

STATEMENT OF COMMUNITY INVOLVEMENT

LAND EAST OF TYE LANE, WALBERTON

JUNE 2017



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INTRODUCTION

This report has been compiled by Cratus Communications, a political engagement and community consultation company specialising in local government and development, and forms part of the planning application made by Wates Developments (Wates) for the scheme for Land East of Tye Lane, Walberton.

The report outlines the community consultation work that has been carried out by Wates, which has been informed by Arun District Council's (ADC) own Statement of Community Involvement.

The key aims of the pre-application consultation have therefore been:

- To inform the local community of the emerging proposals
- To consult the local community and allow them to give their opinions and ask questions
- To engage with the local authority and with elected members

This report is provided within the submission package and the validation of the application will allow ADC to commence their own, statutory consultation.

SITE OVERVIEW AND PROPOSALS

The site at Land East of Tye Lane is a greenfield site on the northern edge of Walberton. The proposal is for an outline planning application for 175 homes.

A map of the local area and the site's red line boundary can be found in Appendix A.



Aerial view of the proposed layout looking south east

CONSULTATION PRINCIPLES

NATIONAL POLICY FRAMEWORK – LOCALISM ACT (2011)

Wates community engagement work has met the consultation principles established with the Localism Act for consulting the public. Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development.
- To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time.
- Have regard to the responses to consultation that have been made following the consultation process.

LOCAL POLICY FRAMEWORK – ADC STATEMENT OF COMMUNITY INVOLVEMENT

Wates Developments has conducted its community consultation work in line with the ADC's own Statement of Community Involvement (2012). The Council's documents states that:

9.3 The Council recommends that developers adopt at least one of the consultation methods listed in Table

5 below in advance of submitting planning applications for both minor and major applications.

CONSULTATION METHODS ADOPTED

The methods recommended by the ADC Statement of Community Involvement in its for major applications that have been utilised by Wates are noted below.

APPROACHES

Public exhibitions - exhibitions held locally to the proposal can provide information and raise interest

Town & Parish Councils - important way of raising interest locally and provides access to a network of local community groups

Specialist community involvement consultant - This should be considered in order to devise overall strategy and run specific events

Website - All relevant documents can be provided online through dedicated web pages facilitated by the Council or applicant, keeping residents informed of consultation events etc. This method may also include web based questionnaires

COMMUNITY CONSULTATION

In this section, we set out in detail the actions taken by Wates to enable local residents and interested stakeholders to view and comment on the emerging proposals for Land East of Tye Lane.

PUBLIC MEETINGS

A meeting was sought with the Parish Council prior to the public event, but the Parish decided to delay any such meeting until at least after the event. This meeting has been sought, but is yet to take place.

Wates has committed to keeping the Parish Council updated in its build up to the application and throughout the consultation stage, and is confident of securing the opportunity to present the revised proposals locally in coming weeks.

To set out the framework for future discussion an agenda of points of discussion has been forwarded to the Parish, and is noted in Appendix B. This outlines the key areas where the Parish can look to work with Wates on their preferred options of community benefits, such as local recreational upgrades and the residential mix of housing, parking provision on the site and highways development mitigation measures.

PUBLIC EXHIBITION

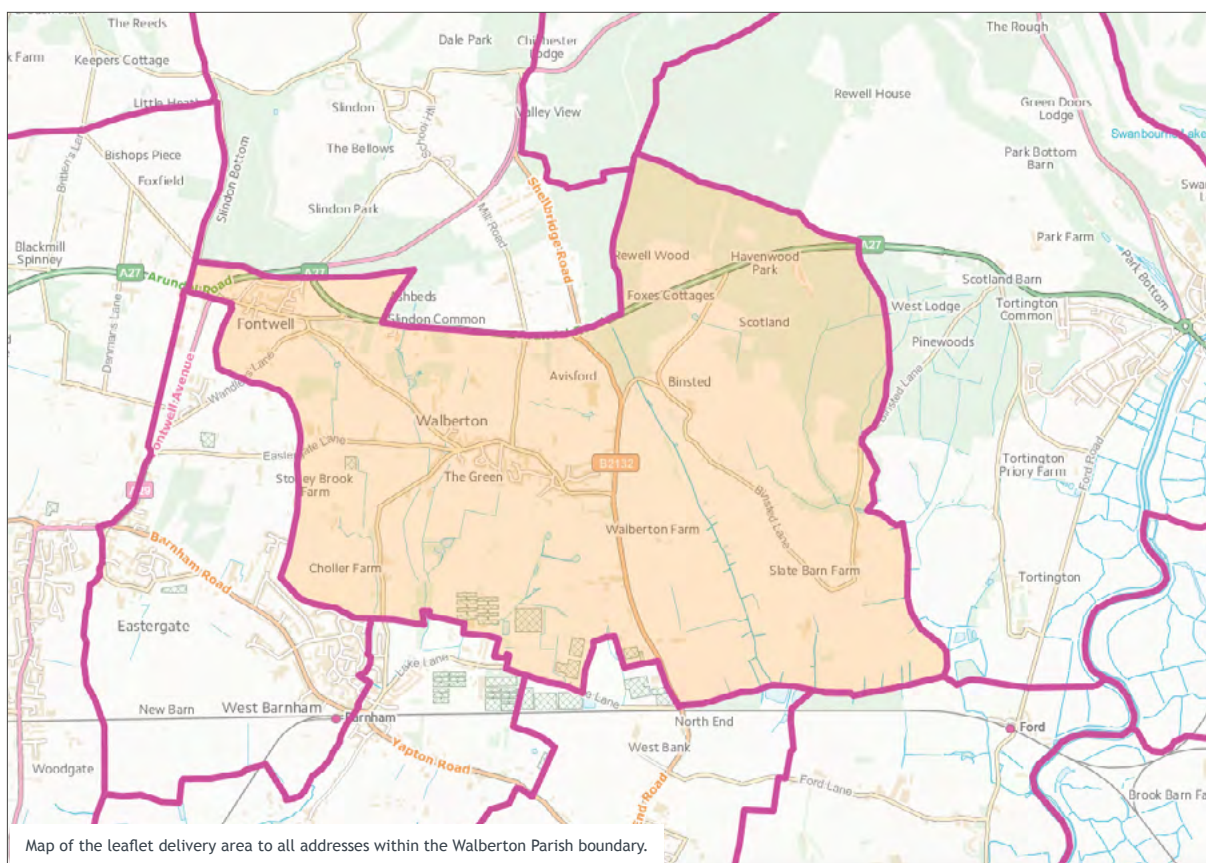
The principal method used to engage the local community was centred around a public exhibition event. This was held on Monday 8th May at the Hilton Avisford Park Hotel. The event was a drop-in session and was open to the public from 15:00-20:00.

The event was advertised to the local community through the delivery of a consultation leaflet to all addresses in Walberton, Binstead and Fontwell Parish. This went to 1024 addresses. A copy of the leaflet is included in Appendix C.

In addition, a preview hour for interested stakeholders and other local bodies was held prior to the public hours between 14:00-15:00. Invitees were notified via email, with a subsequent reminder email sent three days prior to the public event. These messages are noted in Appendix D.

Invited groups were:

- Council Leader, Deputy Leader and Cabinet Member for Planning
- Arundel and Walberton ward councillors
- All Parish councillors
- Members of the Walberton Neighbourhood steering group
- Local Civil leaders - Walberton C o E Primary School Headmistress, St Mary's Walberton Vicar, Walberton Baptist Church Pastor
- Members of the consultant team were present throughout the exhibition to answer questions from the attendants.



Members of the consultant team were present throughout the exhibition to answer questions from the attendants.

A set of exhibition boards were produced to showcase the planning case and the details of the proposals. These can be viewed in Appendix E.

A feedback form was handed to attendants upon arrival. Attendants were free to either fill in the form at the event, or return via a freepost address. The consultation period ran between Monday 8th May until Wednesday 17th May. A copy of the feedback form is included in Appendix F.

Attendants were asked, if they wanted, to sign in when they arrived, providing their name, address, email and phone number.

A dedicated consultation website - www.tyeland.co.uk - also went live immediately following the exhibition that hosted the exhibition boards. The website has since been linked on to the Walberton village website. Screen shots of the various web pages can be viewed in Appendix H.

Both an email and FREEPHONE phone number were included on the feedback form and website to allow residents to get in touch with queries or request further information.



