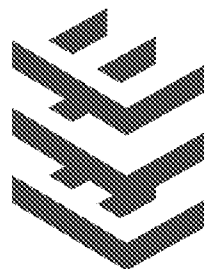


ECE Planning

Planning Statement

Land East of Tye Lane

September 2020



Project Name: Land East of Tye Lane, Walberton

Location: Land East of Tye Lane, Walberton

Client: Linden Homes

File Reference: P1728

Issue	Date	Author	Checked	Notes
PL1	13/08/2020	L Withall	S Sykes	Initial Draft
PL2	19/08/2020	L Withall	S Sykes	Revised Draft
PL3	04/09/2020	S Sykes	C Barker	Planning Issue

Contents

Figures	4
1. Introduction	5
2. The Site	6
3. Planning History	7
4. The Proposal	9
5. Policy Overview	11
5.1. Introduction	11
5.2. National Planning Policy Framework (NPPF)	11
5.3. National Planning Practice Guidance (NPPG)	12
5.4. Strategic Planning Policy – Arun Local Plan 2018	12
5.5. Strategic Planning Policy – Walberton Neighbourhood Plan 2015-2035	14
5.6. Supplementary Planning Guidance – Arun Parking Standards 2020	14
6. Planning Appraisal	15
6.1. Introduction	15
6.2. Principle of Development	15
6.3. Housing Mix and Affordable Housing	16
6.4. Design, Appearance and Layout	16
6.5. Residential Amenity and Noise	17
6.6. Heritage and Archaeology	18
6.7. Landscape and Open Space	18
6.8. Arboricultural and Ecology	19
6.9. Flood Risk and Drainage	19
6.10. Transport and Highways	20
6.11. Sustainability and Air Quality	20
6.12. Contamination	21
6.13. Section 106 and CIL	21
7. Conclusion	22

Figures

Figure 1 Environmental Agency Map	6
Figure 2 Pre-Application Sketch Layout	7
Figure 3 WA/95/18/RM Site Layout	8
Figure 4 WA/44/17/OUT Masterplan	8
Figure 5 The 2016 GL Hearn Update	13

1. Introduction

- 1.1. This Planning Statement has been produced on behalf of our client, Vistry Group Plc, in support of their Full Planning Application for Land East of Tye Lane, Walberton. The description of development is as follows:

Full Planning Application to revise the approved and partly implemented permission (WA/95/18/RES and WA/44/17/OUT) at land at Tye Lane, Walberton to provide for 30 additional dwellings including 9 affordable units with associated landscaping, road layout, access and parking.

- 1.2. The application site is part of an approved development site that was previously granted both Outline and Reserved Matters (RM) consent for the erection of 175 new dwellings (WA/95/18/RES). Since previous planning permission was achieved for the site, the Applicant is seeking to amend the mix of dwellings and provide additional housing for part of the site to contribute further to the housing supply in the local area and provide a more suitable mix of dwellings as part of the wider scheme.
- 1.3. In terms of the road layout, access and open space this will remain broadly as approved in the previous planning application scheme. The proposal seeks a greater density on part of the site with additional car parking provision.
- 1.4. This report will consider the relevant planning policy and guidance and give consideration to the effects of the proposed development. This application for Full Planning, in addition to this Planning Statement is supported by the following documents and drawings/plans:
- **Application Forms, CIL Forms and Notices**
 - **Biodiversity Checklist**
 - **Architectural Drawings, Plans and Elevations**
 - **Soft and Hard Landscaping Plans**
 - **Design and Access Statement**
 - **Flood Risk Assessment / Drainage Report Update**
 - **Transport Statement Addendum**
 - **Travel Plan Update**
 - **Arboricultural and Ecology Update Note**
 - **Ecology Mitigation and Enhancement Plan Update**
 - **Energy Statement**
 - **Air Quality Statement Update**
 - **Archaeological Assessment**
 - **Site Investigation Report**
 - **Noise Assessment Update**

2. The Site

- 2.1. The site is approximately 4 Ha and constitutes a development site forming part of the wider residential site under RM Consent WA/95/18/RES for 175 new dwellings. The wider site permission has been implemented with the site partially currently under construction.
- 2.2. The application site is located to the north of the village of Walberton, West Sussex. Walberton is located approximately 3km north of the villages of Yapton and Barnham. The site is located within the Walberton built up area boundary, and therefore constitutes a sustainable location.
- 2.3. The site does not contain any listed buildings nor is it located within a Conservation Area. There are a number of listed buildings that exist to the south of the site mainly located along The Street. Walberton Conservation Area is also located to the south of the site.
- 2.4. The area is relatively rural in character with housing in Walberton Village, the Walberton and Binstead Primary School, Walberton Recreational Ground and Avisford Park Road to the south of the application site. The Recreational Ground is protected as open space and includes a playing field which contains a cricket square and the outfield has also been used to provide football pitches.
- 2.5. The site is bounded to the north by Avisford Park Hotel golf course, associated buildings and historic parkland. To the west the site is bounded by Tye Lane, with open farmland beyond. To the east the site is bounded by housing and Yapton Lane, beyond which is open farmland.
- 2.6. According to the Environmental Agency Flood Map information, the site is located within a Flood Zone Risk 1 and therefore has a low risk of flooding.

