



DAVID WILSON HOMES
WHERE QUALITY LIVES

TYE LANE, WALBERTON

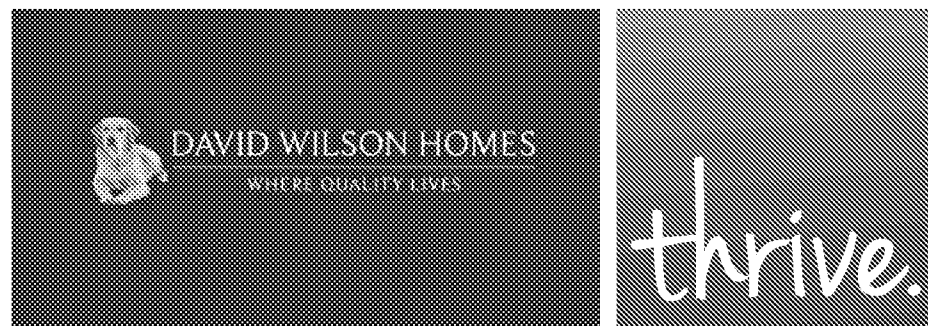
DESIGN AND ACCESS STATEMENT

Outline planning application for up to 155 Dwellings

SEPTEMBER 2020

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INTRODUCTION

This document has been produced on behalf of David Wilson Homes to support the outline planning application for Land off Tye Lane, on the north-west edge of Walberton. It demonstrates the way in which the land could be developed in order to provide a valuable new addition to the local area and provide up to 155 new dwellings.

The document provides details on the site location, assessment of constraints and opportunities, an evaluation of local architectural character and how these underpin the concept proposal for a high quality development.



PLANNING CONTEXT

The purpose of this outline planning application is to establish the principle of residential development and to demonstrate that the site is suitable to accommodate the proposed number of dwellings. The site is located outside the defined settlement boundary, but is enclosed by the defined settlement boundary to the south, east and west.

This means that the land is identified in planning policy terms as 'countryside', where market-led residential development can be supported only exceptionally. To the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

The Development Plans for Arun and Walberton comprise:

- Arun Local Plan 2011-2031
- Walberton Neighbourhood Plan
- West Sussex Waste and Minerals Plan

It is considered that all development policies that relate to the supply of housing in the Arun Local Plan 2011-2031 have significantly reduced weight because Arun District Council are unable to demonstrate an adequate supply of housing land (currently only 2.9 years against their 5 year requirement). Policies in the Walberton Neighbourhood Plan that relate to the supply of housing also carry significantly reduced weight because they relate to out of date housing needs as the policies were based on the 2003 Local Plan.

Under National Planning Policy Framework (NPPF) (paragraph 11(d)), if a planning authority lacks a 5 year supply, policies involving the provision of housing are out-of-date, when determining applications that provide housing.

In such situations, the NPPF directs decision-makers to grant permission, unless either:

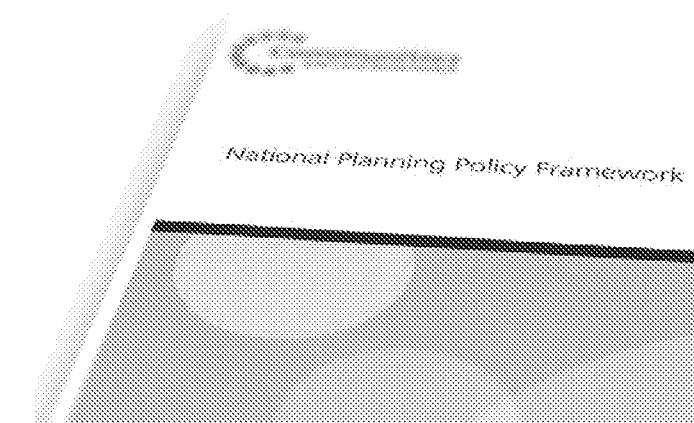
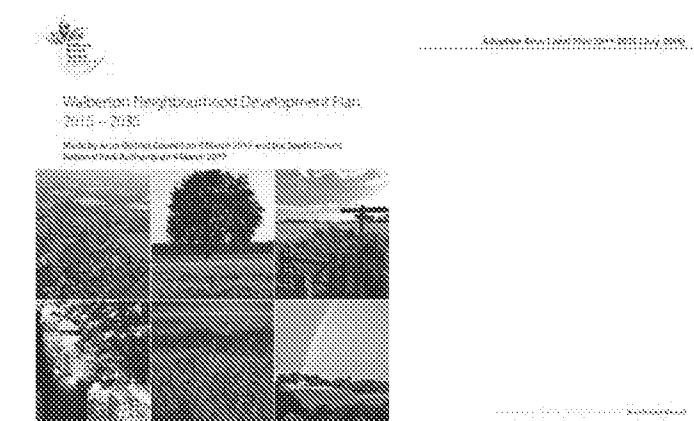
"i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed"; or

"ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

As neither of the above apply, we believe the presumption in favour of sustainable development is engaged. This position has been confirmed during pre-application discussions with Arun District Council.

The proposal represents sustainable development and the NPPF 'presumption in favour of sustainable development' is engaged. This and the other material considerations, such as the significant benefit that should be afforded to housing delivery and its associated economic and social benefits, outweigh the conflict with the policies of the development plan and serve to allow for the principle of the application to be supported.

This outline application responds to housing requirements identified within the district. The proposed development will be positively and creatively planned, setting a positive starting point for further consultation and fine detail to be addressed at the Reserved Matters stage.