Picture of residents at the public event throughout the day

COMMUNITY ATTENDANCE AND FEEDBACK METHOD

This section outlines the attendance and feedback levels at the consultation event, and how resident feedback has been analysed.

ATTENDANCE

The public event was well attended with 187 local residents coming to the event throughout the day. This constitutes 8.6% of the Parish's population (total population 2,175).

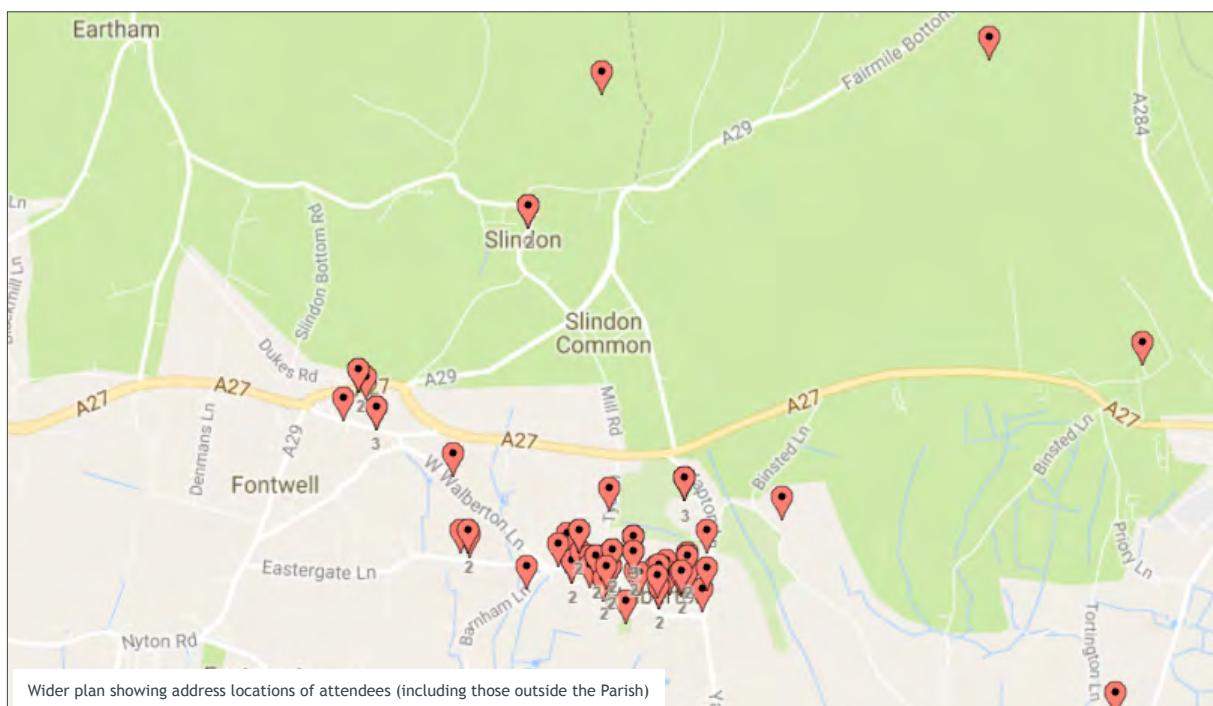
KEY FIGURES

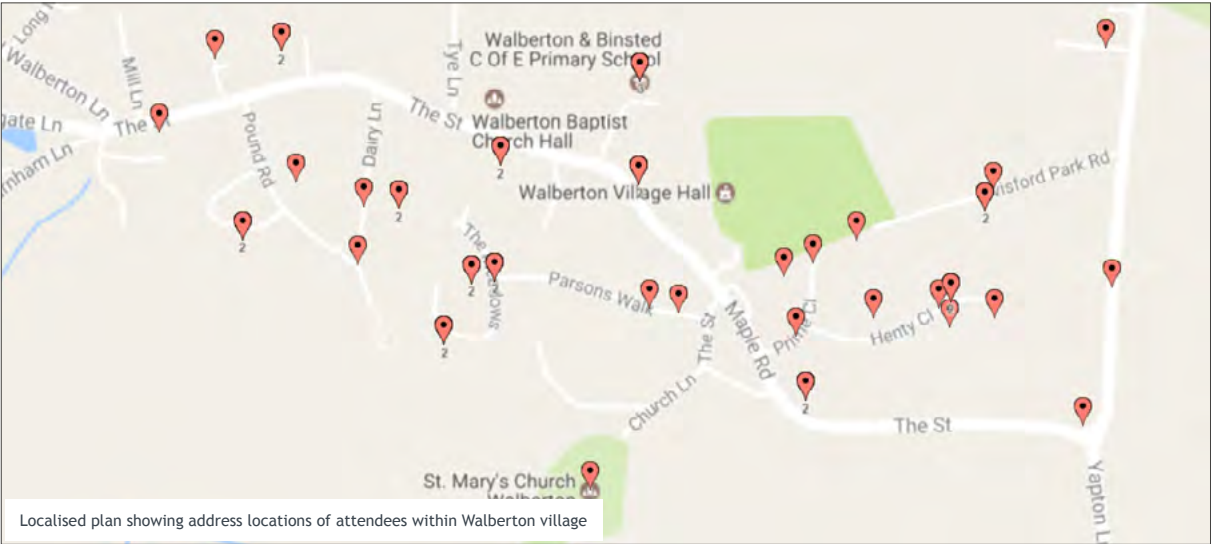
- 187 local residents
- Large number of representatives from the Parish Council and Neighbourhood Plan Steering Group
- 84 feedback forms
 - 48 completed at the exhibition
 - 36 returned via freepost

MAPPING ATTENDANCE

As shown by the map below, attendees were geographically concentrated in Walberton, but there was interest from further afield within the district.

Note: Each graphical point represents between 1-3 addresses when very closely located to each other.

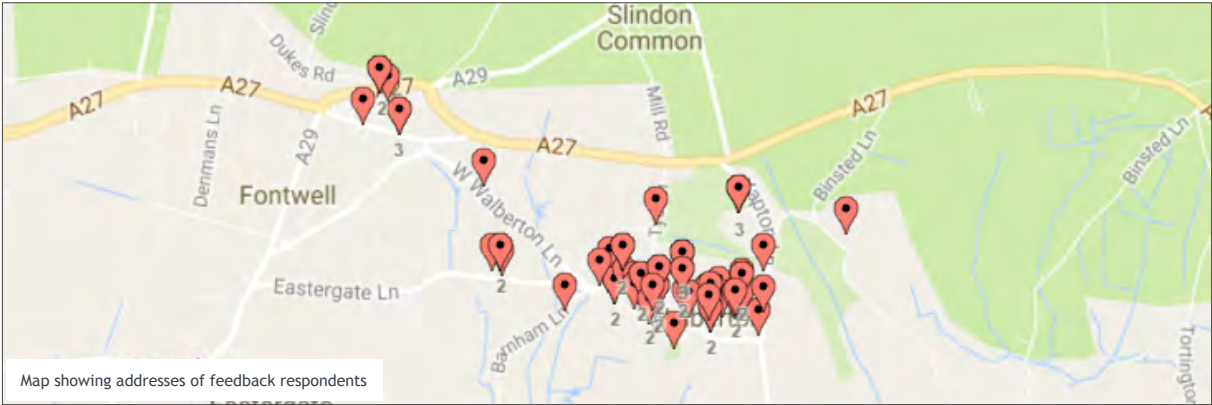




MAPPING RESPONDENTS

Attendants who provided feedback were more geographically focussed on Walberton, than those who attended the public event.

Note: Each graphical point can represent 1 or 2 addresses when very closely located to each other.



FEEDBACK ANALYSIS METHOD

Feedback has been analysed and provided in both qualitative and quantitative terms.

QUALITATIVE

All the written feedback was typed out ad verbatim. To fully capture the sentiment of each respondent a full text analysis was undertaken, and key themes and sentiment identified. These points are presented with supporting quotations.

The feedback form posed some closed questions, allowing respondents only a certain number of options. However the majority were open ended, or allowed for comments to be made in addition to options.

Notably some respondents raised issues in response to unrelated questions, and these are noted below. For example, there was little engagement with the thoughts on the masterplan, with most respondents instead using this as a space to express their view on the principal of development.

