DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

OUTLINE PLANNING APPLICATION FOR

RESIDENTIAL DEVELOPMENT INCLUDING MEANS OF ACCESS WITH ALL OTHER MATTERS RESERVED FOR UP TO 75 DWELLINGS (MAXIMUM)

AT

LAND EAST OF YAPTON LANE, WALBERTON, ARUN, BN18 0LJ

GRID REFERENCE: X497796, Y106014

July 2021

AAH Planning Consultants
1 Bar Lane, York

ARUN DISTRICT COUNCIL WA/80/21/OUT

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1.0 Introduction

1.1 This Design and Access Statement (DAS) has been prepared on behalf of Land Allocations Ltd by AAH Planning Consultants in support of an outline planning application for residential development including access, with all other matters reserved for future approval, for up to 75 dwellings (maximum) at land to the east of Yapton Lane, Walberton, Arun, BN18 0LJ at Grid Reference: X 497796, Y 106014. This DAS should be read in conjunction with all of the other submission documents, including the Planning Support Statement.

1.2 AAH Planning Consultants are members of the Royal Town Planning Institute (RTPI) and the Institute of Environmental Management and Assessment (IEMA).

1.3 This DAS provides an overall assessment of the proposed development, identifies the design parameters and principles for the proposed development and sets out our analysis of the relevant planning policy principles. This Design Statement has been produced to ensure that a high-quality development is produced that follows guidelines laid down in government design advice but, perhaps more importantly, that the development respects the local context that it will integrate with. This DAS is produced in accordance with Article 4 of the Statutory Instrument 2013/1238 and National Planning Policy Guidance (NPPG) published in March 2014 and recently updated in 2021, which states that a DAS must:

"a) *explain the design principles and concepts that have been applied to the proposed development; and*

b) *demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation

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undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed."

1.4 It is the purpose of this statement to identify the parameters that have dictated the development's scale, design and location.

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2.0 Design Principles

Site & Surroundings

2.1 The proposed housing development would be located at land to the east of Yapton Lane, Walberton at Grid Reference: X 497796, Y 106014. The site location is illustrated below:

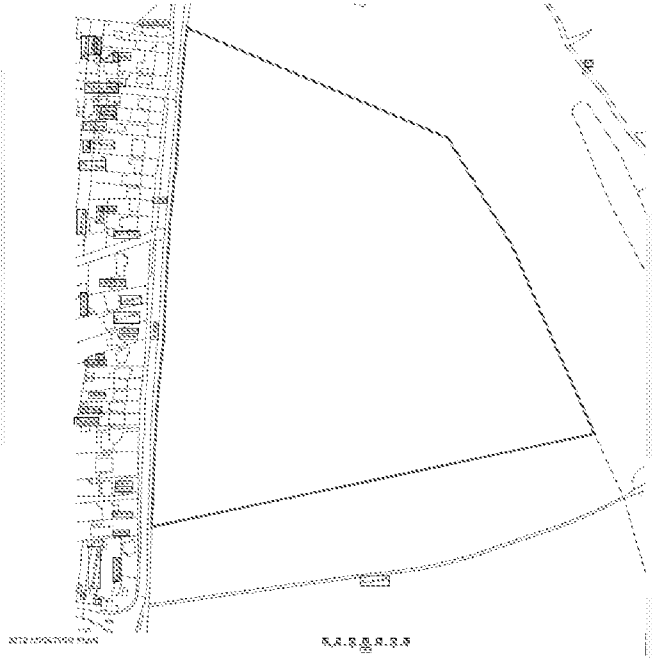

Figure 1: Site Location

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2.2 The application site measures approximately 7.6 hectares and lies directly adjacent to the eastern settlement limits of the village of Walberton. The Avisford Park Golf Club lies directly adjacent to the north and eastern site boundaries, with the South Downs National Park located beyond this. The hamlet of Binsted lies beyond the eastern boundary of the site. Beyond the sites southern boundary lies a PRoW and Walberton Farm. The nearest existing development is located to the west of the site and forms the settlement edge of Walberton. There is also some scattered development forming the small settlement of Binsted along with some existing residential dwellings located to the north of the development. The site is greenfield and in agricultural use, and the northern, eastern and western boundaries include existing tree planting and hedgerows.

2.3 The site is relatively flat with no trees or hedgerows present within the site itself, although vegetation does delineate the western, northern and eastern boundaries. A small watercourse runs beyond the eastern boundary on the site, through the neighbouring golf club. The site has good links into the existing village of Walberton, which is home to a range of facilities.