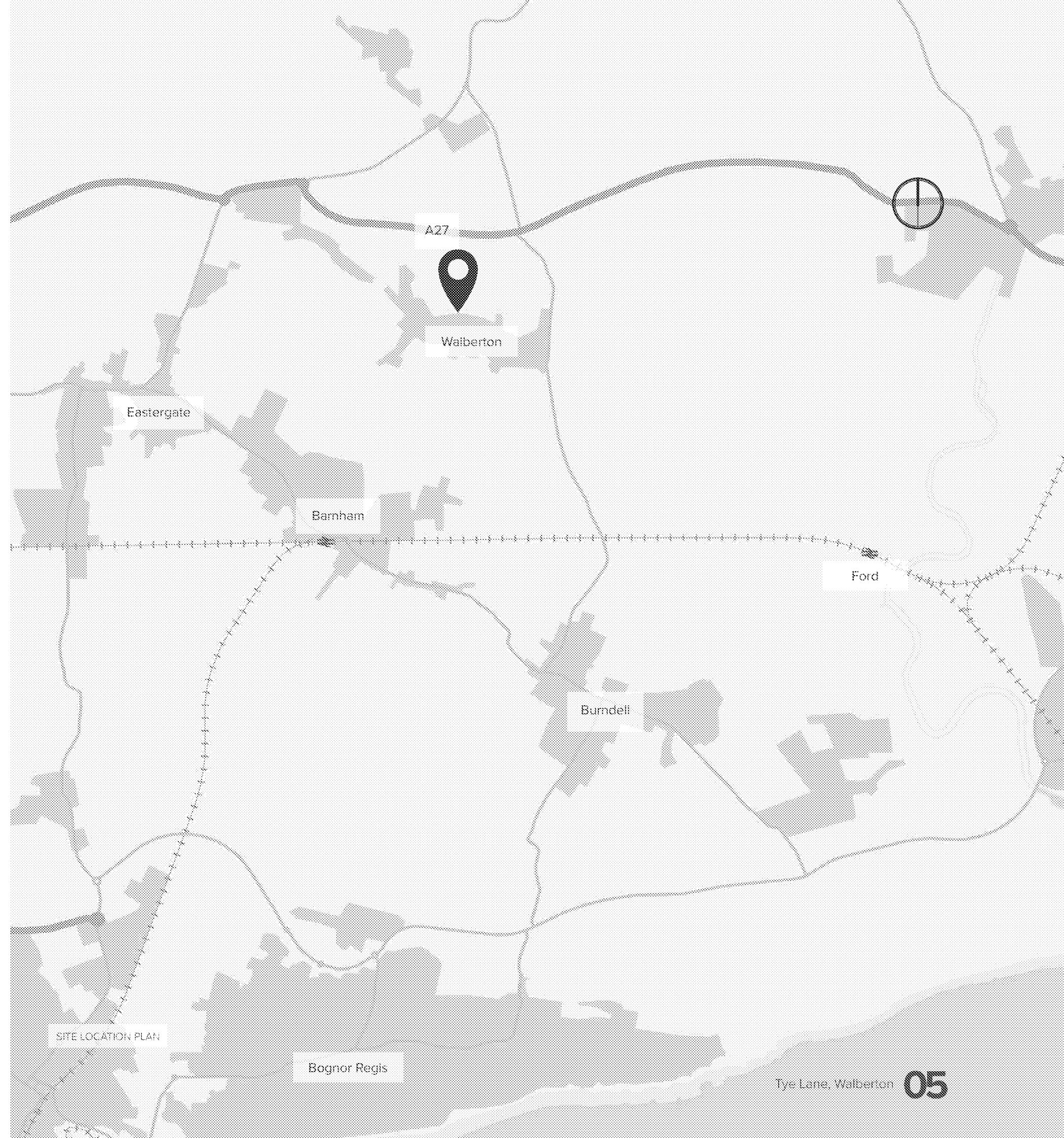
SITE CONTEXT

The site is located on the northern edge of Walberton, a village located approximately 8 miles east of Chichester, the nearest major town. The A27 located approximately 0.5 miles to the north of the site, a main distributor road heading west towards Chichester and east towards Brighton.

The site is situated within Walberton Parish and the administrative area of Arun District Council.

The surrounding area is semi-rural in nature, and is defined by a mix of agricultural land and residential development with larger urban centres to the West (Chichester), South (Bognor Regis), and East (Worthing).

The proposed development would look to contribute positively to the northern edge of Walberton, forming a new settlement boundary that looks to incorporate and enhance the existing edge conditions of the village.



THE SITE

The site is approximately 7.6 ha in size and is broadly rectangular comprised by two open fields bisected by a hedgerow containing a watercourse flowing south to north. The western field was most recently in arable use, with the eastern field consisting of paddocks and grassing land. The western and southern boundaries abut residential areas focused around The Street and Walberton Lane.

The northern edge neighbours a small light industrial park and agricultural land. Access to Hooe Farm industrial park defines the north eastern edge of the site, separated by a mature hedgerow.

The site is accessed via Tye Lane along the eastern edge. Looking east is another residential development currently in construction. Hilton Avisford Park and the surrounding golf course sits directly north of the neighbouring development.

The site slopes gradually down from north to south with a total fall of approximately 10 metres. From north to south, the site gently slopes with a total fall of approximately ten metres.

Walberton has two conservation areas that both are within the immediate context to the south of the site. Walberton Green Conservation Area is centred around the village green by the Walberton Lane and The Street junction.