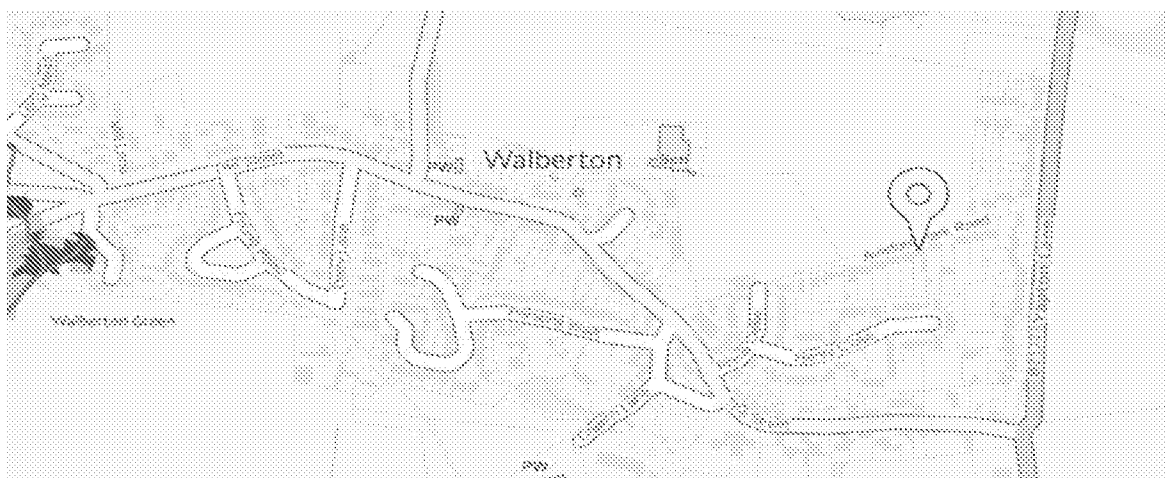


Figure 1 Environmental Agency Map

ECE Planning

3. Planning History

3.1. The following represents the relevant site planning history. The following planning history is provided in chronological order with the most recent first (including any pre-application meetings, which were held).

3.2. Pre-Application Enquiry

3.3. A Pre-Application Enquiry was submitted on the 7th July 2020. The Applicant is currently waiting for a Pre-Application Response to be received from the Council.

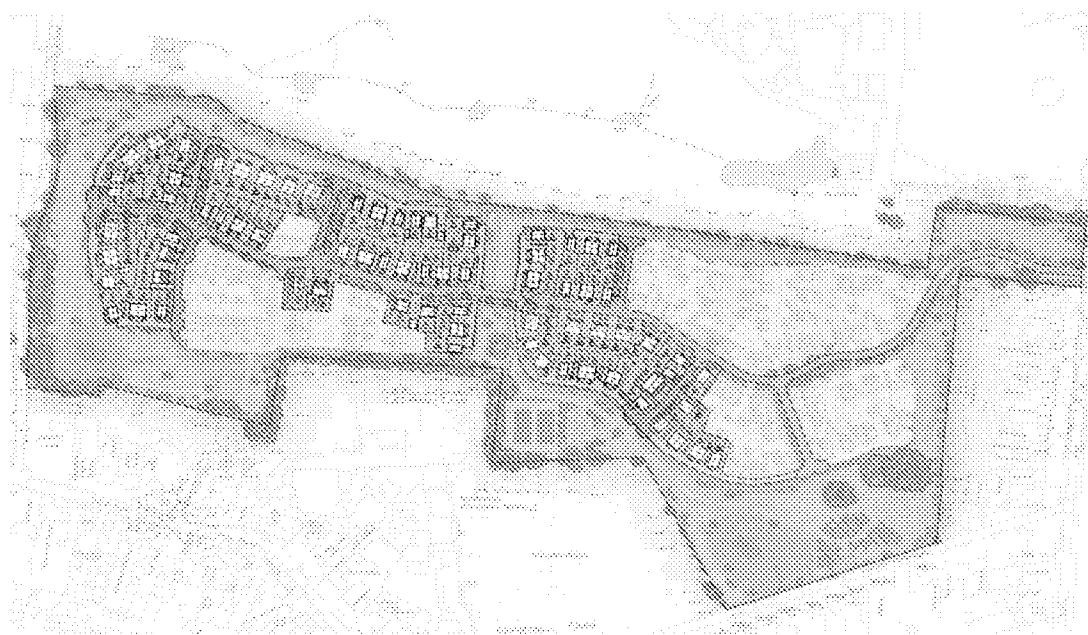


Figure 2 Pre-Application Sketch Layout

3.4. Figure 3 represents the indicative sketch layout that was presented at Pre-Application stage for the revised scheme.

3.5. Planning Applications

3.6. **WA/38/20/NMA. Non-material amendment following grant of reference WA/44/17/OUT for the widening of the width of the road to make the emergency access wide enough for construction traffic. This access will only be temporary. Land East of Tye Lane, Refused 10/07/20.**

3.7. The above Planning Application was refused on the 10th July 2020 on the basis that the Council considered that the proposed development did not constitute a non-material amendment. The proposed widening of the road was considered material in nature.