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3.0 Planning Policy Context

Key Legislation

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority (LPA) to determine planning applications in accordance with the Development Plan unless there are material considerations which 'indicate otherwise'. Section 70(2) of the Town and Country planning Act 1990 provides that in determining applications, the LPA "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." In this respect, the Development Plan for Arun consists of the Arun Local Plan (2011-2031), adopted July 2018; West Sussex Joint Minerals Local Plan 2018, adopted August 2018; West Sussex Waste Local Plan, adopted April 2014; and any made neighbourhood plans.

National Planning Policy Framework (2021)

3.2 The most up to date national planning policy is set out in the NPPF published in July 2021, and replaces the previous version of the NPPF published in February 2019, which itself replaced the versions published in 2018 and 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. National Planning Practice Guidance (NPPG) adds further context to the NPPF, and the two documents should be read together. The NPPF and NPPG are both material considerations in determining planning applications.

3.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.4 In addition, the NPPF considers there are three objectives to sustainable development; economic, social and environmental objectives. They are not to be undertaken in isolation because they are mutually dependent. Therefore, to achieve sustainable development, economic, social and

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environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

3.5 The Government summarises the objective of "sustainable development" as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.6 The presumption in favour of sustainable development in decision-taking is explained in Paragraph 11 of the NPPF, which states that:

'For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay

or

d) where there are no relevant development plan policies or the policies that are most important for determining the application are out of date, granting permission unless:

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

3.7 The NPPF sets out the means to delivering sustainable development. The following sections of the NPPF are considered to be particularly relevant for the residential development of this site:

- *Section 5. Delivering a sufficient supply of homes*

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- *Section 9. Promoting sustainable transport*
- *Section 12. Achieving well-designed places*
- *Section 15. Conserving and enhancing the natural environment*
- *Section 16. Conserving and enhancing the historic environment*

3.8 Local planning authorities are charged with delivering the size, type and tenure of housing needed for different groups in the community and to boost significantly the supply of housing by determining the minimum number of homes needed, identifying sites for development, and maintaining a supply of deliverable sites (Paragraphs 60-68)

3.9 In addition to the above, it is considered that the following paragraphs of the NPPF are relevant to the proposal:

- *Local planning authorities are charged with delivering a wide choice of high-quality homes and to boost significantly the supply of housing by identifying sites for development, maintaining a supply of deliverable sites and to generally consider housing applications in the context of the presumption in favour of sustainable development (paragraphs 60-68)*
- *The NPPF sets out that transport policies have an important role to play in facilitating sustainable development and in contributing to wider sustainability and health objectives and that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion*
- Paragraph 111 of the NPPF explains that '*development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.*'

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- Paragraph 126 of the NPPF states that: '*The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

3.10 Paragraph 194 of the NPPF states that: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

3.11 Paragraph 197 of the NPPF states that: In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality
- the desirability of new development making a positive contribution to local character and distinctiveness

3.12 Paragraph 199 of the NPPF states that: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

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3.13 Paragraph 200 states that *'Any harm to, or loss of the significance of a heritage asset (from its alterations or destruction of the heritage asset or development within its setting), should require clear and convincing justification.'*

3.14 Paragraph 174 of the NPPF states that: '*Planning policies and decision should contribute to and enhance the natural and local environment by:*

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

3.15 With regards to 'Design', the following paragraphs of Section 12 of the NPPF are considered to be particularly pertinent:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process." **(Paragraph 126).**

3.16 Paragraph 130 considers that planning policies and decisions should ensure that developments: *"Planning policies and decisions should ensure that developments:*

a) "will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

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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);*

d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

3.17 The National Design Guide was published on 1st October 2019 and forms part of the national planning practice guidance documents and should be read alongside the NPPF, in particular Paragraph 134 and the Planning Practice Guidance on Design Process and Tools. The National Design Guide sets out the 10 characteristics of well-designed places and demonstrates what good design means in practice. Good design should incorporate the following 10 characteristics:

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces

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- Uses
- Homes and Buildings
- Resources
- Lifespan

The proposed indicative layout has considered and incorporated these 10 characteristics into its design, to form a well-designed place that relates to the settlement of Walberton.