QUANTITATIVE

Quantitative feedback was calculated through two methods. These are displayed in graphs, and noted and discussed in the text.

- A count of expressed preference in response to a closed set of options.
- Identified sections of opinion were from textual analysis and divided in quantitative data.

FEEDBACK QUESTIONNAIRE

A designed questionnaire can be found in Appendix F.

Do you agree ADC needs to provide new homes for the District?

- Yes
- No
- Unsure

Masterplan - The illustrative masterplan sets out the broad locations for housing and open green space. What do you think?

- Comment

Housing Type - On the basis that new housing is required locally, what type of homes would you like to see? Please tick all that apply.

- Homes for young families
- Affordable Homes
- Homes for mature families
- Smaller homes for downsizers & first time buyers
- Bungalows
- Other

Housing Densities - Which parts of the site do you think could accommodate higher and lower densities?

- Comment

Architectural Styles - What architectural styles would you most favour on the site?

- Modern
- Traditiona
- Mix
- Eco-friendly

Ecology & Green Areas - Do you have any comments on our approach to retain and enhance some areas of green coverage on the site?

- Comment

Parking - Would you be in favour of including new parking facilities on the site for use by residents and visitors to the village?

- Yes
- No
- Potentially - please comment below
- Other - comment

Recreation - There are several opportunities for our proposals to help meet the recreational aspirations of the village, as set out in the Neighbourhood Plan.

What recreational improvements would you like to see in Walberton? We have noted a number on the exhibition boards, but feel free to include your own. Please tick all that apply.

- Additional Allotments
- Provision of a circular dog walking area
- New Trim Trails and play spaces
- Provision of Teenage meeting point
- Recreation Ground enhancements
- Enhanced school facilities
- Other - please comment below

General comments - You can use this area to make general comments and raise issues you would like the project team to consider.

- Comment

FEEDBACK REPORT

SUBSECTIONS

1. Executive Summary
2. Overall sentiment toward Principal of Development
3. Profiles of each sentiment group toward Principal of Development
4. Analysis of feedback on specific planning issues - Masterplan, Housing type, Housing density, Architectural styling, Ecology and green spaces, Parking, Access and Highways. Recreational improvements and Flooding and Drainage

Note: The site, Land east of Tye Lane, is referred to locally as Tupper's Field.

EXECUTIVE SUMMARY

The public consultation process has provided Wates' with some key insights to resident sentiment toward development at land East of Tye Lane, as well as views on preferred recreational improvements in Walberton more widely. This has allowed Wates to update their proposal to more fully meet the preferences and expectations of local residents in Walberton.

Although the principal of development does not seemingly have wholesale support from residents, several respondents did accept some form of development coming forward on the site, with a smaller group supporting the proposals. Outside views on the principal of development, key learnings have been identified around the preferences on housing types and architectural styling, access and parking, and critically recreational improvements.

Wates' consultation programme saw all addresses of the Parish invited to the public event, attendance from 187 residents at the public event, and written feedback received from 83 respondents.

Communication efforts are ongoing from Wates to update the Parish Council on the progress of the proposal, and further seek their views so the scheme could be refined further to maximise local benefits.

KEY UPDATES TO THE PROPOSAL

Following consultation, and with ongoing discussions with the planning department at ADC, several updates have been made to Wates' proposal. These include changes to key planning aspects such as the number homes and their locations within the masterplan, as well as several recreational improvements to benefit Walberton more widely.

KEY PLANNING UPDATES

- Reduction in number of units from ‘up to 200 homes’ to a confirmed number of 175
- Increased green buffer between the proposed dwellings and Walberton Primary school and current residences in Walberton, particularly on the southern and eastern edges of the site

LOCAL RECREATIONAL BENEFITS AND UPGRADES

- Provision of a play area (Local Area of Equipped Play (LEAP)) with convenient access from Walberton Primary school and village recreation ground
- Informal circular walking route around the development
- Provision of Public Open Space (POS), in excess of policy requirements by 31,000sqm
- Improved pedestrian and cycle permeability to site and local rights of way to Avisford Park Road and The Street and upgrade to local footpath 350 leading to Blacksmiths Corner
- Inclusion of allotments on the south west village edge section of the proposal
- Improved bus waiting facilities on Yapton Lane

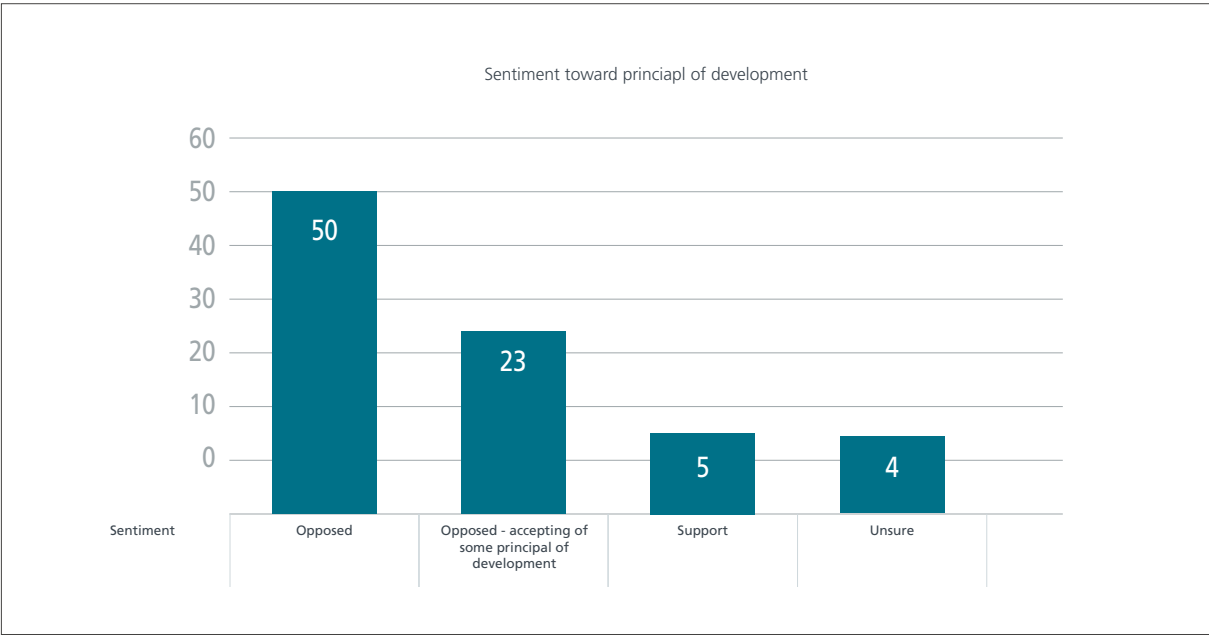
OVERALL SENTIMENT TOWARD PRINCIPAL OF DEVELOPMENT

Four respondent sentiment groups could be identified toward the proposals.

1. **Opposed** - Opposed to any development on the site

2. **Opposed** - Accepting of some development, with greater concern for the details of a future development
3. **Support** - Supportive of the plans as proposed, with little engagement with the details of a future development

4. **Unsure** - Confirmed sentiment could not be accurately identified due to a stated opinion, or conflicting feedback