3.8. **WA/95/18/RES. Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 No. dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas/equipment & community orchard & other associated infrastructure & engineering works. Approved 16/04/19.**

ECE Planning

- 3.9. The above Planning Application was approved by the Council on the 16th April 2019 in relation to RM relating to the appearance, landscaping, layout and scale for 175 new dwellings. The Council considered the RM Application to be an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 3.10. The vehicular access to the site was approved as part of the outline planning permission, (WA/44/17/OUT) in 2018; and is located in the north east corner of the site, directly onto Yapton Lane.



Figure 3 WA/95/18/RM Site Layout

- 3.11. **WA/44/17/OUT.** Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. Approved 23/02/2018.

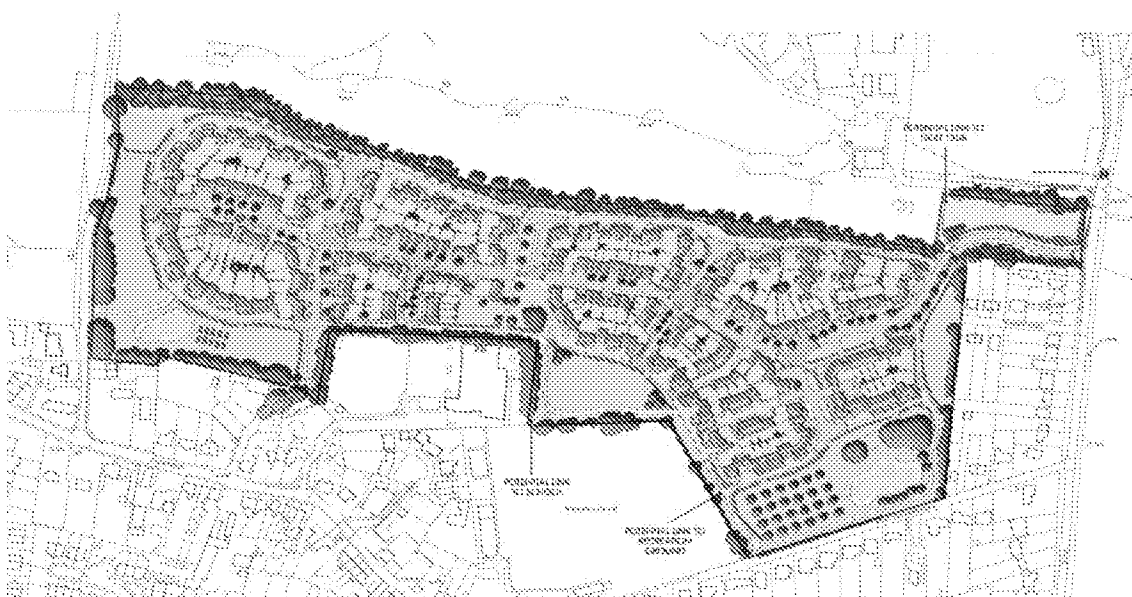


Figure 4 WA/44/17/OUT Masterplan

- 3.12. The above Outline Planning Application (WA/44/17/OUT) was approved on the 23rd February 2018. It was subject to a call-in request, but the Secretary of State resolved not to call in the application.

4. The Proposal

4.1. The proposal seeks to provide 30 new dwellings on the approved development site (WA/95/18/RES and WA/44/17/OUT) which was granted consent for a total of 175 dwellings. A total of 81 residential units were to be situated within the area proposed to be revised by this current planning application. The proposal will therefore provide a total of 111 dwellings incorporating 9 affordable units (an uplift of 30 dwellings from the approved 81 dwellings).

4.2. A breakdown of the approved and proposed housing mix for the re-plan area is as follows:

Dwelling Type	Approved Affordable Mix	Approved Market Mix	Proposed Affordable Mix	Proposed Market Mix
1 bedroom	0		2	0
2 bedroom	0	10	7	35
3 bedroom	0	29	0	55
4 bedroom	0	42	0	12
Total	0	81	9	102

Table 1 Approved and Revised Housing Mix

4.3. The proposal will provide a mix of dwellings comprising semi-detached and detached dwellings. In relation to layout, the plots will be situated facing mainly north or south, which reflects the layout of the original scheme.

4.4. The scale of the development has been carefully considered to ensure that the proposal is at a commensurate scale with the surrounding development. The dwellings are proposed at a standard two storey height, with limited number of two and half storey dwellings which is commensurate with the adjacent new residential development and also to the existing properties in Walberton. The built footprint and scale will provide a strong sense of enclosure and the dwellings are proposed to be traditional in style with contemporary features.

4.5. The dwellings and streetscape have been designed to blend seamlessly with the rest of the residential development. The proposed materials will provide attractive detailing and a varied street scene, which is in keeping with the surroundings. Architectural influences have been generally taken from the neighbouring development and local vernacular. The character and design of the proposed development will reflect the character areas adopted as part of the RM application.

4.6. Appropriate amenity space in the form of large private gardens will be provided for the dwellings. The proposal will not impact on open space provision which is virtually identically retained in quantum from the RM scheme. A soft and hard landscaping scheme is provided and will be adopted throughout the proposal.

4.7. The proposed increase in density will have an impact on parking provision. In this regard, the proposal seeks to deliver 2 car parking spaces per 2 and 3 bedroom house. 3 car parking spaces will also be provided for the 4 bedroom house in line with Arun's parking standards.