Local Planning Policy

3.18 The Development Plan for Arun consists of; Arun Local Plan (2011-2031), adopted July 2018; West Sussex Joint Minerals Local Plan 2018, adopted August 2018; West Sussex Waste Local Plan, adopted April 2014; and any made neighbourhood plans. The Local Plan sets out the approach to managing and planning development in the district up until 2031, and it is the basis for decisions as to where development will be located throughout the district and will be used to reach decisions upon planning applications across Arun. The Planning Support Statement submitted in support of this planning application provides a full list of the Development Plan policies relevant to this application. Concerning design, the following policies are considered to be particularly pertinent to the proposal:

Arun Local Plan (2011-2031) – Adopted July 2018

- Policy SD SP1 – Sustainable Development
- Policy C SP1 – Countryside
- Policy LAN DM1 – Protection of landscape character
- Policy H DM1 – Housing Mix
- Policy AH SP2 – Affordable Housing

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- Policy D SP1 – Design
- Policy D DM1 – Aspects of form and design quality
- Policy ECC SP1 – Adapting to climate change
- Policy OSR DM1 – Open Space, Sport and Recreation
- Policy T SP1 – Transport and Development
- Policy T DM1 – Sustainable Travel and Public Rights of Way
- Policy HER SP1 – The Historic Environment
- Policy HER DM1 – Listed Buildings
- Policy HER DM3 – Conservation Areas
- Policy ENV SP1 – Natural Environment
- Policy ENV DM3 – Biodiversity Opportunity Areas
- Policy ENV DM4 – Protection of Trees
- Policy ENV DM5 – Development and biodiversity
- Policy W DM3 – Sustainable Urban Drainage Systems
- Policy EM DM1 – Waste Management
- Policy QE DM1 – Noise Pollution
- Policy QE DM2 – Light Pollution
- Policy QE DM3 – Air Pollution

3.19 The figure below is taken from the Arun Local Plan (2011-2031) Policies Map (adopted July 2018), the proposed site is highlighted by the yellow star:

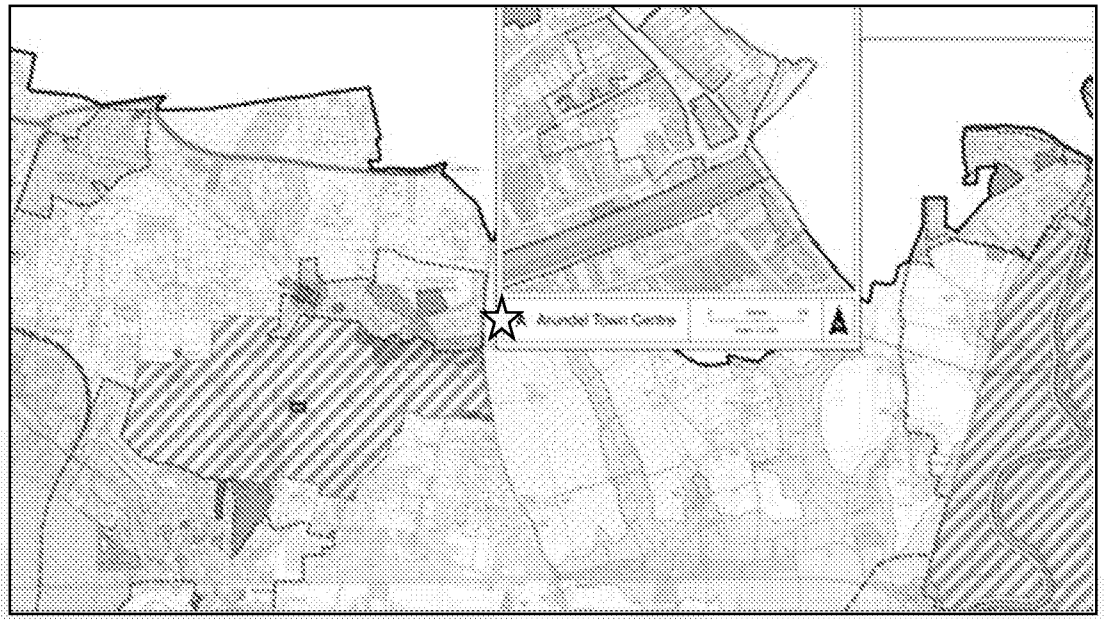

Figure 2: Arun Local Plan (2011-2031) Policies Map (adopted July 2018)

3.20 Arun District Council is in the process of undertaking a review of the current Local Plan, which would result in an update of the Arun Local Plan (2011-2031), updating development management policies as a priority, leading to an update of the full plan strategic policies. In order to allow focus on this review, the preparation of a Non-Strategic Sites Allocation DPD which was intended to support the existing Local Plan, has been halted. According to the most recent Local Development Scheme, published in July 2020, it is anticipated that the Council will consult on a Regulation 18 consultation on development management policies in Autumn 2021, with adoption anticipated for Winter 2023.