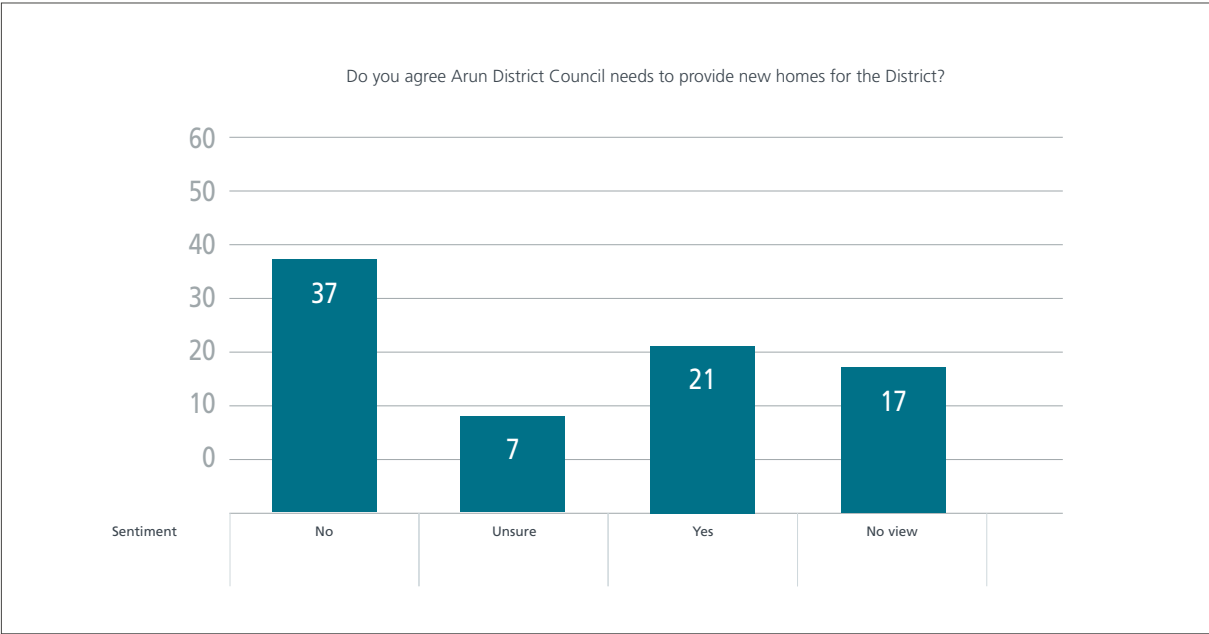
RESPONDENT VIEWS TOWARD HOUSING DEVELOPMENT IN THE WIDER DISTRICT AREA

Question: Do you agree ADC needs to provide new homes for the District?

- Yes
 - No
- Unsure

Respondents were more accepting of the need for ADC to provide homes elsewhere in the district than on this site. However, the largest group (37) did not agree that ADC did need to provide new homes in the district. This however did not constitute an overall majority.

Notably, several respondents did not answer this question (17). Almost all (16) of those not stating a view were also opposed to development on the site.



PROFILES OF EACH SENTIMENT GROUP TOWARD PRINCIPAL OF DEVELOPMENT

This section profiles the four sentiment groups, with an overview of the identified reasoning for their position toward development on the site. Details surrounding specific aspects of the proposal, such as architectural styles or ideas for recreational improvements are outlined in a separate section below.

Quotes are provided to exemplify the major points made.

OPPOSED TO PRINCIPAL OF DEVELOPMENT

Those who are opposed to any development coming forward on the site highlight several key issues and reasons for their opposition. An archetypal response would include several reasons for opposing development.

The current space of Tupper’s Field should remain as designated in the Parish Plan. Protected Green Space.

There is insufficient infrastructure in Walberton to cope with development of 200+ homes.

The most prevalent reason is that the development will change the nature of Walberton from a rural settlement to more of a town. References were made to turning Walberton into a 'new town', and characterising the proposal as an 'extension' or 'estate'. A consistent point made was that a 200-home development would increase the size of Walberton by over 30%. Exemplary quotes included the following.

This should remain local green space - no housing.

Too large for Walberton. Adding 30% in size in one go is too much.

It is out of scale with the village.

There is no room for extra people.

Not in favour of this development because it will overload the village.

A major area of contestation surrounds the overriding of the Neighbourhood Plan. This was often supported by an argument - although incorrect - that the site has been designated as Local Green Space. Often the Neighbourhood Plan was confused with the Local Plan, both on a planning and terminological basis.

The Walberton, Fontwell and Binstead Parish Neighbourhood Plan, despite local efforts, this document does not include a designation of land east of Tye Lane as Local Green Space. However, a local petition to have the land given this status was made recently, with over 750 signatures attached (as confirmed by the recent papers for the ADC Overview Select Committee 30th May 2017). In addition, the Neighbourhood Plan was passed, through a local referendum with 96% support without this designation.

In the consultation boards presented, the case was made that ADC currently are not meeting their five-year housing supply, and that the proposal would help to meet the authorities housing requirement. Further this site is coming forward as a result of ADC recent recommendations to invite applications to help meet its housing need. The following responses were provided to this.

Our Parish Council has already proposed and the village accepted plans for new homes.

should not be made until adoption of Arun LP.

What's the point of our neighbourhood plan!!!

Walberton worked hard on a Neighbourhood Plan NOT to include Tupper's Field.

Local Plan was a waste of time. Democracy is dead.

[a] premature decision on this site

This view was also connected to a perception that ADC, following the Neighbourhood Plan process, had undermined the process of producing a Neighbourhood Plan.

Arun DC has not played fair - they have already got enough prospective sites in Walberton.

Those who were fully opposed largely often did not engage with the questions around the masterplan, parking, ecology and green space or recreational upgrades, subsequently leaving these questions blank. Typical responses to these questions were to challenge to the premise of the question, or further state their opposition to the proposals.

What a stupid question, we do not want these homes!

OPPOSED BUT ACCEPTING OF SOME DEVELOPMENT

These respondents exist on a scale between begrudging acceptance of forthcoming development to those who are accepting of development, but would like to see the density and overall numbers reduced.

The whole village character requires a small size, keeping the balance with the old buildings and green views and spaces.

[Would support development] In a smaller space, and scale.

These respondents were much more forthcoming on answering more questions on the feedback form and making suggestions for the details of the proposal.

SUPPORTERS

Those supporting the scheme were almost all focussed on expanding housing provision, and actually less likely to engage on the details of the development. Typical responses were short.

Yes, yes get on with it! We need the houses.

When will this be built out, and what are the likely prices going to be?

UNSURE

These respondents could not be classed into a distinct sentiment group due to seemingly contradictory feedback, with some initially offering support and subsequently saying that the site should be retained as open space.

ANALYSIS OF SPECIFIC PLANNING ISSUES

Here, an analysis of the feedback on various planning aspects of the proposal is presented. Analysis is again presented in both a quantitative and qualitative manner, with quotations to support the major points made.

In addition, although flooding and drainage, as well as access and highways, were not specifically stated in the feedback form, enough respondents raised the issues for an informed view of respondent's positions on these planning issues could be determined, and are presented here.

To attempt to contextualise the strength of feeling on each issue, the level of response on each issue is also noted.

Planning issues covered:

- Masterplan
- Housing density
- Housing type
- Architectural styling
- Ecology and green space
- Parking
- Access & Highways
- Recreational improvements
- Flooding and drainage

MASTERPLAN

Question: The illustrative masterplan sets out the broad locations for housing and open green space. What do you think? [Comment]

Respondents by and large did not provide a clear view on their thoughts on the masterplan. With the question at the start of the feedback form, most respondents generally used this question to express their view on the principal of development.

There was a degree of concern due to its lack of detail, however as an outline application, exact detail is not required, and this can be seen as a misunderstanding from respondents on this type of application.

The plan bears no relationship to the layout of the village - it looks like it has been computer generated using no design awareness.

Some did express however that the proposal did not bear relation to the layout and typology of the Walberton.

HOUSING DENSITY

Question: Which parts of the site do you think could accommodate higher and lower densities? [Comment]

Those who were opposed stated that no housing, irrespective of its density should come forward on the site.

Not in favour of development, on any of this site.

None - this is local green space.

Those who were opposed, but accepting of some development expressed a desire for lower densities across the site.

- Low density would be my preference.*
- It should all be the lowest density possible.*
- Site should be of a lower density if it is to go ahead.*

Supporters were happy with any density that delivered this number of homes, offering little in terms of their preferred locations of higher and lower density.

Density of about 205 homes is about right.

HOUSING TYPE

Question: On the basis that new housing is required locally, what type of homes would you like to see? Please tick all that apply.