- 4.8. In terms of access, this will reflect what has been approved before and the main road access route will join onto the approved access route to the east of the site via Tye Lane.

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case the Development Plan (excluding minerals and waste) for the area consists of The Arun Local Plan 2018, The Walberton Neighbourhood Plan 2015 and The National Planning Policy Framework 2019.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF was adopted in 2012 and revised in February 2019, at its heart is the presumption in favour of sustainable development.
- 5.2.2. The role of residential developments in providing for sustainable development cannot be underestimated, with the delivery of a wide choice of high-quality homes contributing to the social, economic and environmental benefit of the Arun District. This is supported under the provisions of Paragraph 8 of the NPPF.
- 5.2.3. In this regard it is therefore considered that the proposed development of the application site to provide high quality residential dwellings represents sustainable development, and should therefore benefit from the presumption in favour of sustainable development under the provisions of paragraph 11 of the NPPF.
- 5.2.4. Paragraph 11 promotes the presumption in favour of sustainable development and confirms that development proposals that accord with the development plan are to be approved without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - 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.
- 5.2.5. The Council currently does not have a current 5-year supply of housing (2.9 years as set out in Appeal reference APP/C3810/W/19/3236911) and is not meeting their HDT targets (68% as of 2019).
- 5.2.6. Paragraph 59 seeks to boost significantly housing supply where it is important that a sufficient amount of variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.2.7. In terms of promoting sustainable transport, Section 9 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

ECE Planning

- 5.2.8. Section 16 of the NPPF addresses how the planning process should conserve and enhance the historic environment.
- 5.2.9. Paragraph 192 of the NPPF seeks to identify those 'tests' that should be applied in determining applications that may affect the setting, character and appearance of a designated heritage asset.
- 5.2.10. Section 17 of the NPPF seeks to ensure the planning system contributes to and enhances the natural and local environment.
- 5.2.11. Overall, it is strongly contended that the proposed development is entirely compliant with the objectives of the NPPF.

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been fully considered in the creation of this application and the proposed conversion is seen to be fully compliant with it.

5.4. Strategic Planning Policy – Arun Local Plan 2018

- 5.4.1. The recently adopted Arun Local Plan 2018 sets out the strategic vision, objectives, policies and proposals for development in the LPA to 2031 and beyond. The following policies in the Local Plan are considered relevant to this application.
- 5.4.2. **Policy SD SP2 Built-up Area Boundary** supports development within the Built-Up Area Boundaries, subject to consideration of other policies of this Local Plan.
- 5.4.3. **Policy H SP1 The Housing Requirement** states that at least 20,000 new homes will be accommodated in the District over the plan period (2011-2031).
- 5.4.4. The Council currently have a housing land supply of approximately 2.9 years and therefore the proposal will help meet the Council's unmet housing need.
- 5.4.5. **Policy D SP1 Design** states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. This policy is further supported by **Policy D DM1 Aspects of Form and Design Quality**.
- 5.4.6. The proposed development has been informed by both these policies and meets their requirements, demonstrating a high standard of architectural design. Please see Section 6 of this Planning Statement for more information.
- 5.4.7. **Policy D DM2 Internal Space Standards** states that the planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance. Each proposed dwelling exceeds the Nationally Described Space Standards.
- 5.4.8. **Policy HER SP1 The Historic Environment** states that the Local Planning Authority will grant permission or relevant consent for development proposals that conserve or enhance the historic environment of the District. Designated heritage assets including listed buildings, structures and their settings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Development likely to prejudice such assets, including their settings, will be refused. This is supported by **Policy HER DM: Listed Buildings**.

ECE Planning

- 5.4.9. As set out in Section 6 of this Planning Statement, the proposed development would meet the requirements of these policies by respecting and maintaining the historic character of the Walberton Conservation Area to the south of the site.
- 5.4.10. Policy H DM1 Housing mix states the Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 11 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations.
- 5.4.11. The 2016 GL Hearn update to the 2012 SHMA notes that greater provision of 2 and 3 bed units for both market affordable units is required. The 2016 GL Hearn report also identifies a suggested broad mix of housing by size and tenure for the District as follows:

Table 29: Suggested broad mix of housing by size and tenure – Arun

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

Source: Housing Market Model and CoRe

Figure 5 The 2016 GL Hearn Update

- 5.4.12. Policy AH SP2 Affordable housing states for all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing.
- 5.4.13. The proposal will provide for 9 affordable units that will meet the 30% policy requirement provision (i.e. 30% of the 30 dwelling uplift).
- 5.4.14. Policy ECC SP1 Adapting to climate change states that the Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity. The proposal is supported by and FRA and Drainage Strategy.
- 5.4.15. Policy ECC SP2 Energy and climate change mitigation states all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient. The proposal is supported by an Energy Strategy.
- 5.4.16. Policy T SP1 Transport and Development seeks to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.
- 5.4.17. Policy T DM1 Sustainable Travel and Public Rights of Way states new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

