

**Land South of Arundel Road,
Walberton, West Sussex
BN18 0QP**

**Planning Application for the Erection of 8 Dwellings with Garaging
and Open Resident and Visitor Parking, with a New Access from
Arundel Road; Provision of Hard and Soft Landscaping and
Open Space; Foul and Surface Water Drainage Systems;
and Other Works**

PLANNING, DESIGN & ACCESS STATEMENT
Prepared for Crayfern Homes Ltd



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1.0 INTRODUCTION AND TERMS OF REFERENCE

A Introduction

- 1.1 The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development. Paragraph 11 of the NPPF confirms that local plans should meet objectively assessed needs for development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or if specific policies in the NPPF indicate that development should be restricted. The paragraph also confirms that development proposals which accord with the local plan should be approved without delay.
- 1.2 In this context, Part 5 of the NPPF advises on 'Delivering a sufficient supply of homes'; and paragraph 59 confirms that *"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and 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."*

B Terms of Reference

- 1.3 Policies HP1, SD2 and HP5 of the 'Made' Walberton Neighbourhood Development Plan 2015-2035 provide for and confirm a housing allocation of just two dwellings on land south of Arundel Road, Walberton, which has an area of around 1.25 hectares. **Appendix 1** of this Planning, Design & Access Statement contains an extract from the Neighbourhood Plan that includes these Policies.
- 1.4 With the benefit of advice from MatPlan Ltd, Crayfern Homes Ltd determined that the site could accommodate a greater density of development than its allocation in the Neighbourhood Plan, whilst still respecting the character of the locality. A Pre-application Enquiry ref. PAA/133/18 was instigated with Arun District Council on 24 October 2018 on this basis, proposing the site's development *inter alia* with 10 detached houses. Following exchanges of correspondence and a Pre-application Meeting held on 18 January 2019 with Mr Juan Baeza, Area Team Leader in Arun District Council's Planning Department, a revised proposal for the site's development with 8 detached houses was agreed by way of an exchange of emails between 21 and 25 January 2019, based upon a Proposed Site Layout ref. 54_17_100.

1.5 Crayfern Homes Ltd's consultant team has therefore prepared this detailed planning application to develop the site on the terms agreed with Mr Baeza. This Planning, Design & Access Statement presents, explains and supports the application proposal, with reference to a description of the application site and its surroundings; the plans and other particulars which comprise the application; the outcome of Pre-application Enquiry ref. PAA/133/18; and an analysis of National, District and Neighbourhood planning policies relevant to the application's determination. This Statement also confirms arrangements relating to provision of car and cycle parking, and for the storage and collection of refuse and recyclables; and should be reported to Committee if the application is determined by this method.

1.6 The application is accompanied by the following additional documents:

- A suite of application plans, as per the Drawing Schedule which lists the same;
- A Transport Statement dated 25 April 2019, which includes a plan ref. ITB14108-GA-003 for the site's proposed access from Arundel Road and Swept Path Plans ref. ITB14108-GA-006A and ITB14108-GA-005A, prepared by i-Transport;
- A Stage 2 Acoustic Design Statement dated 21 March 2019, prepared by Clarke Saunders Acoustics;
- A Phase 2 Ecological Survey Report dated 23 November 2018 and prepared by the Ecology Co-Op; a Dormouse Mitigation Strategy and Reptile Mitigation Strategy both dated June 2019 and prepared by Ecosupport; and Arun District Council's Biodiversity Checklist;
- An Arboricultural Assessment & Method Statement dated 28 March 2019 with Tree Protection Plan ref. 18164-BT3, prepared by Barrell Treecare; and
- A Drainage Strategy dated May 2019; a Drainage Feasibility Plan ref. ES1822-502-001C; and Standard Construction Details Plans ref. ES1822-501-01A and ES1822-501-02A, prepared by Escher Silverman.

1.7 This Statement will not repeat the content of the documents listed above – they should instead be referred to when the application proposal is determined in light of the development plan and all other material planning considerations.

1.9 Crayfern Homes is prepared to negotiate the delivery of reasonable financial contributions linked to the site's development through a S106 Agreement. An early discussion with the application's Case Officer regarding this matter would be welcome.

2.0 SITE LOCATION AND SITE DESCRIPTION

- 2.1 The application site the site comprises a flat, regularly shaped rectangle of land, of around 1.25 hectares in area, to the south of Arundel Road, Walberton. The site has a gated access on its open northern boundary with Arundel Road.
- 2.2 Arundel Road meets the A27 dual carriageway at a left in/left out junction a short distance to the west; and serves a vehicle repair and recovery business known as Westbourne Motors; a used car sales forecourt known as S&G Motors; three dwellings known as Woodacre and Foxwood Cottage and Gracelands Farm, which is reached by a long access drive beyond the site's eastern boundary. To the west of its junction with the A27, Arundel Road leads into Fontwell; and to the south, West Walberton Lane leads into Walberton. Local facilities are available in each village; and the A27 affords easy access to Chichester, Arundel and Brighton; and the A29 south of Fontwell gives easy access to Bognor Regis. A short distance to the south east is Barnham railway station, which lies on the main line between Chichester and Brighton. Local bus services in the surrounding area are also reasonably frequent.
- 2.3 West Walberton Lane runs through woodland to Walberton; and the southern boundary of the site is contained by woodland. The site's northern boundary with Arundel Road and its eastern boundary are more open, whereas the site's western boundary is well contained by mature trees and other woodland vegetation. A number of individual trees are scattered across the site and twelve of these are individually protected by a Tree Preservation Order ref. TPO/WA/2/09, which was confirmed on 14 October 2009.
- 2.4 The application site lies within Fontwell's Built Up Area, as defined in the Walberton Neighbourhood Development Plan 2015-2035, which was 'Made' on 9 March 2017. Furthermore, the application site is allocated for housing under Neighbourhood Plan Policy HP5. Relevant extracts from the Neighbourhood Plan, including its Proposals Map, are contained in **Appendix 1** of this Statement and confirm these designations. In addition, **Appendix 2** of this Statement contains a copy of the application's Proposed Site Layout and Location Plan ref. 54_17_100_A and a Google Earth image of the area surrounding the application site, with the application site outlined in red.

3.0 RELEVANT PLANNING HISTORY

A Pre-application Enquiry Ref. PAA/ 133/ 18 – October 2018

- 3.1 Crayfern Homes Ltd instructed MatPlan Ltd to prepare a Pre-application Enquiry for the site's proposed development. The Pre-application Enquiry was submitted to Arun District Council under cover of a letter dated 24 October 2018; was validated and given the reference PA/133/18 on 31 October 2018; and was initially dealt with by Mr Stuart Corbey, Senior Planning Officer.
- 3.2 The Pre-application Enquiry was based upon a proposed Site Plan ref. SK05 - reproduced in **Appendix 3** of this Statement - showing the application site's development with 10 detached houses, served from a new access off Arundel Road. Mr Corbey issued an interim response to the proposal by way of a letter dated 3 January 2019, which is reproduced in **Appendix 3** of this Statement. It will be noted that whilst Mr Corbey supported the principle of the site's development with housing, he sought a reduction in the number of dwellings proposed; and suggested that this matter be discussed at a Pre-application Meeting.
- 3.3 In the event, a Pre-application was held on 18 January 2018 with Mr Juan Baeza, Area Team Leader, whilst Mr Corbey was on leave. During the course of that meeting, it was agreed to reduce the number of houses proposed on site from 10 to 8. MatPlan Ltd later emailed a revised Site Layout Plan ref. 54_17_100 showing the site developed with 8 detached dwellings to Mr Baeza on 21 January 2019, which he later endorsed in an email sent to MatPlan Ltd on 25 January 2019. Copies of this correspondence and Site Layout Plan ref. 54_17_100 are contained in **Appendix 3** of this Statement.
- 3.4 Crayfern Homes Ltd is grateful to Messrs Corbey and Baeza for their assistance and input to the application site's Pre-application Enquiry ref. PAA/133/18, which has enabled a proposal for the site's development to be revised and finessed to take the form now comprised in this planning application. As such and in light of Mr Baeza's support at the Pre-application Stage, Crayfern Homes Ltd hopes this planning application will be determined favourably and would welcome an early discussion with the application's Case Officer to expedite matters.

B Community Engagement – January 2019

- 3.5 In addition to engaging with District Council Planning Officers by way of Pre-application Enquiry ref. PA/133/18, Crayfern Homes Ltd has also kept the local community informed of its proposals for the application site through regular contact with Walberton Parish Council's Neighbourhood Plan Steering Group. Indeed, representatives from Crayfern Homes Ltd attended Walberton Parish Council's Neighbourhood Plan Review Open Day on 26 January 2019, to exhibit the proposal for the site's development with 8 detached houses that had been agreed in principle with Mr Baeza on 25 January 2019.
- 3.6 **Appendix 3** of this Statement contains a photograph of the material exhibited by Crayfern Homes Ltd at the Parish Council's Neighbourhood Plan Review Open Day – it will be noted that the exhibition material included a copy of Site Layout Plan ref. 54_17_100, as endorsed by Mr Baeza on 25 January 2019. Crayfern Homes Ltd understands from the Parish Council's Neighbourhood Plan Steering Group that in the order of 130 members of the public attended the Neighbourhood Plan Review Open Day, such that Crayfern Homes Ltd's proposals for the application site's development have already been made public and are known to many local residents.

4.0 PLANNING POLICY CONTEXT

A The National Planning Policy Framework (NPPF)

- 4.1 A revised version of the National Planning Policy Framework (NPPF) was published in February 2019 and advice relevant to the application proposal is summarised in the following paragraphs.
- 4.2 As with its previous version, the NPPF establishes a presumption in favour of sustainable development. Paragraph 11 confirms that for plan-making, this means that plans should positively seek opportunities to meet the development needs of their area, with sufficient flexibility to adapt to rapid change; and that for decision-taking, proposals that accord with the development plan should be approved without delay. As will be set out in later paragraphs of this Statement, the application proposal receives direct support from relevant policies in the Arun Local Plan 2011-2031 and the 'Made' Walberton Neighbourhood Development Plan 2015-2035 and therefore, by definition, comprises sustainable development.
- 4.3 Part 5 of the NPPF sets out advice on 'Delivering a sufficient supply of homes', with paragraph 59 confirming the Government's objective of '*...significantly boosting the supply of homes...*'; and paragraph 61 confirming that these homes should include those for families with children. This is precisely what the application proposal will deliver. Part 11 of the NPPF is devoted to advice aimed at 'Making effective use of land' – paragraph 117 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses; and paragraph 119 requires local planning authorities to take a proactive role in identifying and helping to bring forward such land.
- 4.4 Paragraphs 122 and 123 of the NPPF set out advice aimed at 'Achieving appropriate densities', making it clear that planning policies and decisions should support development that makes optimal and efficient use of land; and should avoid housing being built at low densities. The application site is in an accessible and sustainable location relative to facilities, services and public transport infrastructure; and the application proposal will make the most efficient use of land allocated for housing in the Walberton Neighbourhood Development Plan, without resort to overdevelopment or other adverse external impacts.