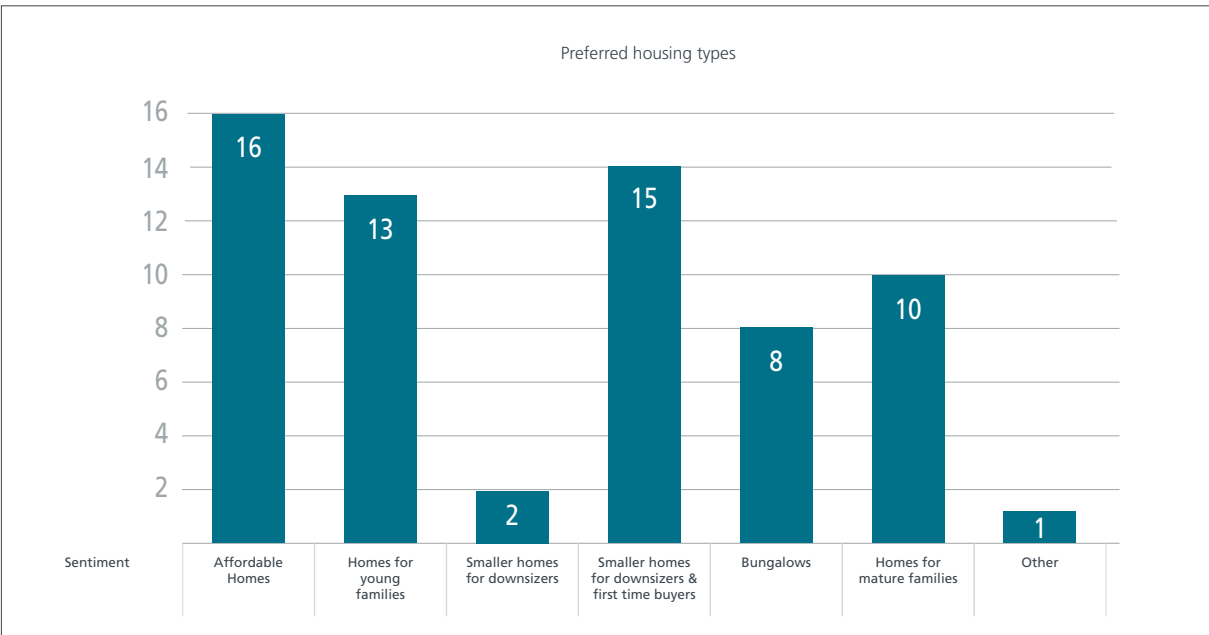
- Homes for young families
 - Affordable Homes
 - Homes for mature families
- Smaller homes for downsizers & first time buyers
 - Bungalows
 - Other [comment]

There was no distinctive type of housing that was clearly preferred by respondents. A primary takeaway was that 56 respondents did not make their preference known on this question.

A desire to see affordable homes come forward was stated by only 16 respondents.

A desire to see a mix of future housing types come forward could be identified, with 22 of the 28 respondents noting a preference for more than one type of desired housing type.

Finally, although this was not an option, no respondent stated a desire for flats to be built.



ARCHITECTURAL STYLING

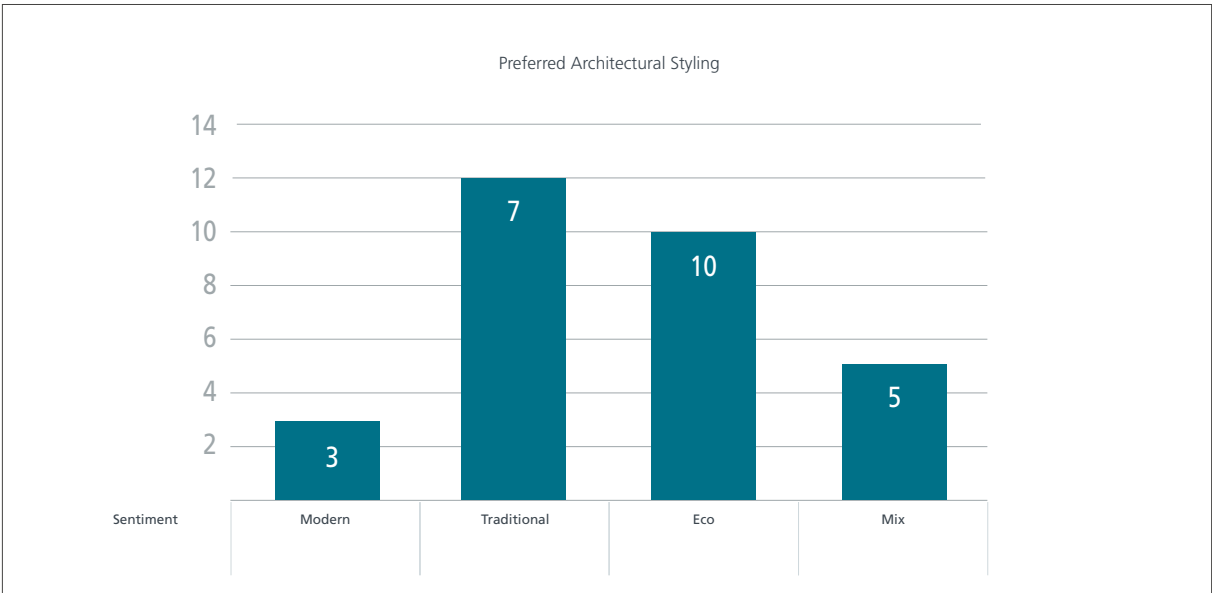
Question: What architectural styles would you most favour on the site?

- Modern
 - Traditional
- Mix
 - Eco-friendly

Response was again low on expressing a preferred view on what type of architectural styling would be preferred on the site. In total 54 respondents did not express a view.

Respondents could express support for more than one style, with the most prevalent combination being ‘Traditional’ and ‘Eco’.

The comments box was largely used by opponents to the proposals to express their dislike of the scheme, for the most part stating that there ‘should be no housing on the site’.



ECOLOGY AND GREEN SPACE

Question: Do you have any comments on our approach to retain and enhance some areas of green coverage on the site? [Comment]

Opponents of the scheme made consistent comments, stating that the space should simply be retained as a green field.

Good as the green space it now is.

Keep it all green.

We would like the entire green space to be retained.

However, some respondents did make practical suggestions on how the green spaces, and their ecological productivity could be shaped and managed. There was a concern around the retention of mature trees within and on the border of the site.

Some trees (especially oaks) should remain.

The provision of green space and keeping mature trees is good.

PARKING

Would you be in favour of including new parking facilities on the site for use by residents and visitors to the village?

- Yes
 - No
- Potentially - please comment below
 - Other [Comment]

Here those who did not select an individual option, but did provide a comment were determined to fall into a certain sentiment group.

Those who did not support additional parking, questioned the need for such a facility, and also expressed concern over the generation of additional car journeys and subsequent traffic arising from providing additional parking.

No one would need to park there.

Parking situation - and traffic are already awful for such a small community.

There is enough pollution already from the nearby A27.

No more cars in this tiny hamlet village! Wake up... diesel causes cancer and other nasty diseases.

More broadly, many comments expressed a desire to not expand parking provision by not allowing development to come forward.

You must be joking.

Please leave the space as open.

Those who supported the proposal of additional parking facilities, first accepted the idea that additional parking for residents would be helpful for visitors, but also provided some interesting and practical suggestions. The most prevalent of these were the suggestion to allow for additional parking for the Walberton C of E Primary School.

Parking for school away from main road through village.

However, a key criticism was that parking in that location would not be well located to serve the village.



ACCESS & HIGHWAYS

The site as proposed has a single access on to Yapton Lane. Comments were made in relation to both car and pedestrian access, as well as the impact that a development would have on the local highways network.

There is concern over the impact that this size of development would have, with common reference to '400 more cars' being introduced on to local roads. This was supported by reference to the presence of HGVs already using the route to access nearby Fresh Acres Nurseries and Binstead Nurseries. There were also some references to the increase in pollution arising from these new vehicles.

The village is already choked with traffic and HGV lorries.

Yapton Lane is already too busy with huge lorries and speeding.

It has heavy use by HGVs. Walberton village already has more traffic that it can cope with.

Enough cars are going through village now. Insane.

There is a HGV park off Lake Lane, these lorries not keeping speeding limits are an accident waiting to happen.

There is enough pollution already from the nearby A27

Access raised concern from respondents for two related reasons. Firstly, as Yapton Lane is viewed to be somewhat of a rat run where motorists regularly speed. Secondly, that the point of the access is near a corner that could be considered reasonably dangerous to pull out on to the road. Those more opposed to the proposal stated that for these reasons the site was not an appropriate place for development.

Access is questionable.

There are too many houses with one single access road on to a very busy road near a dangerous bend.

The proposed access on to Yapton Lane for these extra cars is inadequate. I live in Yapton Lane and it is already dangerous.

There are serious issues about access to Yapton Lane, because of the blind corner and large lorries delivering to the greenhouses to the south of the village.

However practical suggestions were made by some respondents on the need to reduce the speed limit on Yapton Lane.

The lane needs to be 30mph limit.