Walberton Neighbourhood Development Plan and Walberton Neighbourhood Development Plan 2

3.21 The original Walberton Neighbourhood Development Plan 2015-2035 (WNDP 2015) was formally 'made' on 8th March 2017 and covers the villages of Walberton, Binsted and Fontwell. The plan provided a vision for the future of the parish and sets out policies, principles and objectives. It accorded with the National Planning Policy Framework of the time, principally the NPPF (2012) version, the Arun District Local Plan 2003 and the then Draft Arun District Local Plan (2011-2031).

3.22 Due to changes in national and local planning policy, the Walberton Neighbourhood Development Plan has recently been reviewed under the Neighbourhood Plan Review 2019-2031, which proposed to retain all of the saved policies from the WNDP 2015 as well as providing some new and amended policies along with amended NDP maps. However, it was considered that the modifications and new policies contained within the review were significant and substantial enough to change the nature of the Neighbourhood Development Plan for it to require examination along with a referendum.

3.23 The Walberton Neighbourhood Development Plan 2019-2031 (WNDP 2) undertook its Regulation 14 consultation between 3rd July and 14th August 2020, followed by a Regulation 16 consultation between 12th November 2020 and 7th January 2021. Subsequently, the WNDP 2 was submitted for examination on 22nd January 2021, with examination taking place throughout January and February. The examiners' report of March 2021 found that subject to the adoption of various recommended modifications and amendments the Inspector had set out, the WNDP 2 was considered to be compliant and could proceed to referendum.

3.24 The WNDP 2 proceeded to referendum on 6th May 2021, where 91% of voters voted for the plan to be made, and was subsequently 'made' on 14th July 2021, forming part of the Development Plan Documents. The Planning Support Statement which accompanies the application details why Paragraph 14 of the NPPF is not engaged, in relation to the WNDP 2. Those policies of the WNDP 2 which are considered pertinent to the design of the proposed outline application, which have been taken from the Post Modification plan, are detailed below.

- Policy VE 3 – Protection of Trees and Hedgerows (SAVED)
- Policy VE 7 – Surface Water Management (SAVED)
- Policy VE 8 – 'Unlit Village' Status (SAVED)
- Policy HP 6 2020 – Housing Mix and Construction (NEW)
- Policy HP 11 – Housing Density (SAVED)
- Policy HP 13 – Design Guidance (SAVED)

3.25 Figure 2 illustrates that there are no site-specific policy designations, although it is worth noting the site falls within a Minerals Safeguarding Area. The site lies directly to the east of the built-up area boundary of the village of Walberton. It is considered the proposed development relates well to the existing built form, is sustainably located and will help to contribute to the local economy, as well as providing a range of benefits. It should also be considered that the site was submitted as part of the Walberton Neighbourhood Plan 2 Call for Sites exercise. Whilst it was not taken forward for the Walberton NDP 2 Regulation 14 consultation, it was considered that the site might be able to accommodate some level of residential development.

3.26 The aforementioned government guidance is supplemented by other documents including, the following:

- By Design – Urban Design in the Planning System: Towards Better Practice (DETR/CABE 2000)
- Design and Access Statements: How to write, read and use them (CABE 2006)

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4.0 Evaluation: Constraints and Opportunities

The Design Process

4.1 As previously identified, the main purpose of this Design and Access Statement is to identify the design parameters and principles of future developments. It is therefore important to consider the constraints and opportunities, which arise from the prospective development of the site, and how the proposed development would satisfy these criteria.

Constraints

4.2 The following constraints maps (also included within Appendix A) on the next pages identify the location of key constraints, which are important when considering an appropriate site layout for the proposed development. These include the nearest ecological designations, heritage designations and public rights of ways (PRoWs) that have helped inform and guide the design process.