Walberton Village Conservation Area streets from the southern end of Tye Lane to the western edge of the village, running the length of The Street.

Located North of Walberton on the opposite side of the A27 is the South Downs National Park (SDNP) boundary.

There is currently ongoing construction immediately East of Tye Lane for another housing development.

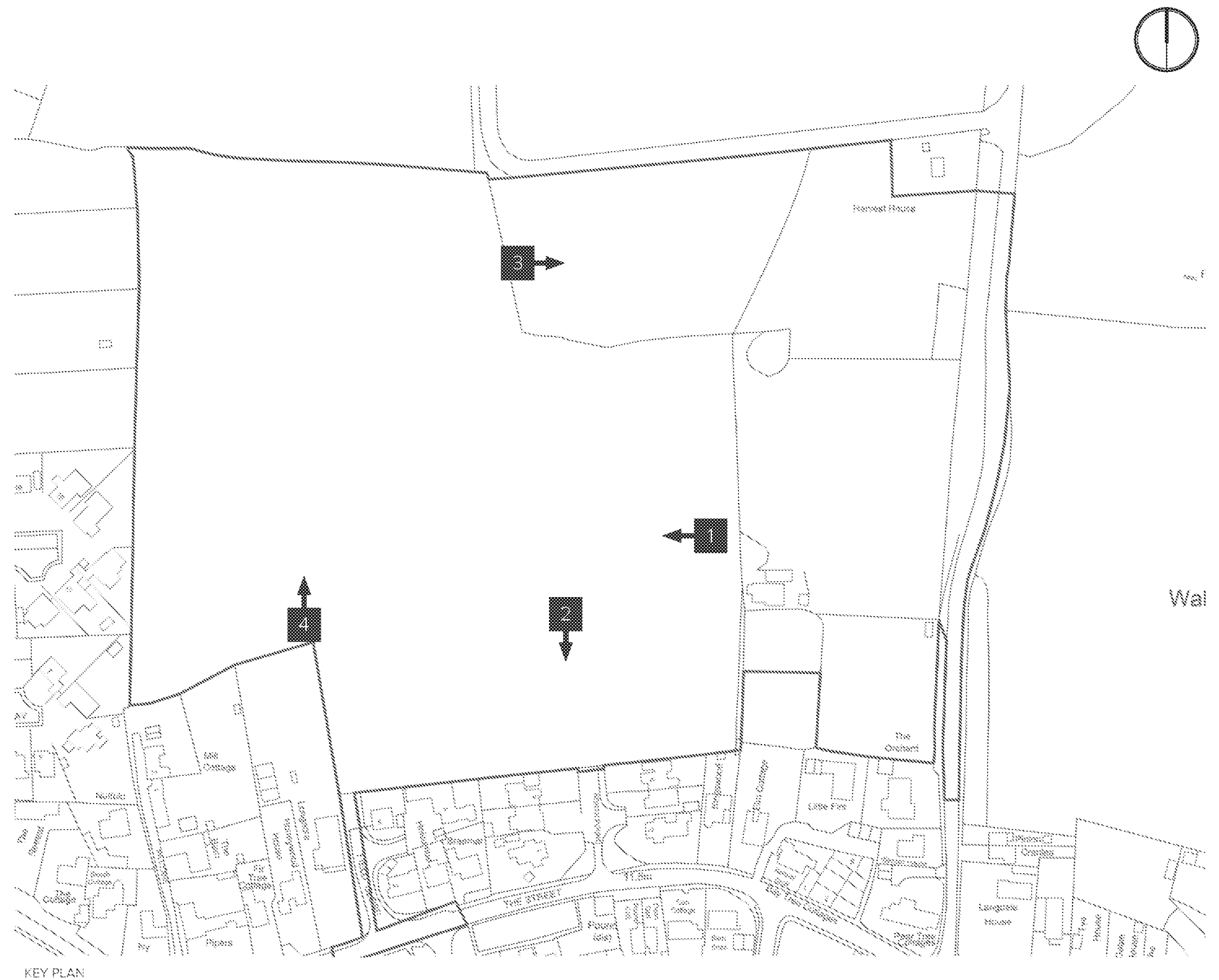




SITE PHOTOS

The site has been documented through a photographic study, summarised on the following page. This visual record provides the evidence base for the site appreciation and described in this document.

The specific locations were chosen to provide views of all the directions, highlighting the differing edge conditions throughout the site that will require different approaches to successfully and sensitively integrate the proposed development into its immediate and wider context.



SITE PHOTOS



VIEW WEST FROM EASTERN EDGE OF MAIN FIELD: ILLUSTRATING THE NATURAL ENCLOSURE PROVIDED BY EXISTING HEDGEROWS



VIEW SOUTH CENTRALLY ON SITE: NEIGHBOURING PROPERTIES IN FIELD CLOSE AND NORTH POUND FRONTING ONTO THE SITE



VIEW EAST OF PADDOCK: SURROUNDED BY TWO WATERCOURSES, HEDGEROWS, AND MATURE TREES. AN EXISTING PROPERTY OVERLOOKING FROM THE EAST.



VIEW NORTH FROM SOUTH WESTERN CORNER: PROXIMITY OF NEIGHBOURING PROPERTIES ON LONG MEAD AND NASH WAY

ARCHITECTURAL CHARACTER

This section provides a summary of the character of the local area. It should be noted that current standards and principles of good design will prevent the replication of existing character areas; instead, the development will respond positively to local character whilst defining a strong new character of its own.