- 4.5 Part 12 of the NPPF deals with 'Achieving well-designed places'. Paragraph 124 confirms that good design is a key aspect of the sustainable development; creates better places to live; and helps to make development acceptable to communities. Paragraph 127 confirms that planning policies and decisions should ensure developments function well and add to the overall quality of an area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish a strong sense of place; optimise the potential of a site to accommodate an appropriate amount and mix of development; and create places that are safe, inclusive and accessible, with a high standard of amenity.
- 4.6 The application proposal receives support from the above advice. Firstly, the site's housing layout will integrate with adjacent housing whilst protecting their privacy, amenity and outlook; and will provide a significant amount of new soft landscaping and areas of informal open space, in the context of safeguarding protected trees on site, enhancing the site's ecological interest and biodiversity and delivering new housing within a network of mature 'green infrastructure'.
- 4.7 Secondly, the proposed houses' elevations have been designed with variations in external materials and finishes; and will present a varied 'street frontage' of different styles and designs on the site's frontage with Arundel Road and along the site's main estate road, reflecting the best architecture found in the locality. Thirdly, the proposed houses will be provided with generous private rear gardens and landscaped areas to their fronts. Overall, the site's development will have a real sense of quality, as evidenced by the application's Site Layout Plan, Landscape Strategy Plan and the elevations and 3D views of the proposed houses themselves.
- 4.8 Lastly, the application site's new access from Arundel Road will be safe and satisfactory and the proposed houses will be provided with adequate parking in the form of garages and en-curtilage parking, with layby parking for visitors. Garages will have plenty of space to store cycles; and space will be provided to store bins for refuse and recyclables unobtrusively. Bins will be left at the kerbside for collection; and the application's Swept Path Plan ref. ITB14108-GA-006A shows that a refuse vehicle will be able to negotiate the site's proposed housing layout satisfactorily.

- 4.9 Paragraph 38 of the NPPF states that local planning authorities should approach decision-taking in a positive and creative way; and work proactively with applicants to approve applications for sustainable development that improves the economic, social and environmental conditions of the area. Paragraphs 39 to 46 advise upon 'pre-application engagement and front loading', encouraging applicants and local planning authorities to engage in pre-application discussions to resolve as many issues as possible prior to the formal submission of a planning application.
- 4.10 As described in Section 3.0 and **Appendix 3** of this Statement, the application proposal has been the subject of a Pre-application Enquiry, dealt with under ref. PAA/133/18 by Mr Stuart Corbey, Senior Planning Officer and Mr Juan Baeza, Area Team Leader at Arun District Council. Crayfern Homes is very grateful to Messrs Corbey and Baeza for dealing with the Pre-application Enquiry in such a timely, helpful and proactive manner. Indeed, Officer feedback from the Pre-application Process has helped the proposal for the site's development to be revised and finessed to take the form now submitted, with Officer support in principle.

B The Arun Local Plan 2011-2031

- 4.11 The Arun Local Plan 2011-2031 was adopted with Main Modifications by resolution of Full Council on 18 July 2018. The Local Plan 2011-2031 is now part of the statutory development plan for the part of Arun District that lies outside the South Downs National Park; and those of its Policies that are relevant to the application proposal are explored below.
- 4.12 **Policies SD SP1 and SD SP1a** confirm that the District Council will take a positive approach reflecting the NPPF's presumption in favour of sustainable development, to approve proposals for development and sustainable wherever possible, *inter alia* providing for the District's housing needs. The application proposal receives support from these policies.
- 4.13 **Policy SD SP2** confirms that development will be permitted within Built Up Area Boundaries. The application site lies within Fontwell's Built Up Area, as defined in the Walberton Neighbourhood Development Plan 2015-2035; and is allocated for housing under Neighbourhood Plan Policy HP5. As such, the application proposal enjoys clear planning policy support in principle.

- 4.14 **Policy H DM1** deals with housing mix, requiring proposals to yield a mix of dwelling types and sizes, to include family sized accommodation. The application proposal will yield a mix of types and sizes of detached 4 and 5 bedroom family houses and therefore enjoys clear support from this Local Plan Policy.
- 4.15 **Policy D SP1** deals with design generally, requiring proposals to make efficient use of land in the context of their surroundings and site characteristics; and in terms of the layout, landscaping, density, mix, scale, massing and character of development and its materials, finish and architectural details. **Policy D DM1** deals with these design considerations and aspects of design quality in more detail, *inter alia* requiring housing proposals to make the best and most efficient use of land, providing for a mix of dwelling types and densities whilst respecting local character and amenity; requiring a high standard of design generally, in terms of architectural principles, use of building materials and appropriate hard and soft landscaping; requiring proposals to incorporate existing and new tree planting as an integral part of their layout; and requiring the scale of development to conform with the general character of a locality.
- 4.16 The application proposal complies with Local Plan **Policies D SP1 and D DM1** - it will make the most efficient use of land allocated for housing; it will create an attractive, high quality housing development that will respect and enhance its surroundings, including protected trees, boundary screening and biodiversity; the layout of housing proposed will not have an adverse effect on adjoining occupiers; pedestrians and vehicles will be able to move about the site's proposed housing layout safely in accordance with Local Plan Policy T DM1; and the site's proposed housing layout provides for resident and visitor vehicle parking and open space in accordance with Local Plan Policies T SP1 and INF SP1 respectively.
- 4.17 **Policy T SP1** deals with transport and development, *inter alia* requiring development to incorporate adequate levels of car parking and facilities for charging electric and plug-in hybrid vehicles. The application proposal's Site Plan ref. 54_17_100_A shows that adequate resident and visitor parking will be provided for the number and size of dwellings proposed; and Crayfern Homes will agree to a planning condition requiring details for charging electric and plug-in hybrid vehicles to be agreed with the District Council prior to commencement of the site's development.
- 4.18 The application proposal therefore complies with Local Plan **Policy T SP1** and with **Policy T DM1**, in terms of providing for safe and convenient movement by pedestrians and cyclists and adequate facilities for safe and secure cycle storage.

- 4.19 **Policy ENV DM4** confirms that development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order (TPO) can be safeguarded in the long term, with reference to a Tree Constraints Plan and Arboricultural Impact Assessment and Tree Protection Plan and Arboricultural Method Statement. My client is of course aware that twelve trees on the site are individually protected by a Tree Preservation Order ref. TPO/WA/2/09; and Proposed Site Layout ref. 54_17_100_A has been formulated to take account of Barrell Treecare's Tree Protection Plan ref. 18164-BT3.
- 4.20 **Policy ENV DM5** deals with biodiversity, requiring development proposals to seek to achieve a net gain in biodiversity, incorporating items such as bat and bird boxes and networks of green spaces. The application's Proposed Site Layout ref. 54_17_100_A and Proposed Soft & Hard Landscape Strategy Plan ref. 54_17_101 show items such as new tree planting and hedgerow enhancement and a framework of Green Infrastructure including areas of informal open green space laid out around protected trees between Units 1 and 5, between Units 5 and 7 and to the east of Unit 8; other protected trees accommodated within substantial garden curtilages; and retained woodland screening on the site's western and southern boundaries. Items such as bird and bat boxes can be secured and delivered by planning condition.
- 4.21 As such, and as per the proposals set out within the various ecological reports submitted with the application, the site's development as proposed will deliver a net gain in biodiversity; and **Policy ENV DM5** is complied with.
- 4.22 **Policy W DM3** deals with Sustainable Urban Drainage Systems (SUDS), requiring all development proposals to incorporate SUDS features such as permeable driveways and parking and soakaways. The Drainage Strategy Statement and Drainage Feasibility Plan ref. ES1822-502-001C prepared by Escher Silverman to form part of this application demonstrate that this Policy can be complied with, subject to the imposition of appropriate planning conditions on any grant of planning permission.
- 4.23 **Policy INF SP1** deals generally with development and the provision of infrastructure, confirming that fair and reasonable contributions may be sought from developers towards the cost of infrastructure, service or amenity provision required as a consequence of development. Crayfern Homes is prepared to negotiate the delivery of reasonable financial contributions linked to the site's development through a S106 Agreement and would welcome an early discussion with the application's Case Officer regarding this matter.

- 4.24 **Policy ECC SP2** expects all residential and commercial development to be energy efficient through design and layout and the use of energy efficient technology. Crayfern Homes Ltd will therefore accept a planning condition requiring at least 10% of the proposal's energy requirements to be from renewable or low carbon sources.

C The Walberton Neighbourhood Development Plan 2015-2035

- 4.25 The Walberton Neighbourhood Development Plan 2015-2035 was 'Made' on 9 March 2017 and comprises a key part of the Development Plan against which the application proposal should be judged. Relevant Neighbourhood Plan Policies are explored below.
- 4.26 **Policy VE3** permits development when it can be demonstrated that trees and hedgerows that contribute to local amenity will not be damaged or destroyed. The application's Proposed Site Layout ref. 54_17_100_A and Proposed Soft & Hard Landscape Strategy Plan ref. 54_17_101 adhere to Barrell Treecare's Tree Constraints Plan ref. 18164-BT3; and are acceptable from an arboricultural perspective.
- 4.27 **Policy VE7** deals with surface water drainage and development, requiring full details of schemes to be approved in writing by the District Council. The Drainage Strategy Statement and Drainage Feasibility Plan ref. ES1822-502-001C prepared by Escher Silverman to form part of this application demonstrate that this Policy can be complied with, subject to the imposition of appropriate planning conditions on any grant of planning permission. The application site's development will certainly not lead to, nor exacerbate, any incidences of flooding in the locality.
- 4.28 **Policy HP1** confirms that with reference to Neighbourhood Plan **Policy SD2**, which sets a Built Up Area Boundary, proposals for new dwellings will be supported on the sites listed in the Development Timeline and shown on the Proposals Map in Schedule 7 of the Plan. As set out above, the application site lies within Fontwell's Built Up Area; and is moreover allocated for housing under Neighbourhood Plan **Policy HP5**.
- 4.29 Neighbourhood Plan **Policy HP5** allocates the site for just two 4 or 5 bedroom houses. This represents a wholly inefficient use of allocated land, contrary to advice in the NPPF and good planning practice. The application's Proposed Site Layout ref. 54_17_100_A and Proposed Soft & Hard Landscape Strategy Plan ref. 54_17_101 show that 8 dwellings make a far more efficient use of the site without resort to overdevelopment or harm to local amenity, whilst retaining protected trees and woodland boundary screening and providing generous areas of informal open space.

- 4.30 As such, whilst Crayfern Homes Ltd welcomes the site's allocation under Policy HP5 of the Neighbourhood Plan, there is no reason for the Policy to propose such an inefficient use of land. The application proposal is entirely appropriate; has been endorsed in principle at the Pre-application Stage; and complies in principle with Neighbourhood Plan **Policies HP11 and HP13**, which respectively support development of an appropriate density and design, in accordance with local character.

D Conclusions

- 4.31 In light of the assessment set out above, it is clear the application proposal complies with relevant national, local and neighbourhood planning policy. This is a key material consideration in favour of granting planning permission. Crayfern Homes Ltd is encouraged by the Officer support shown for the application proposal at the Pre-application Stage and hopes this formal planning application for the site's development will be granted.

5.0 DESCRIPTION OF THE APPLICATION PROPOSAL

A Layout, Design and Scale

- 5.1 With reference to the application's Proposed Site Layout ref. 54_17_100_A, it is proposed to develop the application site with 7 five bedroom houses and 1 four bedroom house, served from a new access off Arundel Road. Units 1 and 2 would be laid out on the site's frontage with Arundel Road, to either side of the site's new access. As such, these units would function as 'gatehouses' giving rise to a strong 'street scene' on Arundel Road and would 'frame' the 'symbolic threshold' into the main body of the site, which would comprise of a short length of tarmaced estate road ending with a line of granite setts or similar. Otherwise, the site's estate road would take the form of a permeable block paved (or similar) shared surface access, which would wind its way centrally through the site and be flanked by lengths of brick boundary walls and soft landscaping to the front of Units 3 to 8.
- 5.2 The elevations and 3D views submitted with the application show that the proposed houses will be two storey; would incorporate traditional design cues (for example, each would incorporate a fully functioning chimney); and would be constructed from a range of high quality external materials including brickwork, horizontal boarding and plain clay tile roofs. The houses will have a spacious layout arranged along the development's estate road; and will address and integrate properly with the areas of open 'green space' along the site's western boundary and in its south eastern corner. Otherwise, all 8 houses will be set within generous curtilages, with a secure private rear garden and an open frontage incorporating hard and soft landscaping.
- 5.3 The density of development proposed by the application is around 7dph. This compares favourably with the density of surrounding development and represents a far more efficient use of the site's allocation under Policy HP5 of the Neighbourhood Plan. As such, the application proposal's housing density is proportionate and overdevelopment cannot be alleged. In fact, the application proposal will be a positive addition to existing development within Fontwell's Built Up Area Boundary.
- 5.4 Overall, the application proposal will deliver a development of high quality family housing, on land allocated for the same; and in a manner consistent with the site's wooded surroundings and the character, density and general 'grain' of surrounding development. As such, best use will be made of available land for housing, without harm to protected trees and local character and amenity generally.