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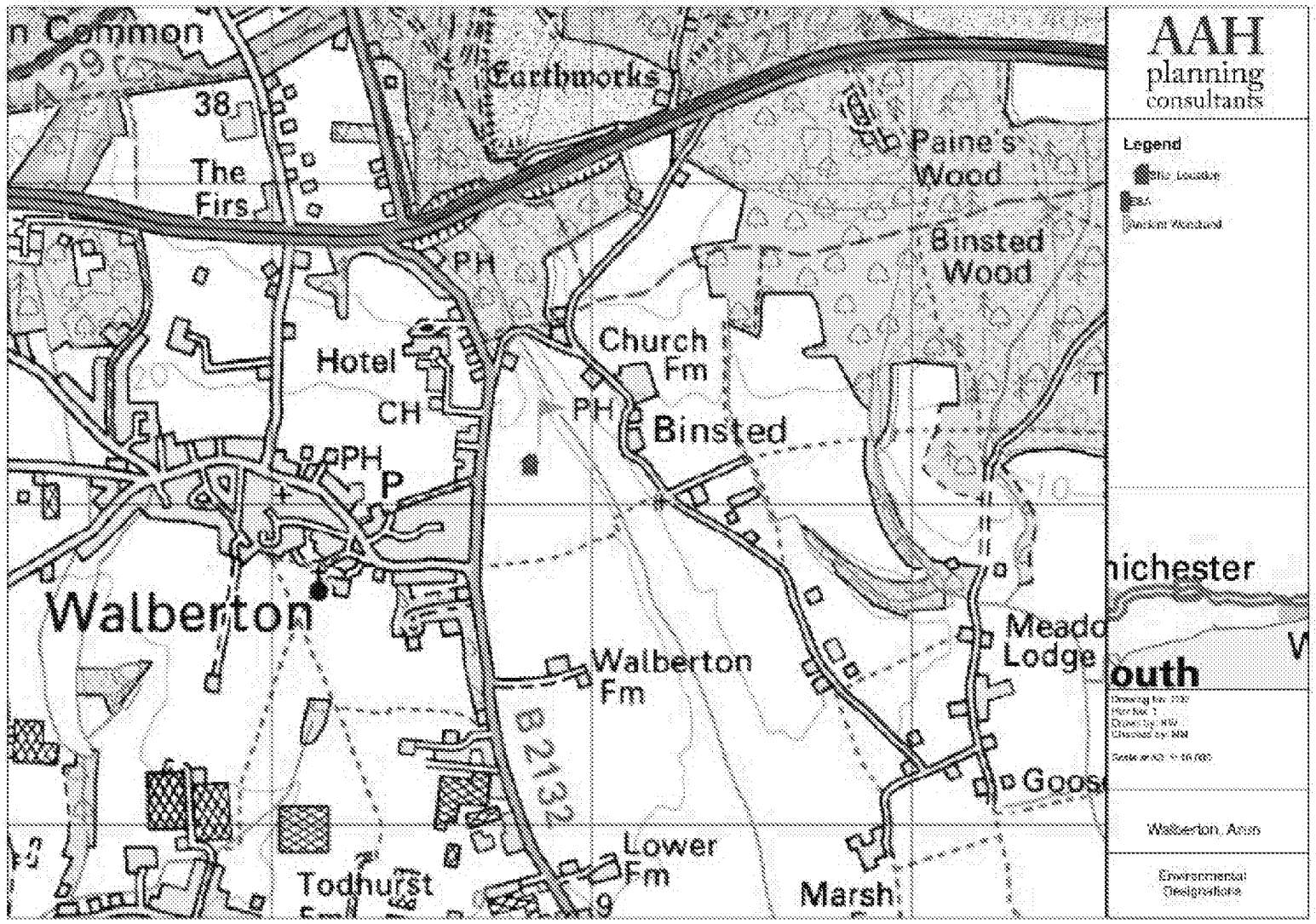