Walberton originally grew along The Street and Walberton Lane. Over time it has grown south and eastward predominantly through the twentieth century. Along this street, there is a significant presence of older buildings, although the village at large is defined by twentieth-century housing.

Detached houses are by far the most common within the Parish, making up over half of the existing housing stock. This is followed by semi-detached houses and to a lesser degree terraced housing. These types of dwellings further establish Walberton as a rural settlement. There are thirty-nine listed buildings within the Parish, including one Grade I listed building, St.Mary's Church.

Walberton Village and Walberton Green are two conservation areas within the village. Walberton Village conservation area stretches from Tye Lane to Yapton Lane on the eastern edge of the settlement. The Village Green is located just south of the proposed development site, at the junction of The Street and Walberton Lane.

Building materials around the village is dominated by red brick, light colour render, and stone. Building form follows traditional forms with a mixture of hipped and gabled roofs. Chimney features include prominent crowns.

Porches are typical features for building entrances, consisting of lean-to porches, canopies, or porches.

Casement windows with concrete cills are common within the settlement, with sash windows also present to a lesser degree. Bay windows also appear within the village.

Plot edge treatment consists of both hard and soft boundaries, and knee height walls following the built form material palette.

EXAMPLES OF ARCHITECTURAL INFLUENCES IN WALBERTON



CHURCH LANE



POUND ROAD



POUND ROAD



THE STREET



THE STREET



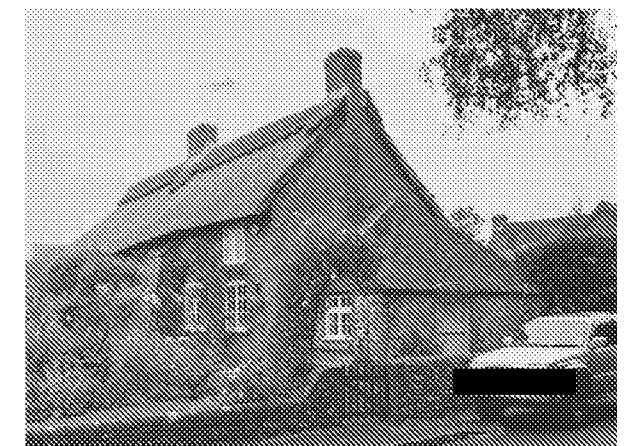
THE STREET



THE STREET



THE STREET



TYE LANE

ARCHITECTURAL CHARACTER

The design and appearance of the proposed housing will be a Reserved Matter and does not form part of this Outline application, however the traditional buildings of Walberton should provide some inspiration for the proposed development. This should not be prescriptive, as current standards and principles of good design inhibits the opportunity to replicate existing character. A positive response to local character is sought to establish a unique character for the proposed development.

Excerpts from possible streets scenes have been illustrated on this page to provide some grounding for the principles listed below.

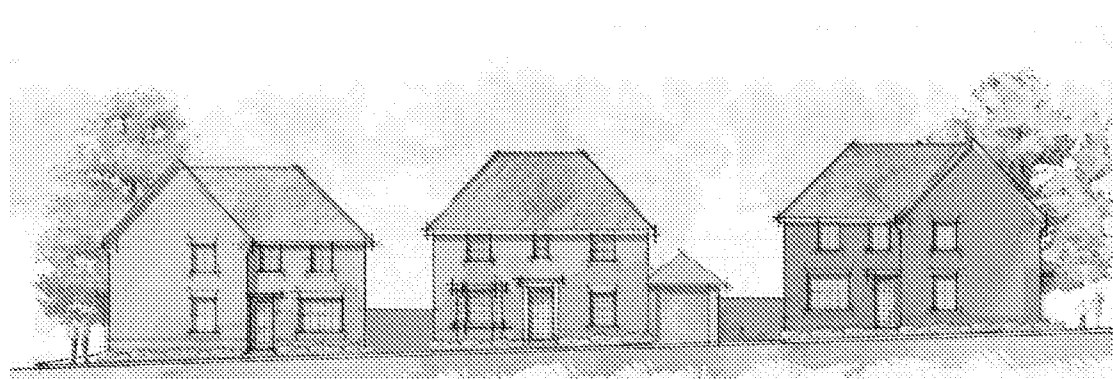
Fundamental principles have been established for the design of the built form which should be followed and can be summarised as follows:

- Built form should be simple and designed in a similar manner with appropriate reference to the local vernacular identified initially in this section;
- The buildings should achieve a sense of unity, relieved by minor points of detail, materials and grouping to create a sense of variety and give for a harmonious identity across the development;
- Key buildings are to be used for visual impact, creating points of interest in prominent locations or to substantial buildings;
- Building type distribution across the development should provide variety and interest to streets and public areas, avoiding monotony and repetition.
- Reflecting the building typologies in the immediate context, dwellings will be either detached or semi-detached.
- Dwellings will alternate between single and double storey in height, utilising roof forms identifiable within the village, hipped and gabled.

ILLUSTRATIONS OF POTENTIAL BUILD FORM



BUILDING FORM VARIETY



MATERIAL VARIETY



ALTERNATING STORY HEIGHTS

CONSTRAINTS AND OPPORTUNITIES

Constraints

- Potential noise sources from nearby industrial estate and the A27 to the north;
- Proximity to existing residential dwellings to the south and west;
- Limited opportunities for vehicular access;
- Watercourse and existing hedgerow bisects site.

Opportunities

- Retain existing tree centrally on site for visual link and framed views;
- Gentle slope of site provides uninterrupted development opportunities;
- SuDS features can provide a natural buffer and act as an improved visual amenity for existing residents;
- Where possible retained landscape features will provide a mature landscape setting.