- 5.5 Crayfern Homes will accept a planning condition requiring the approval of the external materials and finishes for the proposed houses prior to the commencement of development.

B Access and Parking

- 5.6 The application site's development will proceed as a cul-de-sac, served from a single landscaped access off Arundel Road – application plan ref. ITB14108-GA-003 for the site's proposed access should be referred to for more detail in this regard. The site's access will comprise a short length of tarmaced estate road ending with a 'symbolic threshold' of granite setts or similar; and the site's main estate road will be block paved or similar and will function as a shared surface for pedestrians, cyclists and vehicles. Allied with 'kinks' along the length of the site's main estate road, the design, specification and layout of the site's estate road will help to keep vehicle speeds low.
- 5.7 Each proposed house will have a double garage, whether attached, detached or integral; and would be of a size to allow for parked cars, with additional space for cycles and ancillary domestic storage. Driveway parking will also be provided, together with layby parking for visitors along the site's main estate road. Every house will be provided with space to store bins for refuse and recyclables unobtrusively - bins will be left at the kerbside for collection; and the application's Swept Path Plans ref. ITB14108-GA-006A and ITB14108-GA-005A show that refuse, delivery and emergency vehicles will be able to negotiate the site's access and estate road safely and satisfactorily.
- 5.8 Otherwise, the application is supported by a Transport Statement, which concludes that the application site is well located relative to local facilities and services and public transport infrastructure; that the site's proposed development will not have a noticeable impact upon the local highway network; and that limited improvements and alterations to Arundel Road can be carried out wholly within the adopted highway. Accordingly, the site's development can proceed without any adverse highways implications; and the application's Transport Statement should be referred to for more detail in this regard.

C Amenity Considerations

- 5.9 It is acknowledged that the site lies adjacent to the main A27 between Chichester and Brighton, separated from the dual carriageway by Arundel Road. In view of the A27's proximity to the site, Clarke Saunders Associates were commissioned to prepare a Stage 2 Acoustic Design Statement to accompany Pre-application Enquiry ref. PAA/133/18 and this has been updated to the Stage 2 Acoustic Design Statement dated 21 March 2019 that forms part of this planning application.
- 5.10 The Stage 2 Acoustic Design Statement concludes that standard proprietary thermal double-glazed units with trickle vent systems would be sufficient to maintain an acceptable level of internal amenity for the proposed houses; and that standard garden fences, walls and self-screening from the built form of the houses themselves would be sufficient to maintain an acceptable level of amenity within their gardens.
- 5.11 Otherwise and in terms of more general amenity considerations, the layout of dwellings shown on the application's Proposed Site Layout ref. 54_17_100_A would not impact upon the privacy or outlook of surrounding dwellings; and would not change the character or appearance of the surrounding area. In this latter respect, it has to be borne in mind that the application site is allocated for housing under Policy HP5 of the Walberton Neighbourhood Development Plan 2015-2035.

D Trees and Landscaping

- 5.12 Crayfern Homes Ltd is of course aware that twelve trees on the site are individually protected by a Tree Preservation Order ref. TPO/WA/2/09, which was confirmed on 14 October 2009. Specialist input has been sought from Barrell Treecare, such that the application's Proposed Site Layout ref. 54_17_100_A and Proposed Soft & Hard Landscape Strategy Plan ref. 54_17_101 adhere to Barrell Treecare's Tree Constraints Plan ref. 18164-BT3.
- 5.13 Accordingly, areas of informal open green space would be laid around protected trees between Units 1 and 5, between Units 5 and 7 and to the east of Unit 8. Elsewhere, other protected trees would be accommodated within substantial garden curtilages, which together with retained woodland screening on the site's western and southern boundaries, would form the development's framework of Green Infrastructure.

- 5.14 In summary, the proposed houses would be set within a framework of high quality hard and soft landscaping and Green Infrastructure, including lengths of brick boundary walls and other hard and soft landscaping to their fronts; areas of informal open green space around protected trees; substantial garden curtilages including individual protected trees; and retained woodland screening on the site's western and southern boundaries. The application's Proposed Site Layout ref. 54_17_100_A and Proposed Soft & Hard Landscape Strategy Plan ref. 54_17_101 adhere to Barrell Treecare's Tree Constraints Plan ref. 18164-BT3; and are acceptable from an arboricultural and landscape perspective. Best use will be made of the site without overdevelopment – the application proposal will not be 'imposed' upon the locality but will instead significantly improve the locality's character and appearance
- 5.15 Crayfern Homes Ltd will accept a planning condition requiring the approval of a hard and soft landscaping scheme for the site, prior to the commencement of development; and for the approved scheme to be implemented in the first planting season after the practical completion or first occupation of the site's development, whichever is earlier. Crayfern Homes Ltd will also accept a planning condition requiring any soft landscaping which is removed, which dies or which becomes seriously damaged or defective, to be replaced as soon as reasonably practicable with others of the species, size and number as originally approved.

E Ecology

- 5.16 The application is accompanied by a Phase 2 Ecological Survey Report prepared by the Ecology Co-Op and a Dormouse Mitigation Strategy and Reptile Mitigation Strategy prepared by Ecosupport; and Arun District Council's Biodiversity Checklist. The Phase 2 Ecological Report confirms that the application site supports populations of dormice and slow worms; and is used by foraging bats.
- 5.17 In light of the Phase 2 Ecological Report's findings, the application's Dormouse Mitigation Strategy sets out detailed proposals to ensure the site's development will safeguard and enhance the site's existing dormouse population with long-term management of conserved and replacement/compensatory habitat. The Dormouse Mitigation Strategy also sets out detailed advice and guidance regarding external lighting, to minimise impacts on bats, and by extension, to dormice.

- 5.18 A European Protected Species Licence will have to be obtained prior to commencing any site clearance and development; and Crayfern Homes Ltd will commit to the same, through a suitably licenced ecologist. Crayfern Homes will also accept a planning condition requiring strict adherence to the provisions, recommendations and requirements contained within the application's Dormouse Mitigation Strategy.
- 5.19 Crayfern Homes will also commit to agreeing and delivering a Reptile Translocation Strategy prior to the commencement of the site's development by way of planning conditions. Furthermore, Crayfern Homes will commit to delivering a programme of ecological enhancements (such as the inclusion of bat and bird boxes attached to new dwellings) over and above mitigation strategies for dormice, bats and reptiles by way of pre-commencement planning conditions, confident that the application site's development can proceed without site-specific or wider adverse ecological impacts. The application's Phase 2 Ecological Survey Report and Dormouse and Reptile Mitigation Strategies should be referred to for more detail in this regard.

F Foul and Surface Water Drainage Assessment

- 5.20 The application site lies within Flood Zone 1 on the Government's Flood Map for Planning (<https://flood-map-for-planning.service.gov.uk/>) and is therefore at the lowest risk of flooding. Accordingly, the application is not accompanied by a Flood Risk Assessment (FRA). Investigations have established that soakaways and permeable paving will be sufficient to deal with the application proposal's surface water drainage; and the proposed houses will be served by requisitioning a gravity-fed connection to the existing 150mm diameter foul sewer in West Walberton Lane. The application's Drainage Strategy and Drainage Feasibility Plan ref. ES1822-502-001C should be referred to for more detail; and it should be noted that as per the emails contained in **Appendix 3** of this Statement exchanged in May 2019 between Escher Silverman and Arun District Council's Drainage Engineer, Ms Laura Gibbons, the proposals set out therein have already been agreed in principle.
- 5.21 In summary, the application site's development as proposed can proceed without being at risk of flooding; without increasing the risk of flooding elsewhere; and with satisfactory arrangements for surface water and foul drainage. Crayfern Homes Ltd will accept planning conditions requiring details of the site's surface water and foul drainage systems to be approved prior to the commencement of development; and for the approved systems to be commissioned ready for use prior to the first occupation of any dwelling on site.

6.0 OTHER MATTERS

A Financial Contributions

- 6.1 Crayfern Homes is prepared to negotiate a package of financial contributions with Arun District Council and/or West Sussex County Council as a consequence of the site's development, subject *inter alia* to any such contributions being agreed upon as justified as necessary; directly related to the redevelopment proposed; fairly and reasonably related in scale and kind to the redevelopment proposed; and reasonable in all other respects – thereby satisfying the tests set out in paragraph 56 of the NPPF and S122 of the 2010 Community Infrastructure Levy Regulations.
- 6.2 The package of financial contributions negotiated as a consequence of the application proposal will be delivered by way of a S106 Agreement. An early discussion with the application's Case Officer regarding this matter would be welcomed.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This application seeks detailed planning permission for the erection of 8 dwellings with garaging and open resident and visitor parking, with a new access from Arundel Road; provision of hard and soft landscaping and open space; foul and surface water drainage systems; and other works on land to the south of Arundel Road, Walberton, West Sussex, BN18 0QP. This Planning, Design and Access Statement forms part of this application; sets the planning policy context for the same; and describes the application proposal in detail.
- 7.2 The application site lies in a very sustainable position in relation to facilities, services, educational and employment provision, recreational facilities and public open space and public transport infrastructure in Walberton and Fontwell nearby. Indeed, the application is allocated for housing by Policy HP5 of the 'Made' Walberton Neighbourhood Development Plan 2015-2035.
- 7.3 On behalf of Crayfern Homes Ltd, MatPlan Ltd lodged a Pre-application Enquiry for the application site's development under cover of a letter dated 24 October 2018. The Pre-application Enquiry was validated and given the reference PA/133/18 on 31 October 2018; and was initially dealt with by Mr Stuart Corbey, Senior Planning Officer. Following a Pre-application Meeting held on 18 January 2018 with Mr Juan Baeza, Area Team Leader, it was agreed to reduce the number of houses proposed on site from 10 to 8; and a revised Site Layout Plan ref. 54_17_100 showing the same was endorsed by Mr Baeza in an email sent to MatPlan Ltd on 25 January 2019.
- 7.4 Crayfern Homes Ltd is grateful to Messrs Corbey and Baeza for their assistance and input to the application site's Pre-application Enquiry ref. PAA/133/18, which has enabled a proposal for the site's development to be revised and finessed to take the form now comprised in this planning application.
- 7.5 In addition to engaging with District Council Planning Officers by way of Pre-application Enquiry ref. PA/133/18, Crayfern Homes Ltd has also kept the local community informed of its proposals for the application site through regular contact with Walberton Parish Council's Neighbourhood Plan Steering Group. Indeed, representatives from Crayfern Homes Ltd attended Walberton Parish Council's Neighbourhood Plan Review Open Day on 26 January 2019, to exhibit the proposal for the site's development with 8 detached houses that had been agreed in principle with Mr Baeza on 25 January 2019.