ECE Planning

- 5.4.18. Policy HER DM3 Conservation Areas In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area.
- 5.4.19. The proposal will not impact negatively on any heritage assets or Conservation Areas.
- 5.4.20. Policy HER DM6 Sites of Archaeological Interest states there will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains.
- 5.4.21. The site constitutes a development site and therefore the proposal will not impact negatively on any archaeological remains.
- 5.4.22. Policy ENV SP1 Natural Environment states Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites.
- 5.4.23. The proposal will provide a number of additional biodiversity enhancements and will not impact on previous mitigation measures proposed as part of the RM Application.
- 5.5. **Strategic Planning Policy – Walberton Neighbourhood Plan 2015-2035**
- 5.5.1. In addition to the Arun Local Plan, the Walberton Neighbourhood Plan also forms the Development Plan for the area. The Walberton Neighbourhood Plan was adopted before the Arun Local Plan 2018 and where a policy conflict arises, the Arun Local Plan take precedence.
- 5.5.2. These policies have been considered during the preparation of this application as set out within the appraisal section of this planning statement.
- 5.5.3. Relevant policies of the Neighbourhood Plan are also considered below:
- **Policy VE 3 Protection of Trees and Hedgerows**
 - **Policy VE 4 Conservation Areas and Areas of Special Character**
 - **Policy VE 7 Surface Water Management**
 - **Policy HP 10 Affordable Housing**
 - **Policy HP 13 Design Guidance**
 - **Policy GA 3 Car Parking**
- 5.5.4. The Walberton Parish Council are currently undertaking a review of the Neighbourhood Plan in which the Parish are required to provide an additional 60 units as part of the Neighbourhood Plan review to be in accordance with the Local Plan. A Public Consultation took place in July 2020 on the Neighbourhood Plan Review in which the Parish are currently considering all the responses received.
- 5.6. **Supplementary Planning Guidance – Arun Parking Standards 2020**
- 5.6.1. The Council adopted their own parking standards on the 12th January 2020. The Arun District Parking Standards takes standards and evidence produced and consulted on by the County Council, along with its own documentation and tailored it to make it applicable to the situation within Arun District. The Parking Standards SPD relates to the amount of parking, cycle and electric vehicle charging points expected to be provided within development of differing sizes.
- 5.6.2. The parking standards have been taken into consideration as part of this Planning Application and discussed in further detail within Section 6 of this Statement.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this development are as follows:

- **Principle of Development;**
- **Housing Mix and Affordable Housing**
- **Design, Appearance and Layout**
- **Residential Amenity and Noise**
- **Heritage and Archaeology**
- **Landscape and Open Space**
- **Arboricultural and Ecology**
- **Flood Risk and Drainage**
- **Transport and Highways**
- **Sustainability and Air Quality**
- **Section 106 and CIL**

6.2. Principle of Development

6.2.1. The application site is located within the settlement boundary of Walberton, West Sussex. The site is also located approximately 3km north of the villages of Yapton and Barnham. The site is therefore located within a sustainable location.

6.2.2. The site is also part of a wider development site, which was previously granted RM and Outline planning consent for the provision of residential development comprising up to 175 dwellings. The RM application dealt with the details of layout, landscape, scale and appearance, and the principle of development was considered acceptable at Outline stage in 2017 (please see Section 3 of this Statement for further detail).

6.2.3. The proposal seeks to provide an uplift in dwelling numbers previously approved on site from 81 residential units to 111 residential units. The proposal will therefore provide for an additional 30 new residential units on site. The proposal will also provide for a more appropriate housing mix compared to the previous permission which previously provided for over 50% 4 bed market units compared to the recommended proportion of 10-15% in the SHMA update. The proposal will therefore reduce the amount of 4 bedroom homes and increase the smaller units to be more aligned with the SHMA recommendations. In our view the mix is significantly more aligned with the requirements of the 2016 report reflecting local need.

6.2.4. The proposal will help meet the Parish's housing need through the more effective and efficient use of land. It should be noted also that Arun District Council does not have a current 5-year supply of housing (2.9 years as set out in Appeal reference APP/C3810/W/19/3236911) and is not meeting their HDT targets (68% as of 2019). The proposal will therefore help boost the district's housing supply.

6.2.5. The proposal will therefore deliver 111 units (an additional 30 units) within the development boundary on a site with an extant permission for residential development. The proposal will provide a high quality and locally distinctive development that will reflect the design and character of the previous RM development approved on site. It is therefore considered that the proposal is acceptable in principle.

ECE Planning

6.3. Housing Mix and Affordable Housing

- 6.3.1. In terms of Housing Mix the proposal is clearly more aligned with regards to Policy than the previous approved scheme by providing an uplift in smaller to medium sized dwellings.
- 6.3.2. The proposal will result in an increase in two and three bedroom homes whilst reducing the amount of larger 4 bedroom homes previously approved on site. The original scheme provided for over 50% 4 bed market units (42 of the 81 in total) compared to the recommended proportion of 10-15% in the SHMA update. In comparison, the proposed scheme provides just 12 no. 4-bedroom properties (or 12% for the replan area) which is more aligned with the suggested mix set out within the SHMA 2016 report.
- 6.3.3. The proposal will also increase the two-bedroom properties from 12% of the dwellings previously approved on site to 38% (42 dwellings in total). Three bedroom properties will also be increased from a provision of 35% as approved (29 dwellings in total) to 50% (55 dwellings in total). In our view the mix is significantly more aligned with the requirements of the 2016 report reflecting local need. Four-bedroom properties are now also in line with the suggested housing mix at around 11% (12 in total).
- 6.3.4. The proposed housing mix is as follows:

Housing Type	Affordable Mix	Market Mix
1 bedroom	2	0
2 bedroom	7	35
3 bedroom	0	55
4 bedroom	0	12
Total	9	102

Table 2 Housing Mix

- 6.3.5. As demonstrated in Table 2, the proposal will also deliver 9 affordable units, which will be in compliance with 30% affordable housing policy provision on the uplift of 30 dwellings. The affordable housing mix is made up of 2 x 1 bedroom and 7 x 2 bedroom properties. This is clearly a significantly benefit of the scheme given the acute affordable housing need across the district.
- 6.3.6. The proposal is acceptable in policy terms meeting the requirements of local policy whilst clearly boosting the supply of affordable homes.