- Site Boundary
- ~ Contour lines
- Fall of the land
- * Key landscape visual amenity
- ↔ Existing watercourse
- \\ Potential location for SuDS features
- ▨ Neighbouring building
- Sensitive Edge
- Potential access route
- ⊙ Potential vehicular access point
- ⊙ Potential pedestrian & Cycle access points
- ▨ Buildings on site to be demolished



CONSTRAINTS AND OPPORTUNITIES PLAN

CONCEPT MASTERPLAN

The proposed plan, although only conceptual brings together the elements identified as key opportunities as well as constraints.

Development is pulled back from neighbouring dwellings, providing a green buffer of open space along the southern edge. Development is also pulled back from Tye Lane, preserving the rural character of that approach to Walberton, whilst creating a landscaped edge, enhancing the existing conditions, and opening views to the development.

A framed view from north and south to the large Oak Tree identified in the site appreciation provides another opportunity to create a generous landscaped setting for the proposed development, retaining vital green infrastructure.

The key features of the conceptual masterplan is as follows:

- Access off Tye Lane;
- Retention of hedgerows and mature trees enabling a more established landscape setting throughout the site;
- A series of paths to create a green route network around the site;
- A series of interlinked open spaces including LAPs and a LEAP;
- Sustainable drainage incorporated within the open spaces;
- A clear street hierarchy from which the development will be accessed, conforming to its semi rural setting. Additional pedestrian permeability has been included and access for cyclists;
- Car and cycle parking provision will be provided in line with local policy.

- | | |
|----------------------------|-------------------------------|
| — Site Boundary | ● Proposed Trees |
| ● Primary Access | ■ Proposed Hedges |
| ● Pedestrian & Cycle Links | ○ Proposed Footpath |
| ■ Residential Parcels | ● Proposed Pedestrian / Cycle |
| — Frontages | ✱ Proposed Location of Bunga |
| □ Primary Route | ✱ LAP |
| □ Secondary Route | ✱ LEAP |
| ■ Shared Surface | ● SuDS Feature |
| ■ Existing Trees | |



CONCEPT MASTERPLAN

MOVEMENT & ACCESS

A Transport Statement has been prepared to support the Planning Application, which has been submitted to demonstrate the acceptability of the proposed development in highways terms.

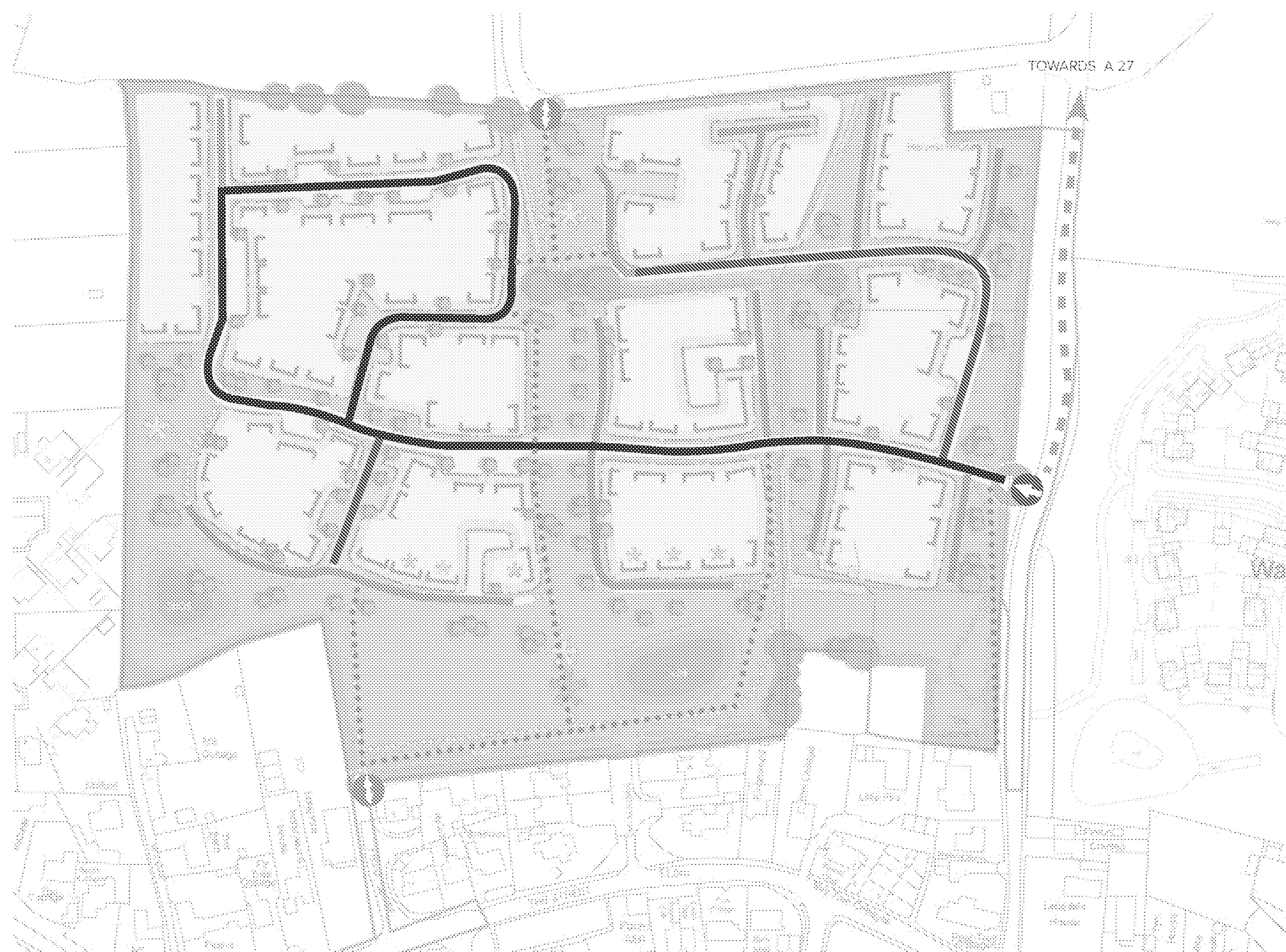
The proposed development will be served by a vehicle access from Tye Lane, in the form of a priority junction. Pedestrian and cycle access would also be provided to connect with Tye Lane and the adjacent Linden Homes scheme. To the south-west of the site, pedestrian and cycle access would also be available via Field Close and to the north onwards towards Hooe Farm Industrial Estate. The Transport Assessment demonstrates that these points of access are suitable and safe to accommodate the proposed development.