- 7.6 With reference to the application's Proposed Site Layout ref. 54_17_100_A, it is proposed to develop the application site with 7 five bedroom houses and 1 four bedroom house, served from a new access off Arundel Road. Units 1 and 2 would function as 'gatehouses' to either side of the site's new access and would 'frame' the 'symbolic threshold' into the main body of the site. Otherwise, the site's estate road would take the form of a permeable block paved (or similar) shared surface access, which would wind its way centrally through the site and be flanked by lengths of brick boundary walls and soft landscaping to the front of Units 3 to 8.
- 7.7 The elevations and 3D views submitted with the application show that the proposed houses will be two storey; would incorporate traditional design cues (for example, each would incorporate a fully functioning chimney); and would be constructed from a range of high quality external materials including brickwork, horizontal boarding and plain clay tile roofs. The houses will have a spacious layout arranged along the development's estate road; and will address and integrate properly with the areas of open 'green space' along the site's western boundary and in its south eastern corner. Otherwise, all 8 houses will be set within generous curtilages, with a secure private rear garden and an open frontage incorporating hard and soft landscaping.
- 7.8 The density of development proposed by the application is around 7dph. This compares favourably with the density of surrounding development and represents a far more efficient use of the site's allocation under Policy HP5 of the Neighbourhood Plan. As such, the application proposal's housing density is proportionate and overdevelopment cannot be alleged. In fact, the application proposal will be a positive addition to existing development within Fontwell's Built Up Area Boundary.
- 7.9 Overall, the application proposal will deliver a development of high quality family housing, on land allocated for the same; and in a manner consistent with the site's wooded surroundings and the character, density and general 'grain' of surrounding development. As such, best use will be made of available land for housing, without harm to protected trees and local character and amenity generally.
- 7.10 The application site's development will proceed as a cul-de-sac, served from a single landscaped access off Arundel Road as per application plan ref. ITB14108-GA-003. Each proposed house will have a double garage, whether attached, detached or integral; and would be of a size to allow for parked cars, with additional space for cycles and ancillary domestic storage. Driveway parking will also be provided, together with layby parking for visitors along the site's main estate road.

- 7.11 The application proposal will therefore meet the District Council's relevant standards for car parking and cycle storage. Furthermore, each proposed dwelling will be provided with space to store bins for refuse and recyclables unobtrusively - bins will be left at the kerbside for collection; and the application's Swept Path Plans ref. ITB14108-GA-006A and ITB14108-GA-005A show that refuse, delivery and emergency vehicles will be able to negotiate the site's access and estate road safely and satisfactorily.
- 7.12 Overall, the site's development will have a real sense of quality; can proceed without any adverse highways implications or amenity, arboricultural or ecological impacts; receives support from the NPPE; and complies with relevant Policies in the Arun Local Plan 2011-2031 and the Walberton Neighbourhood Development Plan 2015-2035.
- 7.13 Otherwise, Crayfern Homes Ltd is prepared to deliver through a S106 Agreement reasonable financial contributions as a consequence of the site's development, subject to any such contributions being justified; and will accept planning conditions to deliver other aspects of the site's redevelopment, such as external materials, hard and soft landscaping, foul and surface water drainage and ecological mitigation, enhancements and management.
- 7.14 On the basis of the information submitted with this application, the District Council is respectfully requested to grant planning permission for the application site's development, subject to a S106 Agreement and planning conditions. Crayfern Homes Ltd's professional advisers would be pleased to discuss the application proposal in more detail with the application's Case Officer as part of this process.

APPENDICES

APPENDIX 1



Walberton Neighbourhood Development Plan 2015 – 2035

Made by Arun District Council on 8 March 2017 and the South Downs
National Park Authority on 9 March 2017



2. to avoid development on the large sites in the countryside in the Parish and to preserve gaps between villages
3. to disperse the new housing on several smaller sites and avoid urbanising the villages
4. to provide a mix of new housing including smaller and sheltered units for those wishing to downsize and affordable starter homes giving priority to local residents or those with a local connection
5. to ensure that all new building is of a design compatible with adjoining properties and its setting

Policy HP 1 Spatial Plan of the Parish

By reference to Emerging Policies SD SP2 – Built-up Area Boundary, C SP1 – Countryside, GI SP1 – Green infrastructure and development, SD SP3 – Gaps between Settlements, Policy H SP1 – Strategic housing, parish and town council allocations, and other relevant Policies, development proposals for new dwellings as specified in the Development Timeline in Schedule 7, and identified on the Proposals Map in Schedule 7, will be supported. Development proposals for other new dwellings outside the Built-up Areas will be resisted unless the Plan has made specific provision for those proposals.

However, when applying this policy, it should be noted that the PC supports the grant of planning permission at Fontwell Meadows for the revised Dandara proposals and the transfer of 4.5 hectares of Open Public Space to the Parish. See page 23 paragraph 2 – see p. 23 Paragraph 2.

Reason: The policy supports development on previously-developed (i.e. brownfield land) both inside and outside the Built-up Areas and development on other land within the Built-up Areas, but only if it is considered to be suitable for development against other Plan policies. The policy recognises the desirability of integrating the pace of new development with the provision of local facilities and housing services so as to promote a sustainable infrastructure within the Parish. The policy also promotes the conservation of the gaps and countryside around the three villages and the Parish and incorporates the Key Housing Aims. Schedule 7 outlines the timescales involved in respect of these sites' development.

Community response:

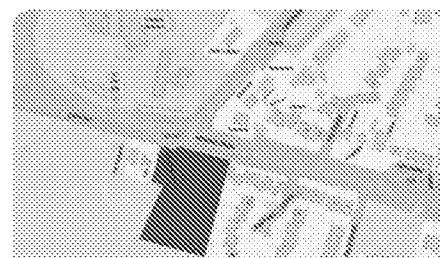
- Preserving the setting of the villages within open countryside was thought important by 97.2%
- Development in the gaps between the villages and between them and adjoining parishes was opposed by 85.2%
- Residential development on brownfield sites was supported by 68.7%

Comment:

Site selection process; Site assessment analysis; Site visits resume are in the Evidence Base.

Note: Policies HP1 and HP2 are to be read in conjunction with noting that the PC supports the grant of planning permission at Fontwell Meadows with the revised Dandara proposals and the transfer of 4.5 hectares of Open Public Space to the Parish. See page 23 paragraph 2.

Policy HP 2 Land to the east of The Old Police House Fontwell



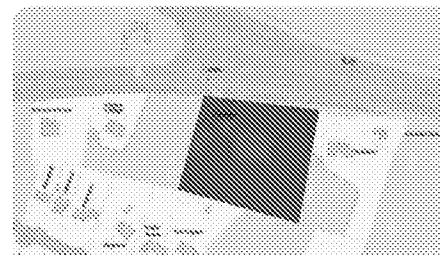
The Plan allocates land for a minimum of six dwellings on this site as shown on the Proposals Map. However, when applying this policy, it should be noted that the PC supports the grant of planning permission at Fontwell Meadows for the revised Dandara proposals and the transfer of 4.5 hectares of Open Public Space to the Parish. See page 23 paragraph 2 – see p. 23 Paragraph 2.

Reason: This was formerly the site of the Balls Hut Public House in Fontwell. It is a brownfield site which abuts the Built up Area. It would be accessed from the existing road frontage and is close to the local shops.

Community response:

In the Survey this site was included with the adjoining land in the site on which Dandara has applied for permission to build 400 houses and commercial premises. When offered at the Drop in Day as a separate site for six houses, if that permission is refused, this site received support.

Policy HP 3 S & G Motors Arundel Road Fontwell



The Plan allocates land for a mixed residential development for a minimum of twenty-eight dwellings on this site as shown on the Proposals Plan provided

that the proposals include at least twelve units of sheltered accommodation and eight age related affordable/starter homes to be delivered in two phases over the period of the Plan and provides access to the adjoining site (see Policy HP 4).

Reason: A brownfield site inside the Built Up Area at present used partly for a garage and partly by a vehicle recovery business that operates 24/7 and is unpopular with local residents. Development will be delivered during the lifetime of the Plan but in two phases; the garage business will continue for some years but the remainder is available for immediate development. It will provide age related affordable/starter homes for local residents or persons with a local connection and sheltered housing. Access will be provided within the site for the two plots in HP4.

Community response:

The site was opposed in 115 responses. There was some initial concern at the loss of the garage which has been, in part, alleviated by the owners' intention to continue that business for a few more years. There is considerable support from residents near to the site who are troubled by noise at all times from the recovery business. The response has shown a need for affordable and sheltered units which this site will provide.

Policy HP 4 Land at the rear of Woodacre Arundel Road Fontwell



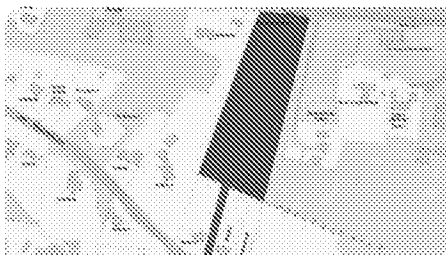
The Plan allocates land on this site as shown on the Proposals Plan for development of two houses.

Reason: This site, which is inside the Built Up Area, is able to be accessed from the previous site. In addition to the present dwelling, it will provide two homes of a style and size compatible with the existing and neighbouring properties and will allow for all three to have appropriate garden plots. It will become available in 5-10 years.

Community response:

The site was opposed in 72 responses.

**Policy HP 5 Land at the rear of Woodcroft West
Walberton Lane Walberton**



The Plan allocates land on this site as shown on the Proposals Plan for two four/five bedroom houses of a style and size comparable to those on plots of a similar size in West Walberton Lane, subject to the following conditions:

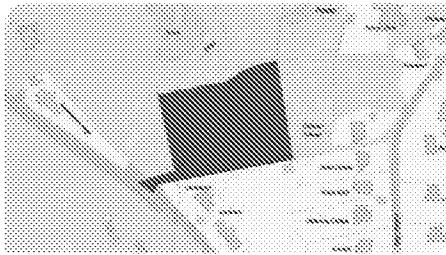
1. a condition that the applicant enters into a section 106 agreement limiting the development on the total site to two detached 4/5 bedroom houses, similar in size and design to those on neighbouring properties
2. tree preservation orders being placed on all healthy mature trees on site

Reason: This site, which is inside the Built Up Area, will be accessed from Arundel Road Fontwell and not from West Walberton Lane. The owners have agreed to a section 106 agreement limiting the site to two appropriately sized and designed four/five bedroom houses in keeping with those around the site and to tree preservation orders on the relevant trees to protect the rural setting of this site. This will remove the uncertainty over the future of this site that has concerned the community.

Community response:

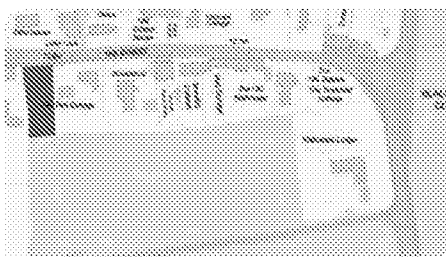
The site was opposed in 173 responses. At the time of the Survey the owners had not made their position clear and there was concern that access from West Walberton Lane and that a far greater density of housing might be intended. The proposal for two houses and the retention of the nature of the site has received a positive response.

**Policy HP 6 Land at Sunny Corner Copse Lane
Walberton**



Removed by Examiner - see Schedule 2 and Schedule 9

**Policy HP 7 Land adjacent to The Red Cottage
The Street Walberton**



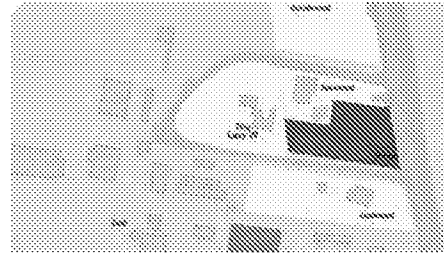
The Plan allocates this site as shown on the Proposals Plan for one house

Reason: This is a site, which is inside the Built Up Area, for a single unit. It is in the Conservation area. It will need to be subject to appropriate design conditions.

