, as well as seeking views on any local community facilities that would be beneficial (see also the NP) such as those referenced in the NP schedule. Policy GA2 of the NP supports proposals that improve and extend the existing footpath, bridleway and cycle path network.

Neighbour Amenity

Arun District Local Plan Policy GEN7 (iv) indicates that development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. One of the 'core planning principles' of the NPPF is to secure high quality design and a good standard of amenity (paragraph 17). Both the adopted Local Plan Policy GEN7 and the emerging Local Plan policy require that regard be had to the amenity & living conditions of neighbouring properties.

The amenity of adjoining occupiers to the south and east of the site are an important consideration for this site, and as discussed at the meeting this is being taken into account. Given the size of the site it should be possible to achieve good separation distances between existing and future residential dwellings.

Amenity Space Provision

Policy GEN7 of the Arun District Local Plan indicates that development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan and the NPPF. The specific open space requirements are considered below.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the

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Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Affordable Housing

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 15 units are proposed such as on this site. Based upon a proposal of 200 dwellings then 60 would need to be affordable to comply with the current policy.

Tenure

The tenure of the affordable housing is to be agreed with the Council but a split of 70% rented and 30% intermediate housing is initially sought.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at the middle of March 2017 there were around 1,200 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants should ensure that the quantum of affordable housing is broadly delivered as follows:

1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%
Intermediate Homes	10-15%	15-20%	50-55%
Affordable rented	25-30%	0-5%	35-40%
	35-40%	15-20%	5-10%

The intermediate housing (shared ownership) dwellings should comprise of a mix of 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended.

Integration - The affordable housing should be integrated into the overall development to form clusters.

S106 considerations and Affordable Housing Agreement

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

The Council would request that the applicants engage with one of our preferred registered partners for the acquisition of the affordable housing.

Starter Homes have been assessed as not being affordable to most of those in housing need in the Arun area. At present therefore, the Council would not support the inclusion of Starter Homes as an affordable housing product and would seek on-site affordable housing as described above.

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Summary

In terms of the provision of affordable housing there is no objection in principle but an Affordable Housing Statement is required in order to be able to comment further on an on-site provision of 30% affordable housing.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. It is noted that separate pre-application advice has been provided by West Sussex County Council on highways and transport. The NP Policy GA5 seeks to resist proposals that significantly increase the level of traffic within the villages. Any submission will need to demonstrate how this policy will be addressed.

Parking should be provided to the West Sussex Parking Standards. In respect of parking, please note that we use the West Sussex Parking Demand Calculator in order to calculate the likely parking demand for new development. You can access this calculator through the West Sussex County Council website. You should also include some secure cycle parking within the curtilage.

Sustainability

Government Planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reduce emissions and reduce climatic change. The proposed development is considered to be sustainable in relation to access to services locally but less sustainable in relation to public transport provision serving the village. The submission should address how this is proposed to be improved.

Flooding

Planning Policies and the National Planning Policy Framework require development not to give rise to an unacceptable risk of flooding detrimental to human health or property. Policy GEN9 of the Local Plan seeks to ensure that sites on which new development is provided can be adequately drained and does not cause flood risk to existing properties.

The Environment Agency website details designated flood zones and it would appear that the site is within Flood Zone 1. On the basis that the site is over 1ha, you will need to prepare and submit a Flood Risk Assessment and you may wish to contact the Environment Agency separately in order to discuss this. However, please note that from 02/01/14, the Environment Agency began charging developers and their consultants for detailed advice on planning enquiries.

Engineers advice on surface water drainage:

Any proposed surface water drainage scheme will need to consider the use of sustainable drainage principles (SuDS).

SuDS Selection

The design will need to follow the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations and the Sustainable Urban Drainage System (SUDS) Manual produced by CIRIA. This means that the developer must first consider the discharge of surface water into an infiltration device (eg. soakaway, basin, swale, permeable paving etc) before considering any other method.