As set elsewhere in this report, the Transport Assessment confirms that the site's proximity to existing local amenities, pedestrian, cycle, public transport and equestrian networks, presents a good opportunity to encourage the use of sustainable transport and create a sustainable development. The Assessment goes on to confirm that many of the local facilities are within desirable walking distances and access to these is considered to be safe for existing and future residents.

The Transport Statement demonstrates that the scheme is expected to generate 84 vehicle movements in the AM peak period (08.00-09.00), 89 vehicle trips in the PM peak period (17.00-18.00) and 766 vehicle trips across a 12 hour period. To consider the impact of this, comprehensive assessments of local junctions has been undertaken to determine the impact of the proposed development on their operation. Each junction has been demonstrated as operating within capacity with the addition of the proposed development.

The Transport Assessment demonstrates that the proposed development will not have a 'severe' impact on the operation, capacity or safety of the local road network.

- KEY**
-  Vehicular access
 -  Pedestrian & Cycle access
 -  Access road
 -  Secondary access road
 -  Tertiary streets
 -  ***** Pedestrian & cycle links



MOVEMENT STRATEGY PLAN

The application is supported by a Tree Survey and Constraints assessment prepared by Ramsay & Co. Landscape Architecture. This highlights a number of trees and prominent hedgerows within and around the site. The application does not propose removal of any trees and minimal hedgerow removal is required to accommodate the proposed development and associated access roads.

LANDSCAPE APPROACH

A comprehensive assessment of the site and landscape character is included in the Landscape Visual Impact Assessment submitted as part of the application documents.

Landscape will be a Reserved Matter and will not be formally approved as part of this Outline application. A positive and deliverable strategy has none the less been identified.

Existing boundary trees and hedgerows would be retained wherever feasible maintaining the enclosed landscape character of the proposed development site. To the south-western and southern edges, substantial 'green' landscape buffers would incorporate swales and areas for the storage of runoff, offering opportunities for a biodiverse mix of new planting and habitats. In addition, a landscape buffer would be incorporated to the eastern edge, setting new dwellings back from Tye Lane and offering opportunities for intervening tree planting.

A landscape corridor would be established to the centre of the site area running north-south, maintaining and framing views to the retained, large trees to the north from locations to North Pound. New pedestrian links would be incorporated to the southern edge (via North Pound and Field Close) enabling residents to walk to the centre of Walberton.

Residential frontages and access routes would be enhanced with tree and hedgerow planting. This would soften and filter near and mid-distance views and provide seasonal change.



ECOLOGY STRATEGY

The Ecology Co-op has prepared ecological mitigation proposals for land proposed for development at Land West of Tye Lane, Walberton in relation to the proposed development.

This document sets out the measures proposed to protect and enhance existing biodiversity at the site during the life of the project. It is based on survey information reported in the Phase 1 Habitat Survey Report and the Phase 2 Ecology Survey Holding Document produced by The Ecology Co-op in 2018 and subsequently updated in 2020.

The Concept Masterplan has been designed to minimise the loss of important existing habitats and avoid significant impacts on protected species. Most of the existing hedgerows and trees have been retained, together with a large area of land along the southern boundary of the site which will be enhanced.

Enhancement measures are proposed to encourage biodiversity at the development site, including the creation of new species-rich native hedgerows, SuDS pond and swale creation and wildflower meadow habitat that will be beneficial for a variety of invertebrates and in turn provide value for foraging birds and bats. Roosting features for bats have been incorporated into the scheme along with bird boxes for nesting birds.

Specific mitigation measures are proposed to ensure that existing protected species including reptiles, bats and nesting birds are safeguarded during the construction phase including securing an EPS licence for dormouse mitigation.

A Biodiversity Impact Calculation (using the DEFRA Metric) will be required to demonstrate net gain in biodiversity and demonstrate compliance with the NPPF. With the retention of habitats and the creation of new habitats within the site, it is considered that a residential development within the site could potentially result in a net gain in biodiversity. This calculation will be undertaken at the reserved matters stage, as this will be informed by the detailed landscape strategy for the site.



SUSTAINABILITY

The development will incorporate a strategy for sustainable design, which encourages the reduction of energy consumption. The full details of this will be considered and presented as part of the reserved matters submission.