Community response:

The site was opposed in 63 responses.

**Policy HP 8 Progress Garage Yapton Lane
Walberton**



The Plan allocates this brownfield site as shown on the Proposals Plan for six houses

Reason: A brownfield site on the edge of Walberton and outside the Built Up Area likely to become available within 2-5 years and to provide 6 homes.

Community response:

The site was opposed in 54 responses.

Policy HP 9 Housing Mix

Removed by Examiner - see Schedule 9

Policy HP 10 Affordable Housing

Proposals meeting the ADC current standards in respect of Affordable Housing, as a minimum, will be supported unless otherwise stipulated in Policies HP 2 - HP 8.

Reason: To meet the wider needs and sustainable growth of the district as well as to ensure that local community requirements continue to be catered for, by taking a positive approach to housing provision. In particular, the identified sites meet with the expressed approval of the majority of residents as to location, Affordable Housing provision, size of scheme and use of previously developed land. The policy also seeks to deliver on the Vision and Core Objectives and the five Key Housing Aims, especially 5.4.4 in respect of Affordable Housing.

Comment:

Where relevant, the sites have their own site-specific Affordable Housing targets, identified as appropriate relative to other Plan policies and individual site constraints. Beyond these identified sites, the Plan policies seek to augment the Local Plan Policy Dev 17 and 18 and the emerging Local Plan Policy H SP 2 in respect

of Affordable Housing; the appropriate level and type of provision will be dependent upon local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application. Across the Parish, the aspiration is to achieve at least 25% Affordable Housing increasing over time to up to 40%. This reflects concern regarding the Parish residents' current older demographic bias and the social and economic benefits to be had from encouraging the younger, working-age demographic; it meshes with the G L Hearn Report (March 2015) and Policy HP 12, Local Connection to answer Core Objective 4.2.6 and Key Housing Aim 5.4.4.

Policy HP 11 Housing Density

The density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties.

Reason: To ensure that the density of new development does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments..

Policy HP 12 Local Connection

Removed by Examiner - see Schedule 2 and Schedule 9

Policy HP 13 Design Guidance

New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. The Parish has two conservation areas and other visually sensitive points.

Reason: This is considered important in the drive to ensure the sustainability of high quality housing vital to the Parish. The policy will be to encourage the best, while preserving the sense of place and local distinctiveness that is valued by communities as part of a village's social cohesion and in planning terms to ensure that new development integrates at every level with the existing streetscapes and architectural / visual amenity for the benefit of new residents, existing residents and visitors.

Comment:

Development will be expected to conform to the requirements of the emerging Village Design Statement for the Parish.

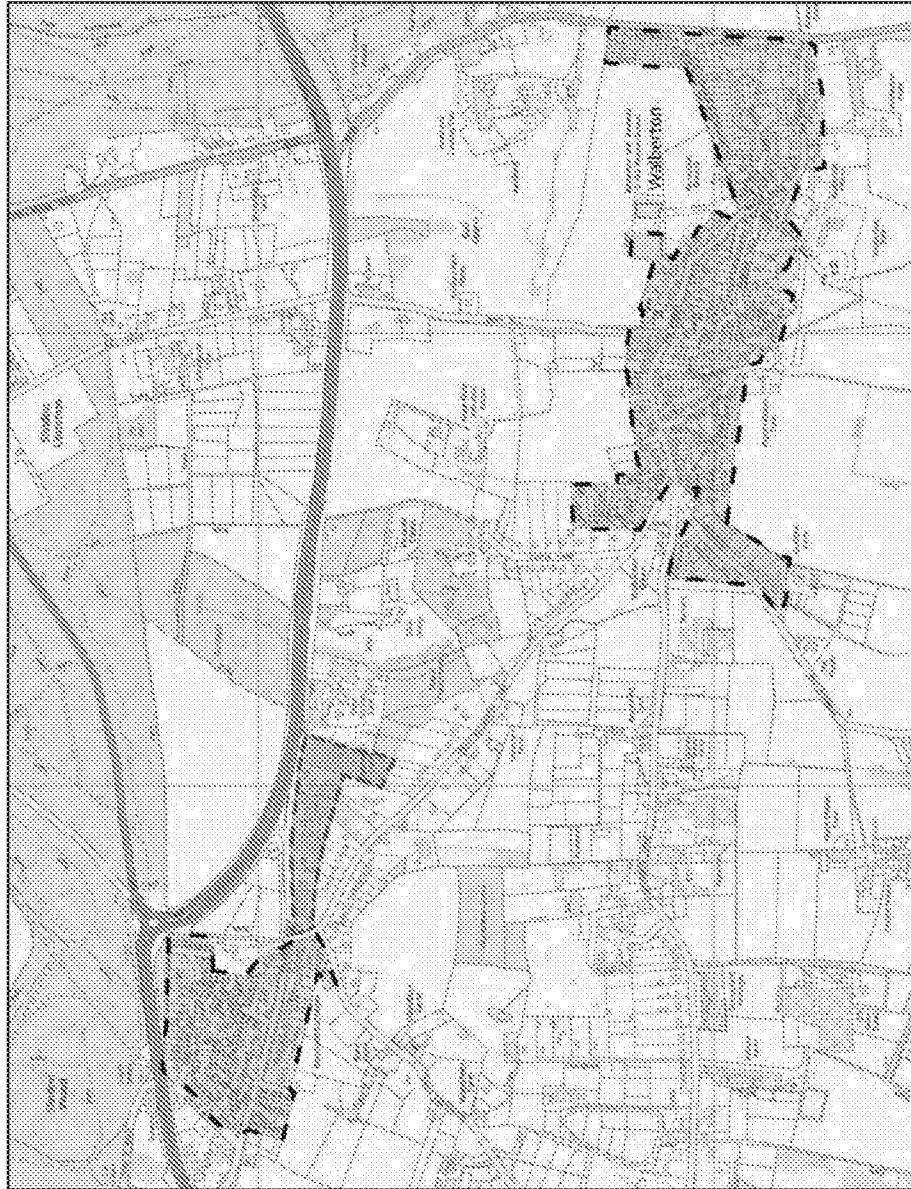
Schedule 7 continued

PROPOSALS MAP

A Former Balls Hut Land, Fontwell
Although currently included in the Dandara outline planning application, already submitted to Arun District Council, should this application fail this brown field site could provide 6 homes
B Site of S & G Motors, Arundel Road, Fontwell
A brown field site. Not more than 28 units of which at least 12 must be sheltered homes and at least 8 must be age related starter homes for local people under 40. This total development will be delivered in two phases
C Land at rear of Woodacre, Arundel Road, Fontwell
Two houses with good plots of comparable size and design to Woodacre to be available in 5-10 years with access through S&G
D Land at rear of Woodcroft, West Walberton Lane, Walberton
Two 4/5 bedroom houses. The existing trees and coppicing to be protected by a Section 106 agreement preventing further development. Access from Arundel Road, Fontwell
E Land at Sunny Corner, Copse Lane, Walberton
See Schedule 2
F Plot at the Red Cottage, The Street, Walberton
One house in style and size suitable for this site in The Street and in the Conservation Area
G Site of Progress Garage, Yaxton Lane, Walberton
Brown field site available in 2-5 year time-span suitable for six 2/3 bedroom houses
H Turnpike Motors
Planning permission already granted for 6 homes
I Holly Tree Grove
Planning permission already granted for one extra house

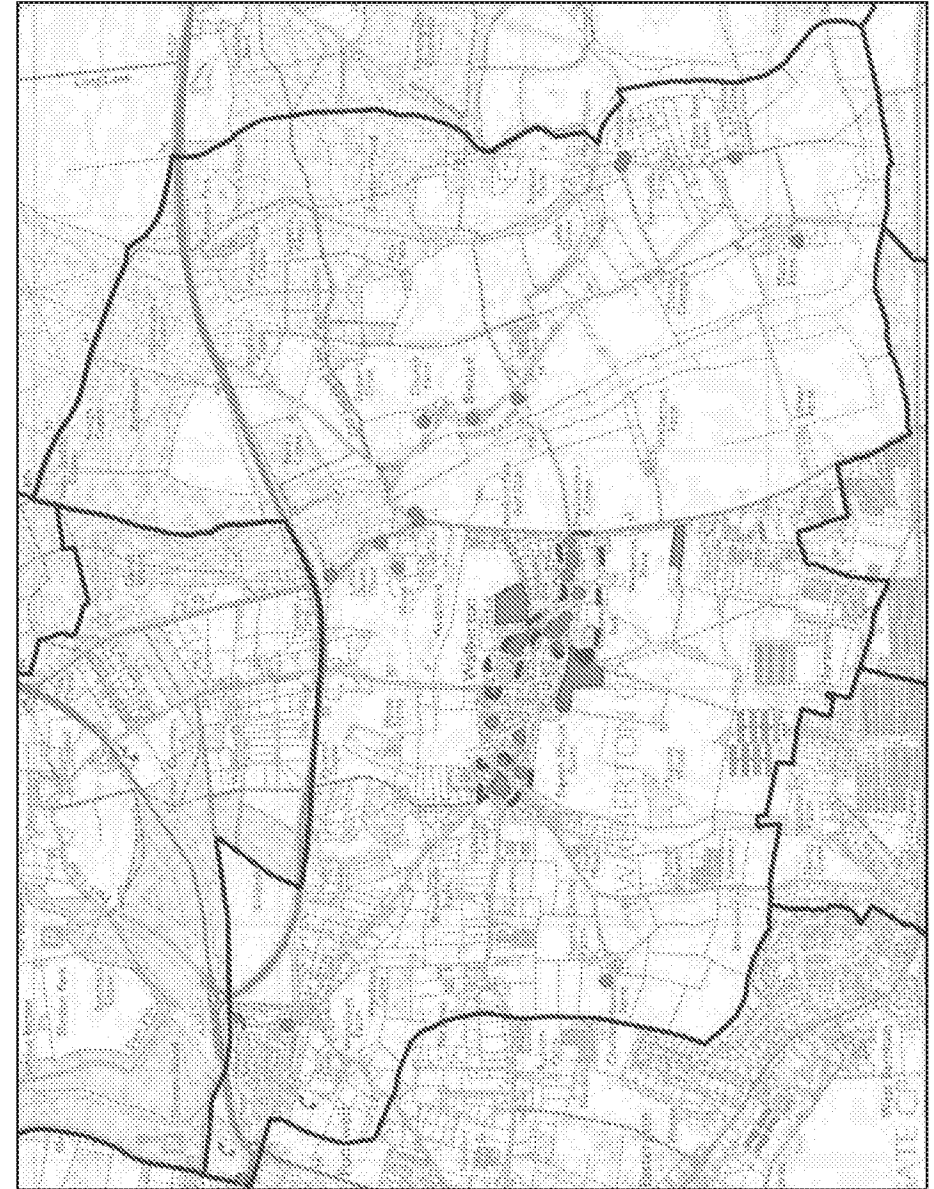
Schedule 8

EXISTING BUILT UP AREA BOUNDARIES AND EXTENSION POLICY HP1



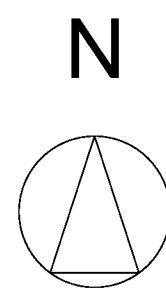
- Built up area boundaries 2003
- Settlement extension

CONSERVATION AREAS, LOCAL GREEN SPACES AND LISTED BUILDINGS POLICIES VE4 AND VE1



- | | | |
|---------------------------|--------------------------|-----------------|
| Legend | Local Green Space | Parishes |
| Green Conservation Area | Listed Buildings | DS 25,000 SCA |
| Village Conservation Area | | |

APPENDIX 2



SITE LOCATION PLAN | PROPOSED - 1:1250@A2
os licence no. 100022432

SITE LAYOUT | PROPOSED - 1:500@A2



Areas of shade tolerant /
habitat planting



Tree root protection
areas

A Read layout amended in line with Transport comments 12/04/19



PROPOSED SITE LAYOUT

DEVELOPMENT AT
LAND SOUTH OF
ARUNDEL ROAD
FONTWELL

FOR
CRAYFERN HOMES LIMITED

SCALE 1:500 DATE JAN 19 DRAWING NO 54_17_100_A



Arundel Road

Arundel Road

A37

Copse Lane

West Walberton Lane

Red Beach

APPENDIX 3

A 27

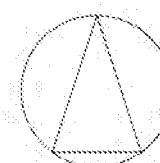
ARUNDEL ROAD

Foxwood
Cottage

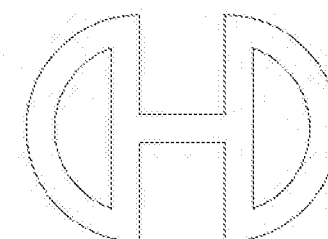
Woodacre

Gracelands
Farm

N



Tree root protection
areas



Victoria House 14 St Johns Road Hedge End Southampton Hampshire SO50 4AG
Tel: 01480 775577 Fax: 01480 709111 E: mail@crayfernhomes.co.uk

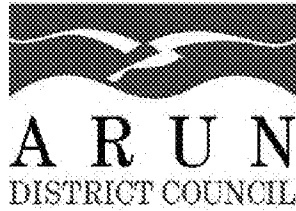
All dimensions are to be checked and verified prior to commencement of work.
This drawing is the copyright of Crayfern Homes Limited
and may not be copied, printed, or reproduced in any way without their written authority.