Infiltration Drainage Design

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the

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winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SUDS or soakaway design will need to include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. Supplementary guidance notes are also enclosed for information. Additionally we would require as constructed drainage drawings (independently verified) and maintenance details for SuDS. All details required will be through conditions.

Foul Drainage

As discussed at the meeting, it will be important to determine which waste water treatment works would serve the development, as capacity at Lidsey is known to be restricted. A foul and surface water drainage statement would be required.

Listed Building

In considering whether to grant planning permission for development that affects a listed building or its setting, the Council shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. As identified in the Vision document, there are listed buildings both north and south of the site which will need to be carefully considered.

Comments from Historic Buildings Advisor are awaited and will follow.

Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a Conservation Area, the Council shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990. The site adjoins the Walberton Conservation Area to the south and there are views to and from the Conservation Area as identified on the site considerations plan.

Comments from Historic Buildings Advisor are awaited and will follow.

Protected Trees

Planning policies and the National Planning Policy Framework seek to protect the environment and avoid damage to protected trees. BS 5837:2005 "Trees in Relation to Construction - Recommendations" sets out appropriate standards. Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Councils Tree Officer. Root Protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

A comprehensive tree survey in accordance with BS5738 would need to be undertaken. Tree protection fencing would need to be identified and a tree protection plan must be conditioned with any permission.

There are TPO trees on the site (reference TPO/WA/1/16) which need to be retained and protected.

Open Space Provision

Comments from Greenspace on open space :

Developments of up to 200 dwellings or more are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". Under superseded Fields in Trust guidelines (FIT) this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. We would require confirmation of the areas of public open space being proposed with this development. Depending on the quantity of dwellings proposed for this site, provision of LAP and LEAP, Multi-Use Games Area (MUGA) and NEAP contribution may also be required. The Council's SPG remains relevant as part of the Council's saved policies. In addition the Council has an Open Space and Recreational Study (2009) which would need to be incorporated into any decision. Open space recreation facilities and contribution towards would need to be concluded and confirmed.

An indication of the future management responsibility for areas of open space should be provided. A commuted sum for future management / maintenance to be calculated for the local authority if the LA is to adopt the play areas and open spaces.

Light Pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape, light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage. The NP Policy VE8 seeks to maintain an 'unlit village' status due to the proximity of the village to the South Downs National Park (which has achieved international dark night skies status). The application will need to demonstrate how this policy will be adhered to (this could be set out as part of the Design and Access statement).

As this is currently a countryside site which borders onto other areas of open countryside, you will need to submit a lighting assessment with the application to demonstrate that there will be no adverse impact on neighbouring uses or the wider landscape. Policy QE DM2 of the Publication Local Plan also requires that light levels are the minimum required for security and working purposes; that the scheme minimises potential glare and spillage and that the degree to which outdoor lighting can be powered by on-site renewable sources.

Noise Pollution

Noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses. Consideration needs to be given to the potential for noise from the A27 and nearby roads, however, Environmental Health have commented that the site is buffered from the noisiest nearby road by existing housing and that the school is proximal to one house but again there is a road in between this and the school so no further comment.

Contamination

The NPPF discusses contamination at paragraphs 120 and 121. Paragraph 120 states that: "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner". Paragraph 121 states that:

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"Planning policies and decisions should also ensure that: - the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;"

Environmental Health have commented that there are no contaminative land issues with the site.

Biodiversity

The National Planning Policy Framework indicates that developments should aim to maintain and enhance, restore or add to biodiversity and geological resources of the area.

Greenspace officer comments that:

A habitat survey would need to be commissioned and any recommendations of the report included within the conditions of any planning approval. Clearing of any vegetation must not be carried out during the bird nesting season. A reptile survey would need to be carried out prior to works commencing on site. Vegetation to the boundaries to be retained. Bat and bird boxes to be provided to enhance the ecological potential of the site and mitigate for the loss of any mature vegetation.

Crime

Planning policies encourage quality design, layout, landscaping and lighting of new development to help reduce the risk of crime.