Access on to Yapton Lane needs to be carefully handled. Through 30/40 mph limit drivers speed on the straight stretch

In respect to pedestrian access, respondents from across the sentiment spectrum expressed concern over how pedestrian access would work.

There is only pavement on one side. Builders, removals, deliveries park on the existing pavement forcing pedestrians to walk in the road.

I note from your plan you propose pedestrian access to the lane. This will be dangerous as there is no footpath. Very narrow and difficult for two cars to pass each other. Where do the pedestrians go!

An additional practical suggestion was to include pedestrian access from the site to the Walberton Primary school.

A pedestrian link to the school is vital.

RECREATIONAL IMPROVEMENTS

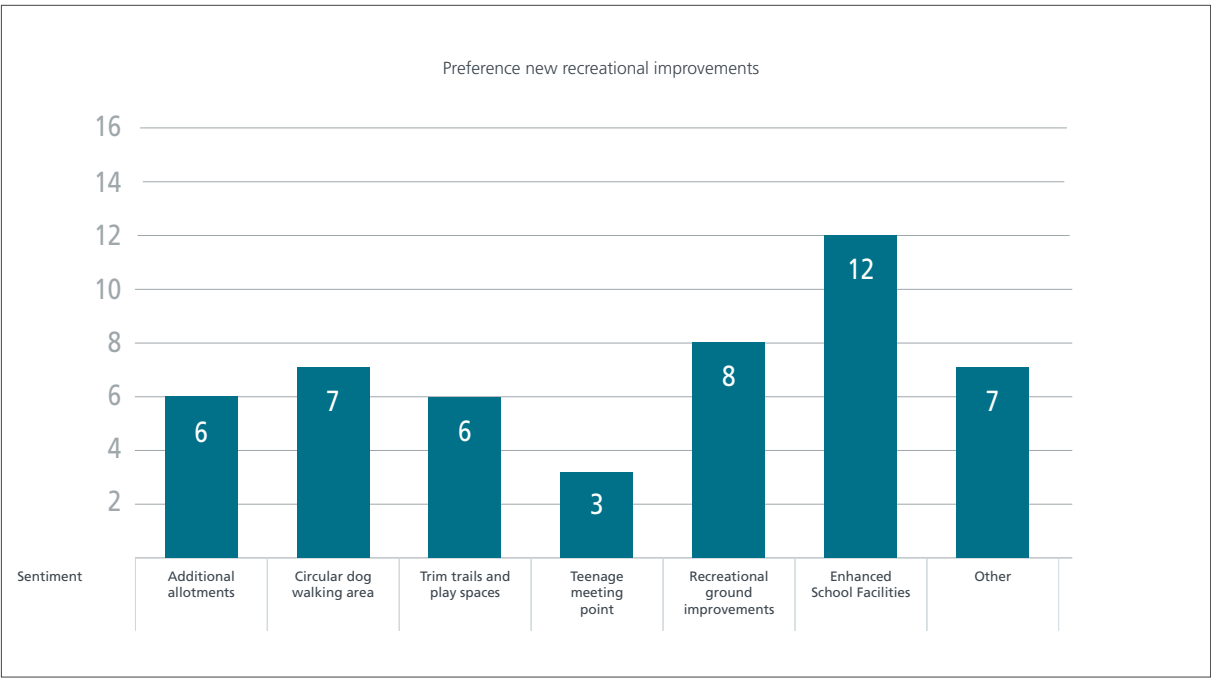
Question: There are several opportunities for our proposals to help meet the recreational aspirations of the village, as set out in the Neighbourhood Plan.

What recreational improvements would you like to see in Walberton? We have noted a number on the exhibition boards, but feel free to include your own. Please tick all that apply.

- Additional Allotments
 - Provision of a circular dog walking area
 - New Trim Trails and play spaces
- Provision of Teenage meeting point
 - Recreation Ground enhancements
 - Enhanced school facilities
 - Other - please comment below

Feedback was invited on the type of recreational improvements residents would like to see come forward with any future development. This also included improvements to local educational facilities. The ability to leave comments specific to this issue provided additional insight on respondent views.

In total 45 respondents provided views in response to the questions, with 25 offering specific preferences on what recreational facilities they would like to see. Notably a few respondents noted the need to upgrade local medical facilities.



Several respondents did not engage with the question, but many opponents simply stated that if the development did not go ahead, no recreational improvements would be needed. Others stated the Neighbourhood Plan had already identified these recreational aspirations of the village, and that funding from the development was not needed.

Good as the green space it now is.

There is plenty of recreational space is already in Walberton and district, no need for any more. This is a rural area, please respect that.

The Neighbourhood Plan adequately meets the needs of the village which does not need the assistance of Wates.

The recreation facilities are sufficient for the present number of houses.

FLOODING AND DRAINAGE

This was raised by several respondents on the basis that development would increase flood risk. Some respondents stated that there was already a flood risk on the site.

There is currently no flood issue as it is arable land. Once a significant % of site is hard this will change whatever SUDs are implemented.

any other houses) you may have not addressed flooding in any meaningful way. The field almost never dries out in places.

Apart from the obvious (we don't want

Covering even a small area with tarmac, concrete will increase flood danger.

There was a particular concern regarding the raised flood risk along Avisford Park Road.

This site is not appropriate, the flood risk to Avisford Park Road is too great and your estimates are floored and only estimates.

Avisford Park Road.

The housing density is shocking, given the flood risk. We have already green space and we want to keep it. The field soaks up a good deal of water that could run in to the village, particularly

Some garages along Avisford Park road flood in serious weather with the Tuppers Field acting as a 'soak' - before any development.

Flooding is also an issue as building on Tuppers Field will eliminate natural drainage, and so cause flooding to Avisford Park Road.

CONCLUSION

The feedback provided during the consultation process has been invaluable to Wates'.

With a substantial response from local residents Wates' have been able to confidently take lessons from the feedback received, using it to refine their proposals to submit to ADC. This has been particularly helpful informing the type of recreational investment and benefits proposed within the planning application.

To re-cap 187 local residents attended the public event and 84 feedback forms were returned, whilst the event was also attended by local representatives, such as the Parish Council. A website has been live throughout the process to allow interested residents to continue to review the information presented at the public event.

As stated, efforts are ongoing to update and continue dialogue with the Parish Council.

APPENDIX
APPENDIX A



Site outline and local area

APPENDIX B

Agenda sent to Parish Chair to set out areas of discussion between Wates and the Parish



Wates House
Station Approach
Leatherhead
Surrey
KT22 7SW

Tel: 01372 861147
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Agenda

To Walberton Parish Council and Neighbourhood Plan Steering Group

Copies to Susan Clarke

From Jordan van Laun

Subject Land East of Tye Lane, Walberton

Principle

- HELAA (Housing and Economic Land Availability Assessment)
- Overall number of homes
- Emerging District Plan

Community Benefits

- Several acres of open space made available to the public
- Circular walking route as identified in the WNDP
- Allotments as set out in the WNDP (no. to be determined)
- Land available for school expansion/ recreational facilities
- Play spaces – requirement for a Neighbourhood Equipped Areas for Play (NEAP)
- Upgrade Public Right of Way towards Binsted
- Improve connections from village to Avisford Park hotel and golf course
- Walking and cycling route within the site to link to recently upgraded Barnham cycle link
- Inclusion of bungalows and affordable housing
- Biodiversity improvement through significant landscaping strategy

Car parking

- Potential for enhancement of the Recreation Ground parking to serve the village
- On-site parking provision/ drop-off facility
- Other ways of improving this locally to be considered

Highways

- Increased length of right turn lane from A27 (agreed in principle with Highways England)
- Relocate speed limit north of Access point to slow traffic into village. Other traffic management measures needed?

AOB

Wates Developments Limited

Registered Number: 441484 England. Registered Office: Wates House, Station Approach, Leatherhead, Surrey, KT22 7SW Tel: 01372 861000

APPENDIX C

Community leaflet - delivered to all address within the Parish (+1200)



APPENDIX D

Initial invite email for the public event sent to local councillors and stakeholders

Dear Councillor [NAME],

Invitation to preview a public exhibition of proposals for a residential development on land east of Tye Lane, Walberton

On behalf of Wates Developments, we would like to invite you to attend a Representatives preview of a public exhibition for a proposed housing development for the land east of Tye Lane. The details of the event are:

- Date: Monday 8th May 2017
- Representatives hours: 2:00pm - 3:00pm
- Public hours: 3:00pm - 8:00pm
- Location: Henty Room, Hilton Avisford Park Hotel, Yapton Lane, Walberton, BN18 0LS

The public exhibition will provide residents with a valuable opportunity to view and comment on the proposals. Members of the development team will be present to answer any questions they may have. If you are unable to attend the preview, the public session will follow from 3.00pm until 8.00pm. Residents of the village will receive a posted invitation this coming week.