PROPOSED SITE LAYOUT

DEVELOPMENT AT
LAND ADJACENT TO
WOODCROFT
WEST WALBERTON LANE

FOR
CRAYFERN HOMES LIMITED

SCALE: 1:500 DATE: JUN 18 DRAWING NO: SK05



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Matthew Utting
MatPlan Ltd
7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

Dear Mr Utting

Pre-Application Advice

Erection of 10No. dwellings

Land North of WoodCroft West Walberton Lane Walberton West Sussex

I write regarding the above matter and your enquiry received on 24th October 2018.

Description Of Proposed Development

You propose to develop the site with 10 new dwellings (mix of x5, 5bed, x4 4bed and x1 3bed units) together with a reconfigured internal access drive. You indicate that the houses would likely be two storeys in height accommodated on the main body of the site.

Each of the proposed dwellings would be provided with a garage, whether attached, detached or integral; and would be of a size to allow for a parked car (or cars), with additional space for cycles and ancillary domestic storage.

The 4 and 5 bedroom houses would have space to accommodate three parked cars, whereas the 3 bedroom house would have space to accommodate two parked cars, with one in a garage. The site's access and estate road would be designed and laid out so as to be accessible by refuse, emergency and delivery vehicles.

Description Of Site

The site comprises a flat, regularly shaped rectangle of land, of around 1.25 hectares in area, to the rear (north) of a dwelling known as Wood Croft. The site has a narrow gated access from West Walberton Lane, between Wood Croft and the neighbouring property, Midwood, to the east; and has another gated access on its open northern boundary with Arundel Road.

Description Of Locality

The site is located at the north of West Walberton Lane on the eastern edge of Fontwell. Character is lower density sporadic rural plot setting.

Planning Issues

decmaa

The following issues have been identified for consideration:

Principle;
Design;
Neighbour Amenity;
Amenity Space Provision;
Bin Storage;
Highways, Transport and Parking;
Sustainable Construction;
Flooding/Drainage;
Protected Trees;
Open Space Provision;
Noise Pollution;
Protected Species;
Landscape Impact; and
Other Considerations (Internal Space Standards).

Relevant Planning History

Comment On Site History

The only relevant history

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

Arun District Local Plan 2011-2031	DDM1 DSP1 ENVDM4 ENVDM5 LANDM1 QEDM2 SDSP1 SDSP2 TSP1 WDM3	D DM1 Aspects of form and design quality D SP1 Design ENV DM4 Protection of trees ENV DM5 Development and biodiversity LAN DM1 Protection of landscape character QE DM2 Light pollution SD SP1 Sustainable Development SD SP2 Built-up Area Boundary T SP1 Transport and Development W DM3 Sustainable Urban Drainage Systems
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Walberton Neighbourhood Plan Policy 2017 HP1	Spatial Plan of the Parish
Walberton Neighbourhood Plan Policy 2017 HP11	Housing Density
Walberton Neighbourhood Plan Policy 2017 HP13	Design Guidance
Walberton Neighbourhood Plan Policy 2017 VE3	Protection of Trees and Hedgerows
Walberton Neighbourhood Plan Policy 2017 VE7	Surface Water Management
Walberton Neighbourhood Plan Policy 2017 VE8	'Unlit village' status
Walberton Neighbourhood Plan Policy 2017 HP5	Land at the rear of Woodcroft West Walberton Lane
Planning Policy Guidance	NPPF NPPG
	National Planning Policy Framework National Planning Practice Guidance

Principle

The application site is located within the Parish of Walberton and as such the development plan in

decpa

the determination of this application will consist of the Arun Local Plan (ALP) 2011 - 2031 and the Walberton Neighbourhood Plan (WNP) .

Arun Local Plan (2011-2031):

The key policy considerations in the determination of this application is considered to be SD SP2 of the Arun Local Plan (ALP) 2011 - 2031.

Walberton Neighbourhood Plan (2014):

The WNP was made in November 2016 and as such forms part of the development plan in the determination of this application.

Policy HP1 of the WNP seeks to focus development within the BUAB defined in the plan, development outside of the BUAB will be resisted unless they have been allocated for residential development within the plan. This site is not one of the allocated sites.

Schedule 8 of the WNP illustrates the extent of the built up area boundary to the WNP area and extends the Built Up Area Boundary east a long Arundel Road to include the application site as well as those sites to the east that are allocated residential sites in the WNP.

Conclusion on Matters of Principle:

The principle of residential development of the site would accord with the development in that it is within the defined built up area boundary.

Whilst the NPPF generally seeks to promoting effective use of all land (para 117) and gives weight to proposals that develop under-utilised land (para 118(d)) there are considered to be material considerations as described below to warrant a refusal. The proposal would result in an adverse impact on the intrinsic character of the countryside and the visual amenities of the locality and would therefore conflict with other policies in the development plan.

Design

Arun Local Plan policy D DM1 lists a series of 15 criteria that development must comply with - these include character where the policy states:

'1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.'

Arun Local Plan Policy D SP1 - Design states:

'All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details....' The policy requires that development proposals should reflect the characteristics of the local area by amongst other things in terms of its character and design.

Policy HP11 of the Walberton Neighbourhood Plan seeks to ensure that the density of proposed development is in keeping with its location so as to maintain the local character and appearance of the locality.

Policy HP13 of the WNP builds on policy HP11 by requiring that development 'must contribute to local character by creating a sense of place appropriate to its location.'

It is also necessary to consider the guidance within the National Planning Policy Framework.

Section 12 paragraph 127 states that 'Planning policies and decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'.
'

Paragraph 130 goes on to say that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions,...'

In its present context the proposal would be at odds with the prevailing character of the immediate locality and appear cramped and an overdevelopment. This is notwithstanding the fact that a total of 32 dwellings are proposed nearby. However, the site to the north and south will be bounded by detached individual properties which combine to provide an open and rural character. The introduction of 10 dwellings will have an unacceptable adverse impact on the character of the immediate locality in conflict with policy D DM1 (1) and D SP1 of the ALP 2011 - 2031, policy HP11 & HP13 of the WNP and paragraphs 127 (c) and 130 of the National Planning Policy Framework.

Neighbour Amenity

Arun Local Plan 2011-2031 policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

Regard should be had to paragraph 17 of the NPPF which states that

"Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

(4) always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;"

There do not appear to be any major concerns with the layout in respect of the relationship between existing and proposed dwellings. The depth of gardens coupled with existing/potential additional screening will be such that there will be no loss of privacy to the occupiers of existing adjacent houses or vice versa. You should also ensure that any flank windows are shown to be obscure glazed. Finally, please have regard to the comments of our Environmental Health officers set out elsewhere in this letter in respect of odours from the stables.

The proposed development is likely considered to be acceptable subject to additional screening to boundaries and amendments to the relationship of some of the new house plots.

Amenity Space Provision

Arun Local Plan 2011-2031 policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which has been deleted at the request of the Local Plan Inspector. Until such time as this Design Guide is published, there is no policy within the Arun Local Plan regarding private gardens sizes. However, regard should be had to paragraph 17 of the NPPF which states that

"Within the overarching roles that the planning system ought to play, a set of core land-use

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planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

(4) always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;"

On this basis, we currently have no size standards in respect of private gardens but would instead take a view at the time of an application as to the quality & quantity of proposed private amenity space. We would also have regard to the character of an area and to the need to ensure gardens are sufficiently deep so as to minimise the harm of overlooking from first floor windows.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking. Car parking requirements will vary according to accessibility of the site to public transport or services, or location within a town centre.

Arun Local Plan 2011-2031 Policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states that:

"The Council will support transport and development which: Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking"

In respect of highway safety, it states that:

"The Council will support transport and development which: Explains how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter."

The parking standards can be found on the following West Sussex County Council webpage: <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/>

Regard should also be had to paragraph 32 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

I am not able to consult with West Sussex County Council on pre-application enquiries and so I am unable to provide any comments on the highway safety aspects of the proposal. However, you can contact them yourself for pre-application advice:

http://www.westsussex.gov.uk/living/roads_and_transport/roads_and_footways/development_control_plans_and/development_control_for_roads/pre-application_advice_for_roa.aspx

I am unable to say for sure as to whether the proposal will be acceptable or not as this will depend on West Sussex Highways advice in respect of the intensification of the junction with Church Lane. You will also need to ensure that the parking provision is in accordance with the West Sussex Parking Demand Calculator as available through the above link.

Sustainable Construction

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Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form of high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

Arun Local Plan 2011-2031 policy ECC SP2 "Energy and Climate Change Mitigation" states that:

"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
- b. Use design and layout to promote energy efficiency; and
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible."

And that:

"In assessing the achievement of these standards the Council will consider:

- * Site constraints;
- * Technical viability;
- * Financial viability; and
- * Delivery of additional benefits."

Please ensure compliance with this policy if you prepare a planning application.

Protected Trees

Planning policies and the National Planning Policy Framework seek to protect the environment and avoid damage to protected trees. BS 5837:2012 "Trees in Relation to Construction - Recommendations" sets out appropriate standards.

Policy ENV DM4 of the Arun Local Plan 2011-2031 states that "Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

- a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b. Would enhance the survival and growth prospects of other protected trees;
- c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland."

Policy VE3 of the Neighbourhood Plan confirms that development will be permitted where it can be demonstrated that trees and hedgerows contributing to local amenity will not be damaged or destroyed.

The Council's Tree Officer has provided the following comments:

I have accessed the application details and been able to review the 12 documents, received by 7th December 2018. The following documents were of particular interest and together with my site inspection of 14th December 2018, inform my comments herein.

1. Pre-application advice plan. Engineering layout - drainage feasibility (Drawing no.502-001 Revision B)
2. Pre-application advice plan. Arboricultural statement and plan (Tree Constraints). Plan ref: 18164-BT2
3. Pre-application advice. Covering letter from MatPlan Limited dated 24th October 2018

There are trees both on and off this site which could be adversely affected by the proposals. All notable trees have been plotted on the Tree Constraint Plan prepared by the Barrell Tree Consultancy - a helpful contribution at this early stage of the process. I am broadly in agreement with the Tree Schedule data.