In terms of the site's location, Walberton comprises a sustainable settlement, with direct access to key services and facilities, with the following facilities available in the local area within walking distance of the site:

- Walberton and Binstead C of E Primary School
- Walberton Pre-School
- Walberton Village Hall and sports pitches
- Post office, newsagent, greengrocer, laundrette, hairdressers and dental surgery
- Flintcroft GP Surgery
- St Mary's Church
- Walberton Baptist Church and Church Hall
- The Holly Tree and the Black Horse Public Houses
- Walberton Recreation Ground
- Hooe Farm Industrial Park
- Hilton Avisford Park Hotel and Golf Club

The nearest railway station is at Barnham which is 1.8 miles south west of Walberton with regular services to settlements throughout West Sussex and beyond to London, Portsmouth and Southampton. This is accessible via dedicated off-road cycle route, which links Barnham and Walberton.

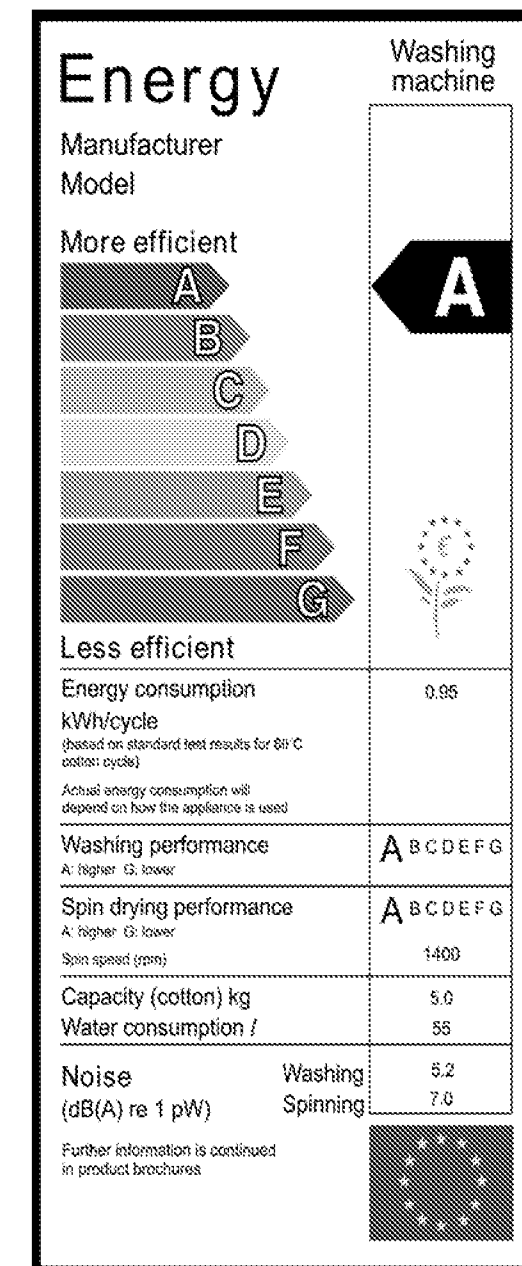
The proposed development will benefit from pedestrian and cycle links with the surrounding area. This will ensure connectivity with the existing footpath network and enhance the connection between The Street and the Hooe Farm Industrial estate to the north of the site. The proposal also includes a proposal for a pedestrian crossing on The Street, east of Tye Lane.

David Wilson Homes support the principles of low-carbon design, reducing carbon emissions and ensuring lower energy costs for our customers. They follow a 'fabric first' approach to building design, maximising the performance of the components and materials of the building itself. This includes insulation, high-performing windows and doors, increased air tightness and maximising passive solar gains.

David Wilson Homes continue to review and apply new technologies that help deliver energy efficiency such as waste water heat recovery, improved insulation around windows and doors and energy efficient boilers. Such measures enable an EPC rating of 'B' or above when homes are constructed and make them eligible for products such as Barclays Green Home Mortgages. When customers occupy their new homes they receive a guide to its sustainability features to help safeguard the environment and reduce ongoing energy costs.

The details of the sustainable credentials of the built form are not known in detail at this Outline stage. However, this will likely include:

- Use of sustainable resourced materials
- Energy efficient buildings established through the fabric of the building
- Accessible and adaptable homes
- Energy display devices
- AAA rated appliances
- Water efficient homes to manage demand
- Water butts fitted to collect rainwater for re-use
- The proposal may also be able to contribute to off-site pedestrian infrastructure



SECURED BY DESIGN

The development will incorporate Secured by Design principles. These principles encourage the adoption of crime prevention measures in the design of development. The local Police Service Architectural Liaison Officer (ALO) will be consulted to ensure that principles are properly adhered to. The Masterplan has been designed to meet the requirements of 'Secured by Design Homes 2016 Version 1'. The requirements of the document are summarised below:

Access & Movement:

Places with well-defined and well used routes, spaces and entrances that provide for convenient movement without compromising security.

Structure:

Places that are structured so that different uses do not cause conflict.

Surveillance:

Places where all publicly accessible spaces are overlooked.

Ownership:

Places that promote a sense of ownership, respect, territorial responsibility and community.

Physical Protection:

Places that include necessary, well designed security features.

Activity:

Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

Management & Maintenance:

Places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Access & Movement

The scheme has been designed in order to provide a clear hierarchy of routes and public spaces, which will enable safe navigation and movement through the site.

Structure

There is a high level of active frontage proposed within the development and a clear definition between public and private space, with frontages designed to maximise the level of defensible space. This principle is applied throughout the site, and is as important in private driveways as it is in public open spaces.

Surveillance

It has been identified above that the proposed Masterplan will result in well-designed spaces which are well overlooked.