Figure 3: Environmental Designations

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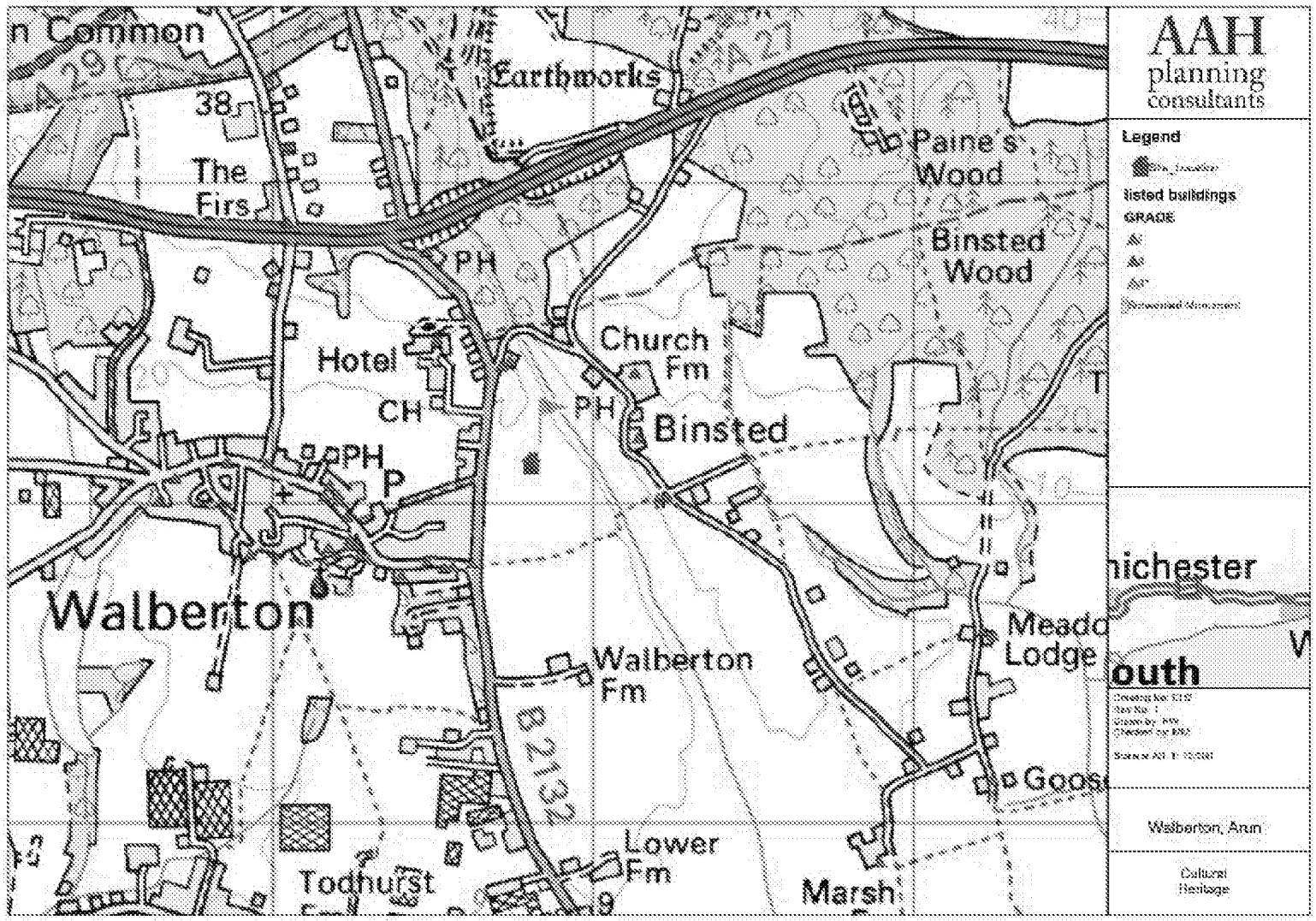