We hope to welcome you to our consultation event and to discuss the proposals with you.

In the meantime, if you have any questions please do not hesitate to get in touch.

Yours sincerely,

Reminder email for the public event sent to local councillors and stakeholders

Dear Councillor Wallsgrove,

I was writing to send a quick reminder for the upcoming public exhibition to present proposals for land east of Tye Lane, Walberton.

The details of the event are:

- Date: Monday 8th May 2017
- Representatives hours: 2:00pm - 3:00pm
- Public hours: 3:00pm - 8:00pm
- Location: Henty Room, Hilton Avisford Park Hotel, Yapton Lane, Walberton, BN18 0LS

Please get in touch if you have any questions, or would like further information.

Kind regards,

APPENDIX E

Exhibition Boards



WELCOME

LAND EAST OF TYE LANE, WALBERTON

>Welcome to this public exhibition relating to our draft residential proposals for the land east of Tye Lane, Walberton.

Today gives you the opportunity to have an active role in shaping these ideas as we work towards submitting an outline planning application.

Whilst yet to be confirmed, we are proposing up to 200 new homes, of which 30% will be affordable, along with areas of public open space and other community benefits.



LOCATION PLAN







PICTURES OF WALBERTON



RECENT WATES DEVELOPMENTS SCHEME IN UCKFIELD



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ARUN DISTRICT COUNCIL WA/44/17/OUT

LOCAL CHARACTER & HERITAGE

LAND EAST OF TYE LANE, WALBERTON

Walberton is a historic village with early origins and has a rich surviving built heritage. The Walberton Village was designated as a conservation area in 1985 with a further conservation area designated at Walberton Green in 1990.

Walberton village contains a number of nationally protected buildings, such as St Mary's Church, Pear Tree Cottage and the Old Post Office. Many of the historic cottages originally date back to the 16th and 17th centuries. Other properties have been identified as buildings of character by Arun District Council.

The grander historic houses at Walberton House and Avisford Park had extensive grounds and associated parkland to the north and south of the village.

The parkland at Avisford lay to the north and west of the house with a farm and agricultural fields situated between the village and house.

Particular care has been taken to ensure that the settings of the conservation area and historic buildings are not adversely affected by the proposals.

The north side of Walberton village has attracted more recent development, specifically the area to the south of Avisford Park. These developments provide a visual buffer, protecting the village's heritage. Careful design, strengthening of planting, and the inclusion of open spaces will also be used to protect sensitive areas such as the more-exposed north-west boundary of the conservation area.



RELATIONSHIP WITH CONSERVATION AREAS



ST MARY'S CHURCH (GRADE I LISTED)



OLD HALL COTTAGE (GRADE II LISTED)



PEAR TREE COTTAGE (GRADE II LISTED)



AVISFORD PARK HOUSE IN 1790



FERNLEIGH HOUSE (GRADE II LISTED)



YEAKELL AND GARDNER'S MAP OF SUSSEX, 1778.

● Listed Buildings
--- Conservation Area Boundary



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SITE & SURROUNDINGS

LAND EAST OF TYE LANE, WALBERTON

The site is 28 acres and is well enclosed by both residential and recreational development in addition to a large number of mature trees and hedges.

The land to the north of the site comprises the Avisford Park Hotel, golf club, associated buildings and parkland, beyond which is the A27.

To the east is residential development and Yapton Lane, beyond which is open farmland and the golf club's back 9 holes.

To the south of the site is Walberton village, including the Walberton and Binsted Primary School, Walberton Recreational Ground and Avisford Park Road.

To the west is Tye Lane and further housing along West Walberton Lane, beyond which is open farmland and Fontwell. The numbered pictures show a series of key views within the site.



PICTURES FROM WITHIN THE SITE



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SITE CONSIDERATIONS

LAND EAST OF TYE LANE,
WALBERTON



- Site Boundary
- Conservation Area
- Listed Buildings
- Existing Trees
- Ponds / Watercourses
- Proposed Site Access
- Potential Source of Noise from Tye Lane
- Views / Partial Views into Site
- Existing Public Right of Way
- Existing Recreation Ground
- School
- Relationship with Neighbouring Properties
- Change in Levels Across Site
- Golf Course
- EA Flood Risk (1-1000 years)



WALBERTON AND BINSTED C OF E PRIMARY SCHOOL



EXISTING TREES ON THE SITE

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OUR VISION

LAND EAST OF TYE LANE, WALBERTON

- 1 Development pushed back to create open space at sensitive interface with Conversation Area.
- 2 Create 'village green' at interface with existing community areas.
- 3 Vehicle access from Yapton Lane
- 4 Higher density 'village edge' similar to existing village centre.
- 5 Lower density 'rural edge' closer to parkland setting to the north
- 6 Local green retaining existing mature trees
- 7 Existing trees retained on site

KEY

- Proposed Primary Vehicle Network
- Proposed Secondary Vehicle Network
- Proposed Pedestrian Links
- Development Parcels
- Existing Trees
- Proposed Balancing Ponds
- Proposed Open Space



CONCEPTUAL LAYOUT



ILLUSTRATIVE PERSPECTIVE



ILLUSTRATIVE LAYOUT IN WIDER CONTEXT



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POTENTIAL EVOLUTION OF PROPOSALS

LAND EAST OF TYE LANE,
WALBERTON

The below layout shows one way in which the scheme could be progressed, highlighting how the community benefits could be brought forward in varied locations. The team would invite you to consider this with 'Our Vision' board and welcome any comments.

- 1 Development pushed back to create open space at sensitive interface with Conversation Area.
- 2 Create 'village green' at interface with existing community areas.
- 3 Vehicle access from Yagton Lane
- 4 Higher density 'village edge' similar to existing village centre.
- 5 Lower density 'rural edge' closer to parkland setting to the north.
- 6 Local green retaining existing mature trees.
- 7 Existing trees retained on site



EXAMPLE OF ILLUSTRATIVE LAYOUT



ILLUSTRATIVE PERSPECTIVE

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YOUR VIEWS

LAND EAST OF TYE LANE, WALBERTON

The primary purpose of today's exhibition is to engage locally and hear the views of local people.

The proposals not only include new homes but also offer the opportunity for other community benefits. Whilst the feedback form gives you the opportunity to formally record your thoughts, we would encourage you to discuss your views with the team so that these can be incorporated moving forward.

From our assessment of the village and Neighbourhood Plan, we have identified a number of local benefits which we could incorporate into the scheme, so would like your views on:

GREEN SPACES

- Creation of wildlife areas
- Provision of village green areas
- Incorporation of parkland setting within the scheme
- New wildflower planting

RECREATIONAL

- Additional allotments
- Provision of a circular dog walking area
- New trim trails and play spaces
- Provision of teenage meeting point

OTHER OPPORTUNITIES

- Varying densities - which parts of the site should be higher density and lower density?
- Type of architecture style - modern, traditional, mix, eco-friendly
- Additional parking facilities to ease pressure on The Street
- Enhanced school facilities
- Recreation ground enhancements





RECENT WATES DEVELOPMENT SCHEME IN ST ALBANS



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NATURAL ENVIRONMENT

LAND EAST OF TYE LANE,
WALBERTON

TREES AND ECOLOGY

The below plan shows the key arboricultural and ecological features on site. It has informed the proposals to ensure that development would not be inappropriately located and ensure that they can be integrated into the layout, and will not be harmed by the proposals. Whilst most trees are growing around the periphery, the site provides the following features of wildlife interest:

Scattered mature Oaks – These will be retained, and the surrounding areas will be sown with grassland.

and planted with native trees and shrubs to create a network of connected wildlife habitats.

Tree lines and hedgerows – These will be retained and inter-planted to provide more continuous and diverse features.

In this way, the proposed development presents an opportunity to benefit biodiversity both by expanding the existing features of wildlife interest and by some of the arable land to grassland and shrubs.