Physical Protection

Physical protection is concerned with the way in which buildings are secured. Each dwelling will be secured with necessary security features.

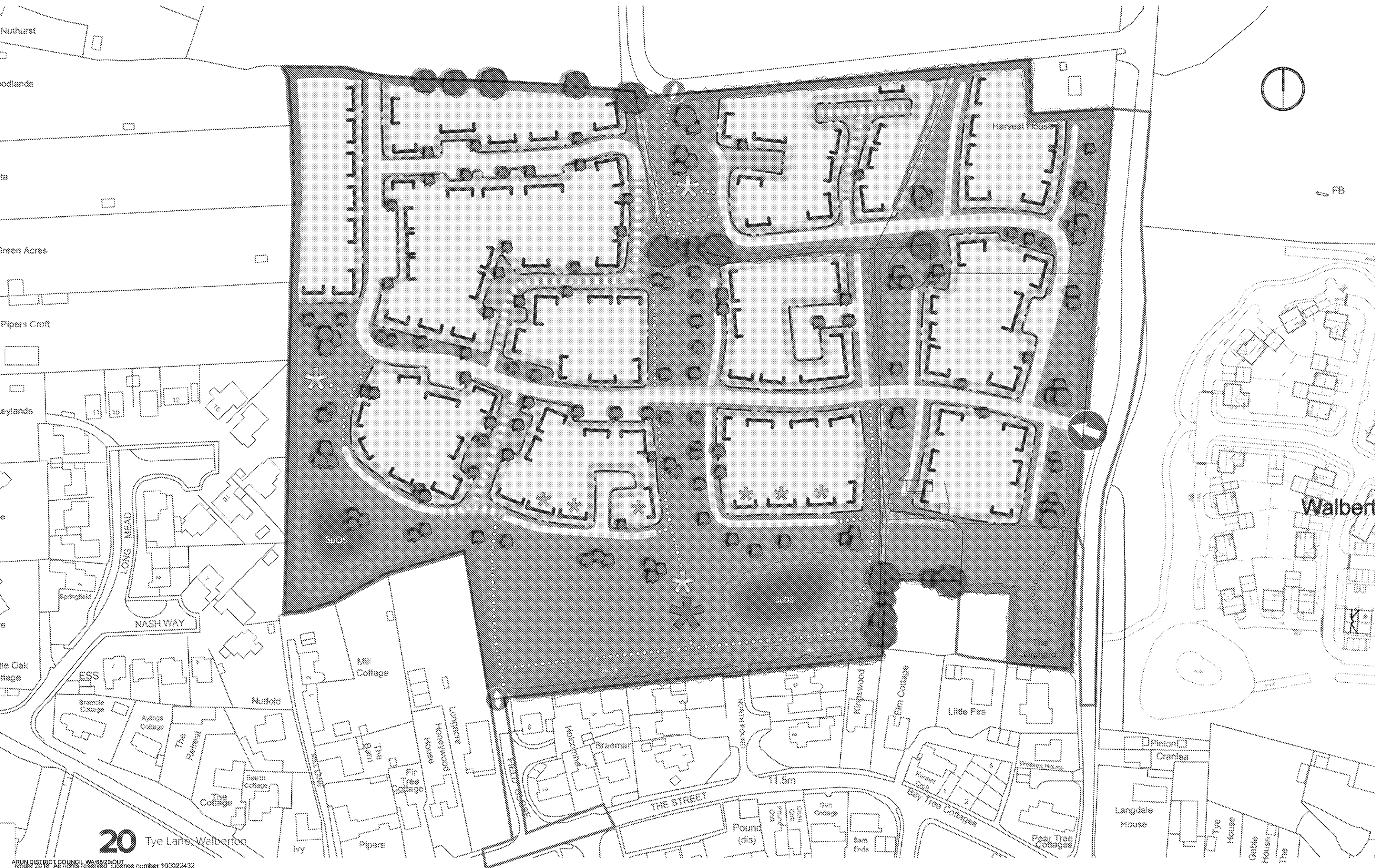
Ownership

A key aspect of surveillance is ensuring that places have a clear distinction between public, semi-private/communal and private space. The proposed Masterplan has been designed to ensure that there is a clear distinction between public and private areas. An inclusive development with careful consideration of public realm design will instil a sense of pride and ownership towards the new neighbourhood.

Activity

The key activity areas within the site will be the linear space running parallel to the proposed development parcels ensuring it is overlooked.





CONCLUSION

This Outline application has sought to demonstrate that Land West of Tye Lane can comfortably be developed to provide up to 155 new homes, spread across a range of dwelling types from 1 bedroom bungalows to 4 bedroom houses.

The site has no overriding physical constraints or potential impacts preventing housing development as it only has a gentle slope from north to south, and two minor watercourses.

It is conveniently located within a short walking distance from services and facilities in the village centre. More homes in this location will avoid the settlement sprawling into the countryside and boost local facilities and economy.

Character and landscape strategy have been established within this and supporting documentation, setting a positive starting point for a Reserved matters application which will resolve the fine detail. Pulling on local examples, the proposal aims to integrate sensitively to its immediate and wider setting.

Sustainability has been focused on throughout the development of these proposals from low-carbon building design to site wide Sustainable Drainage strategies, to wider connectivity focus on pedestrian and cycle links for ease of access to local facilities and amenities.

All the ingredients that have gone into this process to inform the conceptual masterplan have been carefully considered to ensure that the proposal responds to the site conditions, planning context and delivers a high quality development proposal to be distilled in a future Reserved Matter application.



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