6.4. Design, Appearance and Layout

- 6.4.1. The proposed dwellings are of a high quality designed which respond positively to the traditional context of the wider site and character of the local area. The proposal applies traditional building materials reflecting the character of development prevalent in Walberton and the surrounding wider site. The proposed development provides well-proportioned housing with simple roof forms in a traditional style. A palette of building materials will be incorporated within the development to create a variation within the street-scene and emphasise different character areas throughout the development (as set out within the Design and Access Statement which accompanies this application).

ECE Planning

- 6.4.2. The proposed interaction between the built form and soft and hard landscaping will also be designed to provide high quality public realm through soft areas of landscaping and private front gardens to encourage social interaction within the proposed streets.
- 6.4.3. The heights of the development have been carefully considered to respond sensitively to the surrounding building heights of the approved and partly implemented development. The proposed dwellings are generally set at two storeys with a small number of two and half storey development, which will help to respect views into and out of the site providing a sense of enclosure and community.
- 6.4.4. A mix of semi-detached and detached dwellings are proposed reflecting the surrounding context, which will help create a development that is varied in appearance to allow high quality architectural individuality. The overall density of the site is 29 dwellings per hectare, which is considered to be entirely appropriate for the proposed re-plan area.
- 6.4.5. The proposed design will also be in keeping with the character areas proposed as part of the RM and Outline Application which comprised of the Entrance Gateway, The Avenue, Community Edge and Village and Parkland Edge. The proposal therefore seeks to retain this approach with the broad layout and footprint of detached buildings being adjusted to allow for a greater provision of semi-detached properties. The proposal will not dilute the original design in character and appearance terms as demonstrated by the street scenes.
- 6.4.6. In our view the proposal is entirely acceptable in design, layout and character terms and will be in accordance with the Development Plan.

6.5. Residential Amenity and Noise

- 6.5.1. The proposed scheme has been sensitively designed to respect the residential amenity of surrounding dwellings and to ensure the residential amenity of future residents is also respected.
- 6.5.2. Dealing with the residential amenity of existing occupiers, the proposed development has been carefully orientated to avoid direct overlooking and inter-looking into adjacent properties. In this respect, back to back distances are considered acceptable. The design ensures there is sufficient separation for living conditions not to be adversely affected by direct overlooking or overshadowing.
- 6.5.3. The proposal has also sought to ensure the privacy and amenities of future residents are protected through the careful placement of buildings.
- 6.5.4. The proposed development will provide for a high-quality development in terms of buildings, urban form and spaces, in keeping with the character of the area and location. The proposed development therefore respects the residential amenity of existing residential properties surrounding the site.
- 6.5.5. In relation to Noise, A Noise Assessment has been submitted in support of the Planning Application which seeks to demonstrate the acceptability of the re-plan area. A previous Noise Assessment for the site was approved as part of Condition 23 (ref WA/11/19/DOC) as part of the Outline consent.
- 6.5.6. The Noise Assessment concludes that the site is suitable for increased residential development subject to a mitigation measure being provided including appropriate glazing specifications as set out within the report.
- 6.5.7. The proposed development is therefore in accordance with the Development Plan and considered acceptable in terms of amenity impacts.

ECE Planning

6.6. Heritage and Archaeology

- 6.6.1. Having regard to section 16 of the NPPF, the proposal will seek to conserve and protect any heritage assets located near to the site. The Walberton Conservation Area and heritage assets exist to the south of the site however the proposed development is located to the north of modern residential development. A Heritage Assessment was previously undertaken by Malcom A Cooper and submitted as part of the Outline Application for the site, which concluded that the proposed development of 175 dwellings would have only a negligible impact on any heritage assets. The proposal resulting in an uplift of 30 dwellings on site will not in our view cause any additional harm to nearby heritage assets.
- 6.6.2. As set out previously, the proposal will not place development closer to any existing heritage assets. The scheme has considered density (29 dph) and height and has subsequently sought to ensure that the design will not impact upon the significance of heritage assets.
- 6.6.3. In relation to Archaeology, the site constitutes a residential development site and matters have been dealt by virtue of the previous planning approvals and relevant discharge of condition applications (ref. WA/32/19/DOC). Previously approved documents are resubmitted with this application (i.e. the Archaeological Evaluation Report March 2019 and Written Scheme of Investigation for Archaeological Excavation March 2019). In our view no further work is required in archaeological terms.
- 6.6.4. Overall, the proposal is in accordance with the relevant Policies within the Development Plan.