The existing Tree Preservation Order (confirmed) TPO/WA/2/09 covers the majority of important trees (Category A and B) potentially affected. In addition, there are two oak and one ash of significant value (G20, T34) growing on the boundary of/within neighbouring properties; the root system and crown of which extensively overlap the development site. They are of sufficient individual merit to qualify for the making of a new Order (TPO).

A large quantity of young trees have been felled to ground level across the site.

The proposed layout demonstrates a willingness to accommodate the higher value trees and keep root protection area (RPA) incursion to an absolute minimum - although it should be avoided wherever possible. For this site there will need to be a strong argument in favour of any RPA incursion as this site lends itself to a harmonious design that avoids any direct interference with established trees of landscape value.

Recommendations:

1. At this early stage of the process, I would expect all significant trees to be given adequate respect and easily accommodated within the final design layout, so as to avoid any incursion into the RPAs.
2. The applicants will need to instruct their Arboricultural Consultant to prepare an Arboricultural Implications Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same.
3. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the Detailed Planning Application is accompanied by an Arboricultural Method Statement (AMS) including a Tree Retentions and Removals Plan and also most importantly a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.
4. I recommend the making of a Tree Preservation Order to cover the aforementioned ash and

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oak trees. The relevant TEMPO forms and site plans to assist you in making this order can be found at the following location: \\thunder.in.arun.gov.uk\Home\$\mark.warwick\Mark Warwick\TPO.Proposed\Fontwell.West Walberton Lane.Land adjacent Woodcroft

Conclusion:

I am able to support this application in principle and anticipate the submission of the above survey reports for comment in due course.

Open Space Provision

Policy OSR DM1 of the Arun Local Plan 2011-2031 states that:

"Housing and, where viable, commercial development will be required to contribute towards:

- a. Open space provision in accordance with guidance set out in the current Open Space Study. In some parts of the District open space provision is identified as being sufficient in terms of quantity. Therefore, provision of new open space is not deemed necessary but what is needed is to seek contributions for quality improvements and/or new offsite provision in order to address any future demand. For larger scale developments, the quantity standards should be used to help determine the requirements for open space provision as part of that development.
- b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches.
- c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy which identifies a need for a new leisure centre in the West of the District.
- d. Strategic projects identified in the Leisure and Cultural Strategy."

The Council's existing Supplementary Planning Guidance "Open Space and Recreational Standards" as adopted October 2000 is available on the Council's website and sets out the advice on the provision of open space and play equipment within new residential developments. A well designed scheme is required to incorporate well thought out areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking, and a mechanism for long-term management of the developing landscape. It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and retention of a variety of habitats.

The Council's standards as set out within the SPG apply to developments of houses only and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". This requires that 2.4 hectares of open space (or six acres) are provided for every 1,000 people. Although part of the adopted SPG, this standard has recently been superseded by the new Fields in Trust (FIT) "Guidance for Outdoor Sport and Play: Beyond The Six Acre Standard" dated October 2015. This recommends that 3.2 hectares of open space are provided for every 1,000 people i.e. 32 square metres of open space per person. The new FIT standards replace are considered to be more up-to-date and robust and should be referred to instead of the previous standards.

The public open space provision will take the form of informal open space, children's play space and sports pitch provision dependent upon the type and size of development proposed. In some cases for smaller scale developments, a commuted payment may be appropriate. Full details of the Council's policy on Open space can be found within the Council's SPG.

The Council's Greenspace Officer has not specifically commented on the open space/play requirements of the proposal. However, the proposal is of a size (7+) where we would normally

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require an off-site contribution to local play facilities - but not of a size where on-site public open space would be required. The proposal is likely to be acceptable subject to your agreement to an off-site play space contribution if required by our Landscape Officer.

Light Pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape, Light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage.

Policy QE DM2 of the Arun Local Plan 2011-2031 states that:

"Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria:

- a. No adverse impact on neighbouring uses or the wider landscape, particularly with regard the South Downs International Dark Sky Reserve designation;
- b. Light levels being the minimum required for security and working purposes;
- c. Minimising the potential glare and spillage; and
- d. The degree to which outdoor lighting can be powered by on-site renewable sources.

Where appropriate, the Local Planning Authority will seek to control the times of illumination."

It is noted that WNDP policy VE8 refers to the need to consider lighting. However, given that the north of West Walberton Lane is to be developed to a point where the area will not be largely unlit the introduction of lighting from 10 dwellings will not conflict with this policy.

The proposed development is likely to be acceptable provided that the lighting scheme is designed so as to minimise light pollution generally. The lighting scheme should also be designed so as to minimise the harm to any local bats.

Noise Pollution

Policy QE DM1 of the Arun Local Plan 2011-2031 states that:

"Residential development likely to experience noise from road, rail or air, must:

- a. Be supported by a noise exposure category (NEC) assessment and designed to ensure that residents will not be adversely affected by noise.
- b. Consider both the likely level of exposure at the time of application and any increase that might be reasonably expected in the foreseeable future.

To safeguard the continued use of existing industrial and commercial uses and to protect amenity, noise sensitive development should not normally be permitted where:

- c. High levels of noise will continue throughout the night, especially during the hours when people are normally sleeping.
- d. There is a likelihood of complaints about noise from industrial development."

The Councils Environmental Health officers have asked that any application take into account the potential for noise from the railway and nearby roads. The proposal is likely to be acceptable subject to receipt of a noise exposure category assessment and any mitigation measures to protect the living conditions of future occupiers.

Biodiversity

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Arun Local Plan 2011-2031 policy ENV DM5 states that:

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

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species."

Given the green nature of the site, the presence of open fields to the west, the two large trees on the northern boundary, the existing dilapidated buildings and the stream at the western end, I consider that the site should be surveyed to check for signs of wildlife and their habitats. A Phase 1 Habitat Survey Report should therefore accompany any future planning application. Should the results of this identify the need for further survey work, then these should be completed prior to submission of the application. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration.

Landscape

Arun Local Plan 2011-2031 policy LAN DM1 states that: "Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas. The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting" In addition, special regard should be had to the setting of the South Downs National Park.

I consider that this is likely to be a consideration due to the topography of the site and its visibility within the landscape to the west/northwest. I consider that the proposed houses will have greater visibility in the landscape due to this topography and given that any new tree will take time to mature. For this reason, I would suggest that any application should be accompanied by a Landscape Assessment.

The Council's Landscape Officer has provided the following comments:

As this is a proposal for a smaller development of 10 units so there would be no contribution requirement for play provision or formal POS. Greening to soften the development would be required on a development of any kind and greening appropriate to the site's use would be required. It is good to see that the proposed layout has been sympathetic to the existing topography of the site and existing features and that greening to the surrounds of the proposed dwellings has been indicated.

Significant trees have been identified and detailed and the layout would appear to account for the retention of these. As with any new development the proposals must be sympathetic with those existing and the surrounding location. This scheme proposes 10 detached houses with private

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parking and green surround.

The proximity of the proposals to neighbouring properties would need to have continued consideration both from the point of screening for both those viewing the development and the development looking out. It would appear that tree survey information has been submitted these proposals would require consultation with ADC's Tree Officer for agreement.

Any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. There are important trees whose root protection areas clearly fall within the construction zone and could be significantly impacted and adversely affected by this scheme.

Any trees have the potential to provide valuable aesthetics and would need protection so as to be retained and valued for their amenity importance. Any tree interface including the agreement of RPA exclusion zones must be agreed with Arun District Councils Tree Officer. Root protection Areas (RPA) should extend into the development site and to those neighbouring. Before construction, a tree protection scheme must be in place for any retained trees including trees any whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction'

An ecological report detailing biodiversity, habitat and tree survey should be included within the planning application.

Proposed planting would need to be sufficient in height with a mix of tree and shrub species that would give year round interest. Any planting proposed will need to provide a good mix of native and ornamental

species which when planted should establish to form a balanced and appropriate planting scheme. Consideration should be given to species choice for these dwellings. New planting proposals would be

required to be plotted in plan form showing the location of these with quantities proposed, densities and

size at time of planting.

I would recommend no landscape objection to the proposal as detailed in principal and that the above

information is submitted for approval as part of any valid application.

Other Considerations

Please note that policy D DM2 of the Arun Local Plan 2011-2031 states that:

"The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance."

We have been using these standards for some time for development management purposes and these have been subject to testing on appeal. Our position in respect of these will now be strengthened by the adoption of the new Local Plan.

Please ensure that any new dwellings are designed to meet the relevant space standards.

DRAINAGE:

The councils engineers pass comment in regard to Surface Water Drainage :

The drainage feasibility drawing states that soakage tests provided favourable results and

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soakaways will be utilised. Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change.

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also enclosed for information.

It should be noted that Southern Water will need to be consulted on this application due to the capacity issues within West Walberton lane and within the Lidsey catchment.

Bin Storage

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

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

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

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

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

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

You may also need to show a bin collection point at or near the highway boundary as it is unlikely that collections will be made from within the new dwelling.

Please also note that policy WM DM1 of the Arun Local Plan 2011-2031 states that:

"New residential development, including conversion of one dwelling into multiple units, will be permitted provided that:

- a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles
- b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats."

The proposed development would be considered acceptable subject to compliance with the above.

Conclusion

Based on the above comments, I conclude that were an application for planning permission to be submitted it would be likely to be refused for the reasons given in the design section of this report. The applicants should look to reduce the number of units proposed.

Follow Up Meeting

Your pre application advice fee included a meeting, if this has not already been held, please contact me to arrange a convenient appointment. If you do not wish to hold this then you can request a refund.

Making an Application

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

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

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

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

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

Biodiversity Survey and Report
Land Engineering Works Statement (if any change in levels exceeding 0.3m);
Flood Risk Assessment
Foul and Surface Water Drainage Statement / Lidsey Foul Water Treatment Catchment Area Statement;
Landscape & Visual Impact Assessment + Landscaping Strategy;
Air Quality Assessment;
Noise Exposure Category Assessment;
Bin Storage and Collection Provision;
Planning Application Summary (only if the supporting documentation exceeds 100 pages);
Sections; and
The necessary tree related documents/plans as set out in the response of our Tree Officer.

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

I trust this is of assistance to you.

Yours sincerely



Neil Gwynne
Group Head of Planning

decpa

Matthew Utting

From: [REDACTED]
Sent: 25 January 2019 11:02
To: 'Juan Baeza'
Cc: 'Alastair Dineen'
Subject: RE: Pre- Application Advice: PAA/133/18/ : Land North of WoodCroft

Importance: High

Hello, Juan,

Many thanks for your email, particularly as it would seem that you're on leave today? I'm very grateful and my client and I are most encouraged by your positive comments.

Enjoy your long weekend away from the office.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

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MatPlan Limited, Company Registration No. 7423701
Registered Office: Lexham House Forest Road Binfield Berkshire RG42 4HP

Sent: 25 January 2019 10:44
To: 'Matthew Utting'
Subject: RE: Pre- Application Advice: PAA/133/18/ : Land North of WoodCroft

Dear Matthew

Apologies for the delay. The drawing is in line with what we discussed so I can confirm that if an application came in on that basis it would carry my support.

Regards

Matthew Utting

From: Matthew Utting
Sent: 25 January 2016
To: 'Juan Baeza'
Cc: 'Alastair Dineen'
Subject: FW: Pre- Application Advice: PAA/133/18/ : Land North of WoodCroft
Attachments: 54_17_100 Site Layout (8 Dwellings).pdf; Site Plan SK05 (10 Dwellings).pdf

Importance: High

Morning, Juan, I hope you are well?