Loss Of Agricultural Land

The presence of best and most versatile (BMV) land (defined as land in grades 1,2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations when determining planning applications.

This site is classified as Grade 1 agricultural land and therefore the proposal would result in the loss of BMV land. There is no current Local Plan policy referring to the protection of agricultural land. Instead we would refer to the emerging Local Plan policy SO DM1 which resists the loss of Grade 2 land unless the need for the development outweighs the need to protect such land in the long term. The policy outlines what needs to be demonstrated to show that the need for the development outweighs the requirement to protect BMV land.

Landscape

Planning policies and Central Government advice emphasise that the conservation of the natural beauty of the landscape and countryside should therefore be given great weight in development control decisions.

The application site sits within an open rural fringe which has far reaching views. Consideration must be given to the retention of existing vegetation to the periphery and to be mindful of any construction or site trafficking which may affect existing and neighbouring vegetation which would need to be protected in line with BS 5837:12 Any tree works to the site to be in agreement with Arun District Councils Tree Officer.

The site is screened to some minor degree to the boundaries with significant and valuable tree cover and areas where screening may be required to the properties which lie to the south and east of this proposal. A substantial planting scheme with a selection of semi mature specimens will be required to provide screening to these neighbours. New planting proposals must also be considered in relation to the wider viewpoints. Consideration should be given to species choice for these locations. New planting proposals would be required to be plotted in plan form showing the

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location of these with quantities proposed, densities and size at time of planting.

Proposed planting would need to be sufficient in height with a mix of tree and shrub species that are sufficiently fast growing to provide a year round interest. Any screening proposed will need to provide good mix of native species which when planted should establish quickly to form a balanced and appropriate planting scheme. This will in turn over time create a different habitat with differing biodiversity habitats forming. The proposals could provide the opportunity to enhance existing vegetation and to secure on-going management of any structural vegetation within the proposals.

Forming part of the application and prior to any consent being given a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. The provision of landscaping for the development must be conditioned with any permission. Some indicative planting has been illustrated with the plan provided, this would need further detailing for approval and should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to its setting.

Archaeology

Archaeological remains are a fragile and finite resource. The Council has set out in detail policy within a Supplementary Planning Guidance "Archaeology" adopted September 2003 which is available on the Council's website. Permission will not be granted for development that would be harmful to the significant archaeological interest of the site. We would consult with CDC Archaeology regarding this proposal and an archaeological watching brief condition would likely be imposed.

This site is not within an archaeological notification area but as set out in the Local Validation List any application would need to be accompanied by a Heritage Environment Record (HER) search.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Conclusion

The Council agreed that planning applications on sites identified as 'deliverable' in the current HELAA should be invited in order to address the shortfall in housing land supply and this site falls within that category. At present the housing land supply is below the three year supply referred to in the Ministerial Statement (December 2016) which would result in reduced weight being given to the built up area boundary identified in the Neighbourhood Plan. This means that any application would principally be assessed in relation to whether it meets the sustainable development criteria in the NPPF, alongside other relevant policies. Whilst the site is in a broadly sustainable location, the lack of frequent bus services would lead to increased car use which reduces the sustainability of the site.

When the emerging Local Plan is adopted, the Council will be able to demonstrate a 5 year housing land supply and therefore the built up area boundaries and other housing supply policies in the development plan will have full weight. Therefore, if an application were to be submitted prior to adoption of the Local Plan, it would be considered more favourably, subject to the sustainability issues (and any relevant built heritage comments) being addressed, than if an application were to be submitted after the adoption of the emerging Local Plan.

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £200 made payable to Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided:

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Affordable Housing Statement
Biodiversity Survey and Report
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Lighting Assessment - TBC
Noise Statement - TBC

Bin Storage and Collection Provision - at reserved matters stage
Parking Plan - at reserved matters stage
Plannning Application Summary
Street Scene
Transport Assessment/ Travel Plan
Tree Survey and Arboricultural Report
Historic Environment Record Search
Heritage Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Karl Roberts
Director Planning & Economic Regeneration