6.7. Landscape and Open Space

- 6.7.1. A Landscape Strategy has been submitted as part of this planning application, which outlines that the consented design and management of the public open space will not be affected by the revised proposals for the residential area.
- 6.7.2. The proposed scheme will be located within a robust green framework that will be sympathetically integrated into the proposal with the area of Public Open Space available for the enjoyment of both existing and future residents. Within the site area, existing mature trees and shrubs will be retained in addition to planting being proposed to soften the street scene and public realm.
- 6.7.3. The proposal has sought to ensure that the replan area accords with details approved under the RM permission and seeks to retain the landscape character of each individual character area as previously approved. For instance, the scheme has been careful to ensure that the central spine planting is replicated across the site to ensure a seamless transition from this replan area to the remaining wider site.
- 6.7.4. The open space approved as part of the RM scheme is broadly unchanged and shall be retained as part of the wider site. The original scheme for 175 dwellings was required to provide for a total onsite provision of 1.23ha of open space and 2,118sqm of play space according to the Council's open space calculator. In addition, a payment for allotments would be required and 10.8sqm of health and fitness provision. In terms of public open space, the approved scheme included the provision of 2 Locally Equipped Areas of Play (LEAPS), 2 Local Areas of Play (LAPS), two Tennis Courts, allotments and a community orchard.
- 6.7.5. The proposal and uplift requires a total of 1.44 Ha public open space provision, 2,500 sqm of play provision and 2,500 sqm of allotment space.

ECE Planning

6.7.6. Overall, the provision of open space provided on site as part of the proposal and surrounding development will total approximately 5 Ha. In our view, given the significant overprovision of open space as part of the Reserved Matters application and this replan, no further open space provision is required.

6.7.7. The proposal is therefore in accordance with the Development Plan.

6.8. Arboriculture and Ecology

6.8.1. The proposal is supported by an arboricultural and ecology note setting out the acceptability of the scheme following approval of the Reserved Matters application and discharge of relevant conditions.

6.8.2. Condition 38 of the Outline permission has been discharged (reference WA/99/18/DOC) with regards to badgers on site. Condition 13 of the Outline scheme required the provision of an Ecological Mitigation and Enhancement Plan which had been submitted and previously discharged (under reference WA/99/18/DOC). An updated EMEP has been submitted with this application to negate the requirement for further such conditions.

6.8.3. With regards to arboricultural matters we trust that the accompanying note sets out the acceptability of the proposal in relation to trees. Clearly the site benefits from planning permission for development and with the exception of a few minor amendments the built form is not changing significantly and will not impact unduly to existing / retained trees. In this regard we consider the proposal to be acceptable.

6.9. Flood Risk and Drainage

6.9.1. The site is situated entirely within Flood Zone 1 as defined by the Environment Agency flood risk maps. These areas are considered to have low potential for risk of flooding.

6.9.2. A Flood Risk Assessment Addendum has been submitted as part of this planning application to update the previous Flood Risk Assessment to include the additional built form. This Updated Report also deals with matters, which are required to be discharged as reflected in the Outline Consent application in relation to conditions 24 (foul drainage), 25 (surface water drainage), 32 (drainage calculations) and 33 (maintenance and management plan).

6.9.3. Overall the Flood Risk Addendum demonstrates that the additional development and increase in surface water is manageable and the development will increase the hardstanding area within the development to 5.03ha (45% impermeable). The proposed surface water management strategy proposes to infiltrate surface water run-off from the site to the two infiltration basins located in the southern area of the development site for rainfalls events up to the 1 in 100 year event including climate change. Surface water from site will discharge into infiltration basin with no positive outfall, which is a betterment as all the surface water run-off will infiltrate into the ground (whereas currently some surface water runoff would occur).

6.9.4. The proposed foul drainage strategy is to discharge to the Southern Water public sewers with two connection points.

6.9.5. The proposal will therefore not cause any additional flooding off site or increase the risk of flooding to any of the existing or proposal dwellings. The proposed foul drainage is inline with previously proposed works and the surface water proposals will lead to a more positive drainage regime than existing (also in-line with strategies previously approved).

ECE Planning

- 6.9.6. The proposed residential development at this site is considered to be acceptable from a flood risk and drainage perspective and it is contended that it accords with the flood risk policies within the NPPF and local development plan policies.

6.10. Transport and Highways

- 6.10.1. The consented access arrangements for the site from Yapton Lane will be unchanged and the internal layout largely reflects the consented arrangements, with a central spine road offered for adoption. Vehicular turning can be accommodated, with the refuse collection strategy remaining as consented.
- 6.10.2. A Transport Statement and Travel Plan has however been submitted in support of the Planning Application to support the uplift in the number of dwellings at the consented and partially implemented development at Tye Lane, Walberton.
- 6.10.3. In relation to trip generation, it is considered that the proposed development would not have an adverse impact on the existing highway network from an operation, capacity or highway safety perspective when compared to the consented scheme. There would be a negligible impact on the surrounding junctions with only 3 additional trips in the am and pm peak hours.
- 6.10.4. The proposal will also provide for appropriate car parking provision in line with Arun Parking Standards with 2 car spaces being proposed for 2/3 bedroom dwellings and 3 spaces being proposed for 4 bedroom dwellings. Adequate visitor spaces are provided as set out within the Transport Statement.
- 6.10.5. The proposal will also provide for cycle spaces in line with WSCC standards, which will be provided on-plot for the houses within either dedicated cycle stores or within a suitably sized garage.
- 6.10.6. A Travel Plan has been submitted to accompany this planning application, which primarily details incentives for encouraging access to the site by modes other than the use of car.
- 6.10.7. Overall, it is demonstrated that the development proposals would not adversely affect the performance of the local highway and public transport networks, accords with local, regional and national planning policies, and should therefore be considered acceptable on highways grounds.