ENVIRONMENTAL CONSIDERATIONS



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TECHNICAL CONSIDERATIONS

LAND EAST OF TYE LANE, WALBERTON

FLOODING AND DRAINAGE

As per the below table, the site carries very little risk from flooding.

There is an area in the south western corner where occasional surface water exists which will be left undeveloped and incorporated into the overall surface water management regime for the site.

Sources of Flooding	High	Medium	Low	Comments
Tidal / Fluvial			X	Site is located in Flood Zone 1
Surface water and drainage flood risk			X	Potential susceptibility to surface water flooding within the southwest corner of the site, although vast majority of site has very low risk.
Groundwater			X	No recorded flooding occurred within the site boundary, however consideration to be given to the susceptibility of downstream receptors.
Reservoirs, canals and other artificial sources			X	Groundwater table is predicted to be 7 mbgl with impermeable strata close to the surface.
			X	No reservoirs located in the vicinity of the site that could potentially pose risk of flooding to the site.

FLOODING SOURCES AT THE PROPOSED DEVELOPMENT SITE

UTILITIES AND SERVICES

The below plan shows the existing services surrounding the site. Our initial enquiries show the ability to connect to these existing services. We are aware of capacity limitations at the sewage treatment works in Lidsey and will ensure that any required mitigation is dealt adequately.



EXAMPLES OF DRAINAGE FEATURES

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WHY NOW?

LAND EAST OF TYE LANE, WALBERTON

EMERGING LOCAL PLAN

All councils are required to have 5 years worth of land for housing. Arun District Council (ADC) has been preparing a new Local Plan to identify this land, but progress is slow.

At the current time, the Council only has 192 years' worth of housing land and therefore it is inviting planning applications on suitable sites in order to boost supply in the interim period. Additionally, as at April 2017, there are 1,249 households on the Council's housing waiting list.

NEIGHBOURHOOD PLAN

The Walberton Neighbourhood Development Plan (WNDP) was 'made' in March 2017. An earlier version of the plan sought to allocate this site as Local Green Space however this did not meet the criteria for such a designation, and was removed by ADC.

The site now offers an opportunity to deliver a number of key local benefits as identified in the WNDP for the enjoyment of the community, whilst providing much needed homes for the District and the village itself.



EXTRACT FROM HELAA SHOWING SITE AS BEING 'DELIVERABLE'

HELAA ASSESSMENT SUMMARY TABLE - DELIVERABLE SITES

Reference	WA1
NLPG	10091568591
Site Address	Land East of Tye Lane
Grid Ref	497306.36-10687.69
Parish Group	Arundel & Surrounding Area
Parish	Walberton
Settlement	Walberton
Site Area (ha)	11.4
Net Developable Area (ha)	6.84
Viability Typologies	1-LG150
Description of Site	Large field with four mature trees. Bounded by golf club to the north. Rectangular in shape with residential to south. Hedges surround plot.
Existing Use	Agriculture
Constraints	Groundwater Flooding, Tree Preservation Order (TPO)
Potential Use for Evaluation	Residential
Suitability Summary	The site could be considered suitable. The promoter claims that viability is not an issue and site is deliverable.
Availability Summary	The site is available and was promoted as part of the May 2016 consultation.
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable.
Current Status	Deliverable

PROJECTED POTENTIAL YIELDS

Suggested Density	Suggested Total Yield	Promoted / Planning Application suggested total yield
30	205	

SOURCE: HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT, NOVEMBER 2016.



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WHO IS WATES DEVELOPMENTS?

LAND EAST OF TYE LANE, WALBERTON

Wates Developments is an expert in delivering residential planning consents throughout Southern England and forms part of the Wates Group founded in 1897. Today the family business, now led by the fourth generation, is one of the largest privately owned development and construction companies in the UK.

The importance of community and sustainability is at the very core of the business and we see every development as an opportunity to enhance and improve. By engaging with local people, understanding their needs and aspirations for the future of their environment, we are able to build a picture that informs how a scheme is put together. Wates Developments' open and consultative approach with the community is consistent with the highly regarded corporate responsibility credentials of the Wates Group.

Wates Giving is a charitable programme set up by the family with the aim of strengthening the role business has to play in society, focused on making a real difference to the communities in which we live, work and build. Since 2008, Wates Giving has invested over £8m in local initiatives through five themes: Education; Employment and Training; Social Enterprise; Sustainability; and Community Building. Wates Group has twice won the Queen's Enterprise Award, recognition of the commitment of all to working closely in our communities.



THE WATES FAMILY



RECENT WATES DEVELOPMENT SCHEME IN CRANLEIGH



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WHAT NEXT?

LAND EAST OF TYE LANE, WALBERTON

WHAT NEXT?

You now have the opportunity to provide your comments formally on the feedback form. This can either be done today or by post via the freepost envelopes provided.

The project team will be ensuring all comments discussed today will be reviewed and, where possible, taken on board to further shape our proposals moving forward.

Wates Developments will continue to engage locally throughout and provide relevant updates to the Parish Council.

TIMESCALES FOR SUBMISSION

The planning application submission will be amended to reflect any changes following today's exhibition, comments from local people and the team's continuing assessment of the site.

We would anticipate submitting an outline application in the next month or so and expect this would be determined by the end of the year. If it is granted consent, a Reserved Matters application would be submitted during 2018 and work could start on site during 2019.

For further information, please feel free to get in touch with the team via Sebastian at Ssummers@cratus.co.uk or view the exhibition boards at www.tyeland.co.uk.

THANK YOU FOR YOUR TIME



RECENT WATES DEVELOPMENT SCHEME IN WELWYN GARDENS

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APPENDIX F

Consultation Feedback Form

Walberton, Land East of Tye Lane

Comments and Feedback



Name

Email

Address

Participant #

Postcode

The team would welcome your comments on the proposals viewed today. Please complete this feedback form then either hand it back to a member of the team, place it in the drop box, email it to Walberton@cratus.co.uk or freepost using the provided envelopes by **Wednesday 17th May 2017**.

Need some more time?

You can view today's exhibition boards at our dedicated website www.tyelane.co.uk and download them at your leisure.

Do you agree Arun District Council needs to provide new homes for the District?

☐ Yes
 ☐ No
 ☐ Unsure

Masterplan

The illustrative masterplan sets out the broad locations for housing and open green space. What do you think?

Housing

Housing Type

On the basis that new housing is required locally, what type of homes would you like to see? Please tick all that apply.

☐ Homes for young families
 ☐ Homes for mature families
 ☐ Bungalows
☐ Affordable Homes
 ☐ Smaller homes for downsizers & first time buyers
 ☐ Other

Housing Densities

Which parts of the site do you think could accommodate higher and lower densities?

Architectural Styles

What architectural styles would you most favour on the site?

☐ Modern
 ☐ Traditional
 ☐ Mix
 ☐ Eco-friendly

DATA PROTECTION: Data you submit will be held by Cratus Communications Ltd. on behalf of the applicant.
 We may need to share your information with the local planning authority as part of a future planning application. We will not sell your data to third parties.

Ecology & Green Areas

Do you have any comments on our approach to retain and enhance some areas of green coverage on the site?

Parking

Would you be in favour of including new parking facilities on the site for use by residents and visitors to the village?

- ☐ Yes
 ☐ No
 ☐ Potentially - please comment below

Other

Recreation

There are several opportunities for our proposals to help meet the recreational aspirations of the village, as set out in the Neighbourhood Plan.

What recreational improvements would you like to see in Walberton? We have noted a number on the exhibition boards, but feel free to include your own. Please tick all that apply.

- | | | |
|---|---|---|
| ☐ Additional Allotments | ☐ Provision of Teenage meeting point | ☐ Other - please comment below |
| ☐ Provision of a circular dog walking area | ☐ Recreation Ground enhancements | |
| ☐ New Trim Trails and play spaces | ☐ Enhanced school facilities | |

Other

General comments

You can use this area to make general comments and raise issues you would like the project team to consider.

DATA PROTECTION: Data you submit will be held by Cratus Communications Ltd. on behalf of the applicant. We may need to share your information with the local planning authority as part of a future planning application. We will not sell your data to third parties.

Participant #

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Further comments

DATA PROTECTION: Data you submit will be held by Cratus Communications Ltd. on behalf of the applicant.
We may need to share your information with the local planning authority as part of a future planning application. We will not sell your data to third parties.



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