Further to our meeting on Friday last week and my subsequent email sent to you on Monday this week (as below), I was just wondering if you are now in a position to confirm officer support in principle for a revised proposal to develop this site with 8 houses? Please see Site Layout ref. 54_17_100 attached.

As you know, my client is due to exhibit proposals for the site's development tomorrow, at Walberton Parish Council's Neighbourhood Plan Review Open Day; and it would be very useful to have any positive feedback from you in advance – a short email today would suffice.

I look forward to hearing from you as soon as possible – do please contact me if you have any queries with this email or the attached, or if you need to discuss any matter in more detail. I'm at my desk for the whole of today.

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

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Registered Office: Lexham House, Forest Road, Binfield, Berkshire, RG42 4HP



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From: Matthew Utting
Sent: 21 January 2016
To: 'Juan Baeza'
Cc: 'Alastair Dineen'

Matthew Utting

From: Matthew Utting [REDACTED]
Sent: 21 January 2019 12:28
To: 'Juan Baeza'
Cc: 'Alastair Dineen'
Subject: RE: Pre- Application Advise: PAA/133/18/ : Land North of WoodCroft
Attachments: 54_17_100 Site Layout (8 Dwellings).pdf; Site Plan SK05 (10 Dwellings).pdf

Importance: High

Afternoon, Juan, I hope you had a good weekend?

It was good to meet you on Friday last week, for a very positive and productive meeting regarding the above. As discussed, we agreed to investigate revising the proposal for the site's development, reducing its dwelling yield from 10 dwellings to 8 dwellings. As such, I am pleased to attach for your consideration a copy of Site Layout ref. 54_17_100, showing a proposal for 8 dwellings and incorporating the following specific refinements:

- Plots 1 and 2 have been rotated, centred on Plot 2, to bring Plot 1 away from Arundel Road and to leave more space for soft landscaping;
- Plot 3 has been moved off the RPA to the south;
- Plot 6 – rather than move its garage, Plot 4's garden fence/wall has been moved. The footprint of the dwelling has also been handed;
- Plots 7 & 8 have been kept as far north and east as possible, to lie off the site's southern and western boundaries; and
- The areas between Plots 1, 5 and 7 and to the east of Plot 8 will remain as open space, managed for ecological enhancement and/or mitigation and in order to retain the setting of the principal groups of mature trees on site.

I have attached a copy of Site Plan ref. SK05 originally submitted and showing a proposal for 10 dwellings, so you can compare and contrast this with Site Layout ref. 54_17_100 now submitted. I hope you will agree this represents an improvement and that as such, you will be able to confirm support my client's proposal for the site's development in principle, subject to the usual 'Officer Caveats'. It would be very useful if you could confirm this support in principle during the course of this week, given that my client is due to exhibit proposals for the site's development at Walberton Parish Council's Neighbourhood Plan Review Open Day this coming Saturday, 26 January 2019.

I look forward to hearing from you as soon as possible – do please contact me if you have any queries with this email or the attached, or if you need to discuss any matter in more detail.

Regards,

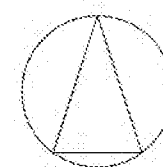
Matthew Utting BSc (Hons) DipTP MRTPI
Director



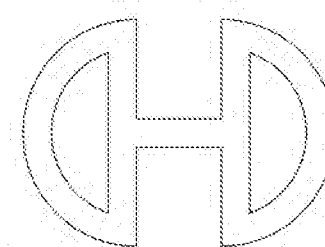
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Tree root protection areas



Victoria House 54 St. John's Road Hedge End Southsunder: Hgmpshire S23 3G 4AR
Tel: 01489 772027 • Fax: 01489 787111 • E-mail: sales@crayfernhomes.co.uk
All dimensions are to be checked on site prior to commencement of work
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PROPOSED SITE LAYOUT

DEVELOPMENT AT
LAND ADJACENT TO
WOODCROFT
WEST WALBERTON LANE

FOR
CRAYFERN HOMES LIMITED

SCALE: 1 : 500 DATE: JAN 19 DRAWING NO: 54_17_100

Matthew Utting

From: Matthew Utting
Sent: 04 January 2019
To: 'Juan Baeza'
Cc: 'Stuart Corbey'; 'Alastair Dineen'
Subject: RE: Pre- Application Advise: PAA/133/18/ : Land North of WoodCroft

Importance: High

Afternoon, Juan,

Many thanks for your email below and we have since spoken. As such, this email is just to confirm our Pre-application Meeting at 12.00 on 18 January 2019, at your Authority's offices in Littlehampton. I shall attend with my client, Alastair Dineen of Crayfern Homes Ltd – you'll note Alastair has been copied this email and we will look forward to meeting you.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

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From: Juan Baeza
Sent: 04 January 2019
To: 'mat@matplan.co.uk'
Cc: Stuart Corbey
Subject: RE: Pre- Application Advise: PAA/133/18/ : Land North of WoodCroft

Dear Mr Utting

Due to Mr Corbeys absence for the next 3 weeks I will service this meeting. I can do afternoon of the 7th, afternoon 18th or anytime 21st, 22nd.

Regards

.....
From: Matthew [REDACTED]
Sent: 04 January [REDACTED]
To: Stuart Corbey
Cc: Planning.Responses
Subject: FW: Pre- Application Advise: PAA/133/18/ : Land North of WoodCrott
Importance: High

Afternoon, Stuart, Happy New Year to you. I hope you had a good Christmas break.

The telephone message that I've just left you refers - thank you for your email below, with your letter dated 3 January 2019 attached in respect of the above Pre-application Enquiry. I shall forward this to my client at Crayfern Homes Ltd for his consideration and in the meantime, would like to arrange a Pre-application Meeting with you as soon as possible, to discuss your letter and any revisions to the scheme currently before you. Please contact me with some dates and times and my client and I will work around your availability.

It would be very helpful if our Pre-application Meeting could be held during the course of next week (w/c 7 January 2019), as my client has agreed to present proposals for the site's development at an Open Day to be held by Walberton Parish Council on 26 January 2019, in connection with the forthcoming Review of the Walberton Neighbourhood Development Plan 2015-2035. I therefore look forward to hearing from you as soon as possible

Many thanks and regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



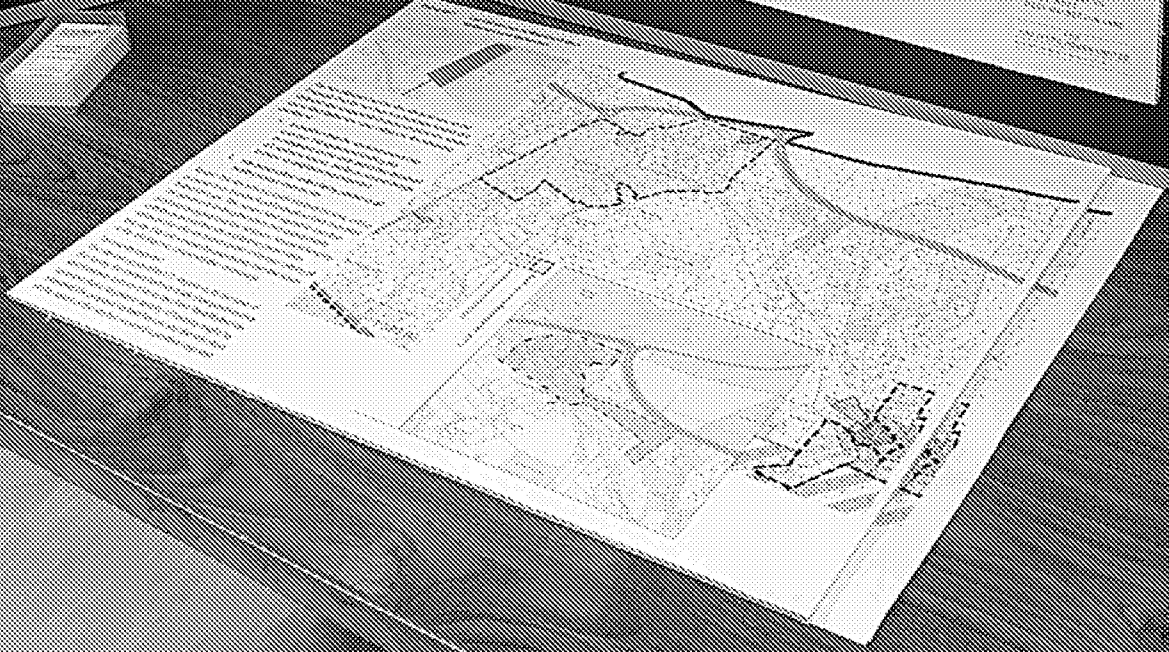
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LAND AT THE REAR
OF WOODCROFT WEST
WALBERTON LANE



WOODCROFT WEST
WALBERTON LANE

WOODCROFT WEST
WALBERTON LANE

Matthew Utting

From: Matthew Utting [REDACTED]
Sent: 15 May 2019 17:44
To: 'Alastair Dineen'
Subject: RE: Proposed Residential Development on Land South of Arundel Road, Walberton - Drainage Strategy & Details

Alastair,

Thank you for the exchanges of emails below – I shall include them within my Planning, Design & Access Statement to accompany the site's planning application.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

[REDACTED]

can be taken for any virus which may be transferred by this email. Thank you.

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From: Alastair Dineen [REDACTED]
Sent: 15 May 2019 17:44
To: Matthew Utting [REDACTED]
Subject: Proposed Residential Development on Land South of Arundel Road, Walberton - Drainage Strategy & Details

Mat,

Please see the exchanges of emails below for information

Kind regards
Alastair
Alastair Dineen
Land Director

Crayfern Homes Ltd 14 St John's Rd, Hedge End, Southampton SO30 4AB

From: Laura Gibbons

Sent: 15 May 2019

To: Alastair Dineen

Co:

Subject: Drainage Strategy & Details

Hi

Thanks for sending through the infiltration test results. Very provisional overview looks good. I will provide detailed comments when I am formally consulted. It is likely a pre commencement condition would be requested still but probably with the requirement for winter monitoring and testing removed.

Thanks,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

Cc: 'kazys'

Subject: RE: Arundel Road, Fontwell: Proposed Development - Drainage Strategy & Details

Sorry Laura, you should have had this too. Thank you very much for responding.

Kind regards

Alastair

Alastair Dineen

Land Director

Crayfern



www.crayferne.co.uk

Johns Road, Hedge End, Southampton, Hampshire, SO30 4AB. IMPORTANT: This message is intended for the addressee only and may contain private and confidential information or material which may be privileged. If this message has come to you in error you must delete it immediately and should not copy it or show it to any other person.

From: Laura Gibbons

Sent: 09 May 2014

To: 'kazys'

Cc: Alastair Dineen

Subject: RE: Arundel Road, Fontwell: Proposed Development - Drainage Strategy & Details

Hi Kazys

Thank you

I will provide more of a detailed review in due course when I am formally consulted on the application.

Thanks,

Laura Gibbons, MEng, CMICE
Engineer (Drainage & Coastal)



From: kazys [REDACTED]
Sent: 02 May 2019 10:20
To: Laura Gibbons
Cc: Alastair Dineen
Subject: Arundel Road, Fontwell: Proposed Development - Drainage Strategy & Details

Laura

We are involved with Crayfern Homes, on the proposed development of the above site, to produce a drainage strategy and proposals that will meet with your approval and will be submitted with the forthcoming planning application. Attached is a site location plan together with a copy of the proposed layout that will be submitted. I am submitting to you a full set of engineering proposals that will accompany the planning submission and hopefully you will have the opportunity to consider them at an early stage and make any comments. Please contact me should you require anything further. Many thanks.

Regards

Kazys

Kazys Narbutas

ESCHER · SILVERMAN
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Roughton
A2 Omega Park
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SO53 4SE