6.11. Sustainability and Air Quality

- 6.11.1. An Energy Statement has been submitted as part of this planning application, which demonstrates an appropriate energy strategy for the proposed development. The Energy Statement has been produced to address the previously approved Condition 20 of the Outline permission, which requires the development to provide a 10% energy reduction resulting from the use of low carbon or renewable technologies. A previous Energy Statement was approved as part of the discharge of condition application WA/24/19/DOC for the Outline consent and the new supporting Energy Statement follows the same methodology as previously agreed.
- 6.11.2. The proposal will utilise a fabric first approach to sustainable construction, which will ensure that energy demand from the new dwellings is limited (therefore resulting in a minimisation of CO2 emissions). The proposal will therefore lead to a 10% reduction in energy demand and is entirely compliant with Policy ECC SP2 of the Arun Local Plan.

ECE Planning

- 6.11.3. A previous Air Quality Assessment for the site was approved as part of Condition 23 (ref WA/11/19/DOC) for the Outline consent. An addendum to the existing Air Quality Assessment Report however supports this planning application. The Air Quality Addendum concludes that there is some potential for air quality impacts during the construction phases however with appropriate management and maintenance of the construction site, the impacts will be negligible.
- 6.11.4. In relation to traffic movements, the proposed traffic generation is considered to be below the local air quality criteria. In accordance with the Sussex air quality guidance, air quality mitigation measures will be proposed such as the use of electric vehicle charging points as part of the overall development.
- 6.11.5. Overall, the proposal is considered acceptable and in accordance with the Development Plan.

6.12. Contamination

- 6.12.1. In response to the original Outline Application (ref. WA/44/17/OUT), the Environmental Health Officer agreed that the site contained a low risk from contamination. As the site constitutes a part implemented residential development site, it is considered that a low risk for the site still remains in relation to contamination.
- 6.12.2. Condition 22 on the approved Outline consent states the following:
- “If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with”*
- 6.12.3. The Applicant can confirm that Condition 22 will be complied with as part of the revised proposal and a similarly worded condition would be acceptable for this replan part of the site.

6.13. Section 106 and CIL

- 6.13.1. Planning Obligations may only be used where they satisfy the relevant tests and are necessary to make the development acceptable in planning terms. It is considered that the proposed development is in accordance with the national planning policy and local development plan. The RM permission was subject to a detailed S106 agreement.
- 6.13.2. Since the approval of the RM permission the Council has adopted CIL. This therefore creates a complicated situation with regards to the already agreed S106 and CIL liability.
- 6.13.3. It is therefore considered that the proposal will seek to amend the approved scheme replacing 81 of the approved dwellings with 111 re-planned dwellings (an uplift of 30). The new 111 dwellings (excluding affordable) would be liable to pay CIL which in this zone (2) would be £70psqm for houses and £100psqm for flats. The 84 dwellings no longer being delivered however have already been assessed in terms of infrastructure requirements with obligatory payments captured under the S106 mechanism.
- 6.13.4. In our view, the simplest means of ensuring the Council do not ‘double dip’ for infrastructure payments would be to seek a reduction in the S106 agreement for the 81 dwellings no longer being delivered to be captured instead through CIL payment on the 111 dwellings proposed. This will clearly require a Deed of Variation on the S106 and we would welcome further discussion on this point.

7. Conclusion

- 7.1.1. This statement has been prepared on behalf of Vistry Group Plc in support of their planning application for the following development:

“Full Planning Application to revise the approved and partly implemented permission (WA/95/18/RES and WA/44/17/OUT) at land at Tye Lane, Walberton to provide for 30 additional dwellings including 9 affordable units with associated landscaping, road layout, access and parking”.

- 7.1.2. The proposed development will deliver a mix of housing types, which will be designed to a high quality standard and which will be entirely in keeping with the approved scheme currently being delivered.
- 7.1.3. The proposed quantum of residential development at this site has the potential to boost the supply of housing within this part of the Arun District. This should be afforded significant weight in the consideration of this application given the growing shortfall of housing facing the local area.
- 7.1.4. It is our view that the proposed development would not result in any adverse impact on highway capacity or in terms of flood risk. In terms of impact on amenity, it is contended that the development would not cause any harm.
- 7.1.5. In respect of landscape impact it has been demonstrated that the proposed development can be delivered without undue harm to the existing landscape character and the landscape proposals are aligned with the wider site.
- 7.1.6. Furthermore, the scheme is acceptable in heritage and archaeological terms. As set out within this statement there are not constraints relating to contamination, noise or air quality.
- 7.1.7. Overall, the application is located in a sustainable location and accords fully with the Development Plan and the NPPF, in particular the presumption in favour of sustainable development.
- 7.1.8. It is strongly contended that all relevant issues have been satisfactorily addressed, such that the application is acceptable. We respectfully request therefore that planning permission is granted.