Figure 4: Cultural Heritage

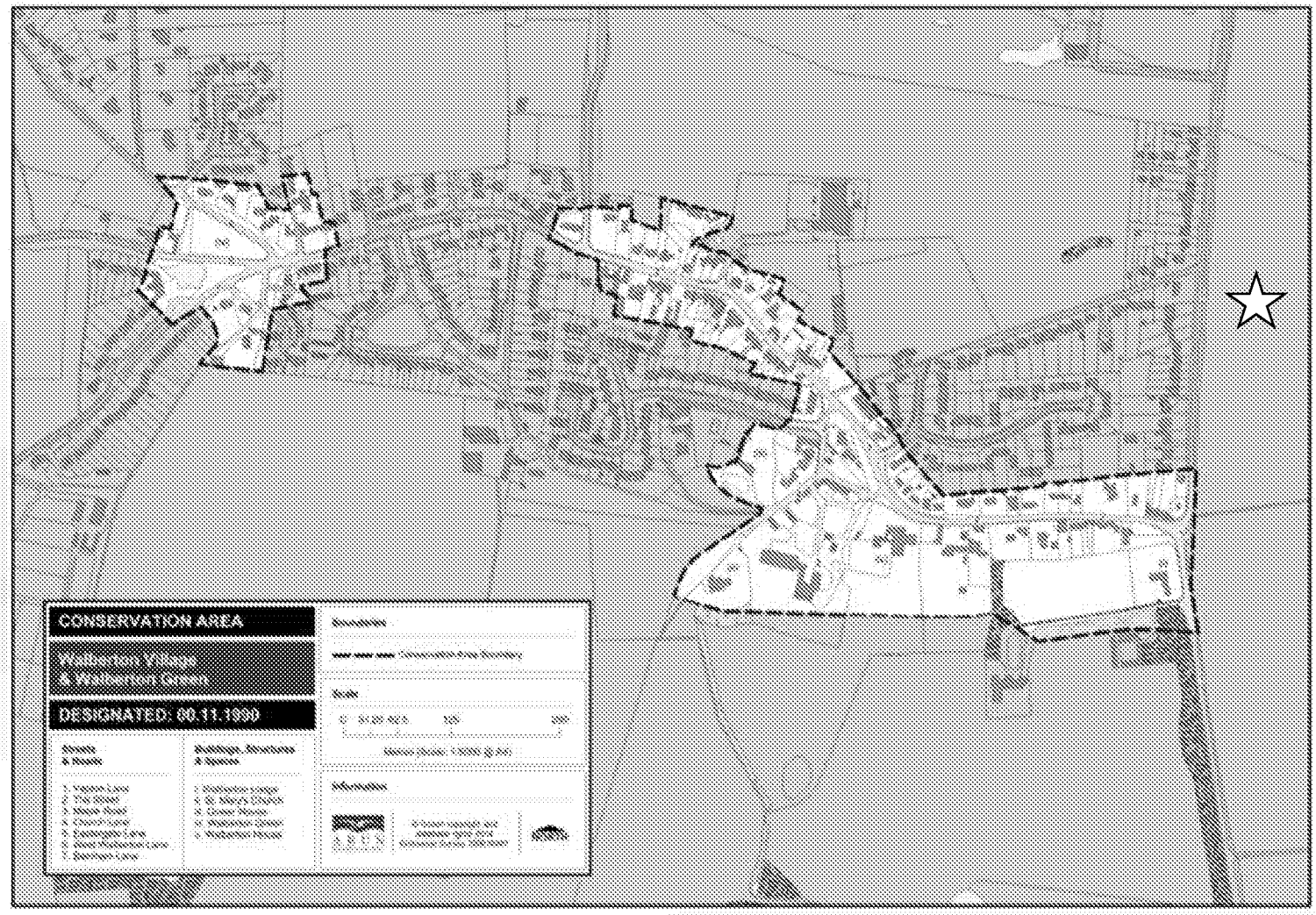

Figure 5: Conservation Areas, site indicated by yellow star

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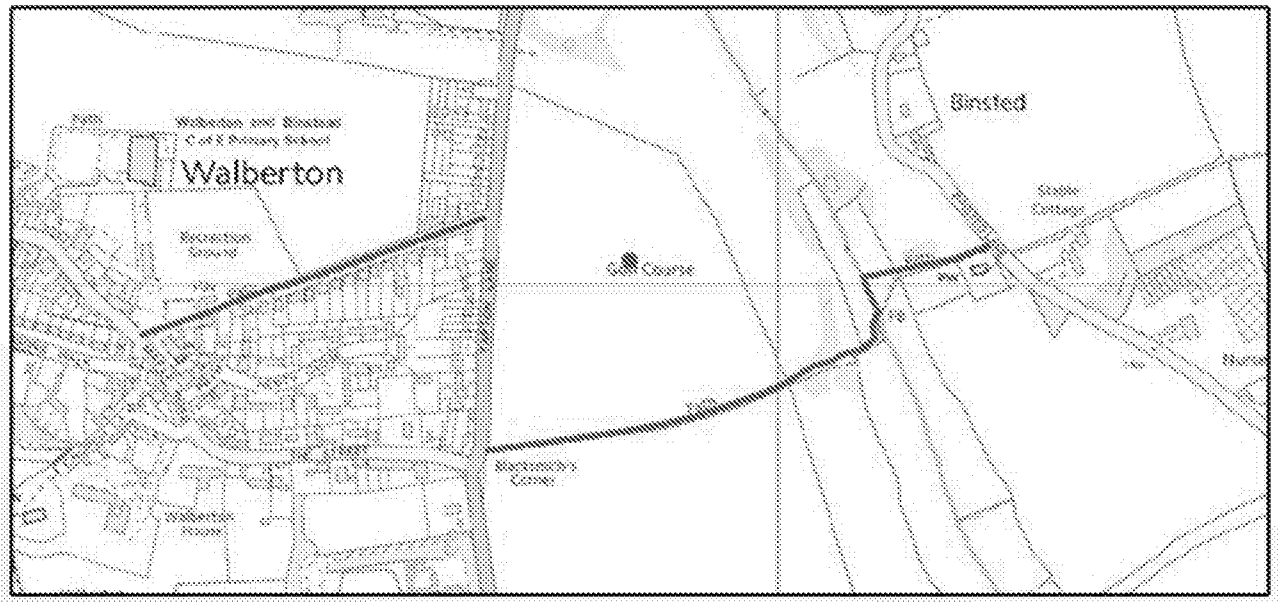

Figure 6: PROW's, site indicated by blue pin

Constraints

4.3 The evaluation of the site and its context has identified key on-site features which have informed the decision-making process and the development proposals. In summary, the site has very few physical constraints which would preclude the development of the site for residential development, which are illustrated in the following figure:

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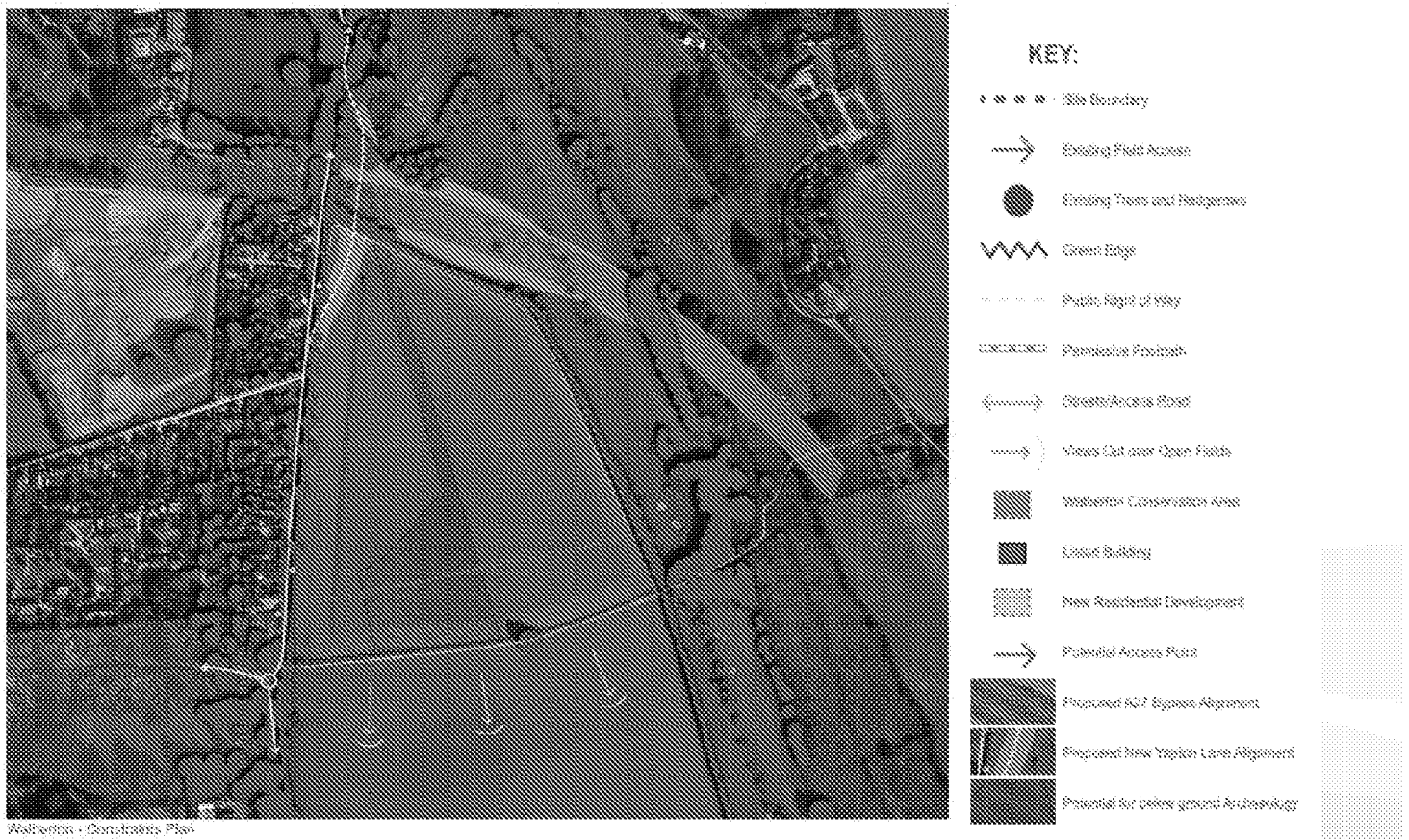

Walberton - Constraints Plan

Figure 7: Constraints Plan

Those that do exert influence are as follows:

- Designing with sensitivity to the site's landscape context;

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- Ensuring the protection of existing residential amenity, in particular, ensuring distance standards between the proposed development and any existing properties;
- Maintaining the positive features of the surrounding site and maintaining the overall rural area;
- Provision of a development with an appropriate scale and massing to respect the form and layout of the surrounding settlement;
- Protection of existing trees and hedgerows;
- Provision of adequate parking for the scheme, as well as safe access and egress;
- Provision of an appropriate level of amenity space for the new residential properties;
- Consideration of the site's ecology and biodiversity with the Biodiversity Opportunity Area accounted for;
- Consideration of the site's archaeology and any surrounding heritage assets.

Opportunities

4.4 The site provides an excellent opportunity to provide good quality housing that integrates well within the existing residential area of Walberton. There are no physical or environmental constraints at the site, providing an opportunity to provide sustainable development, which are illustrated in the following figure;

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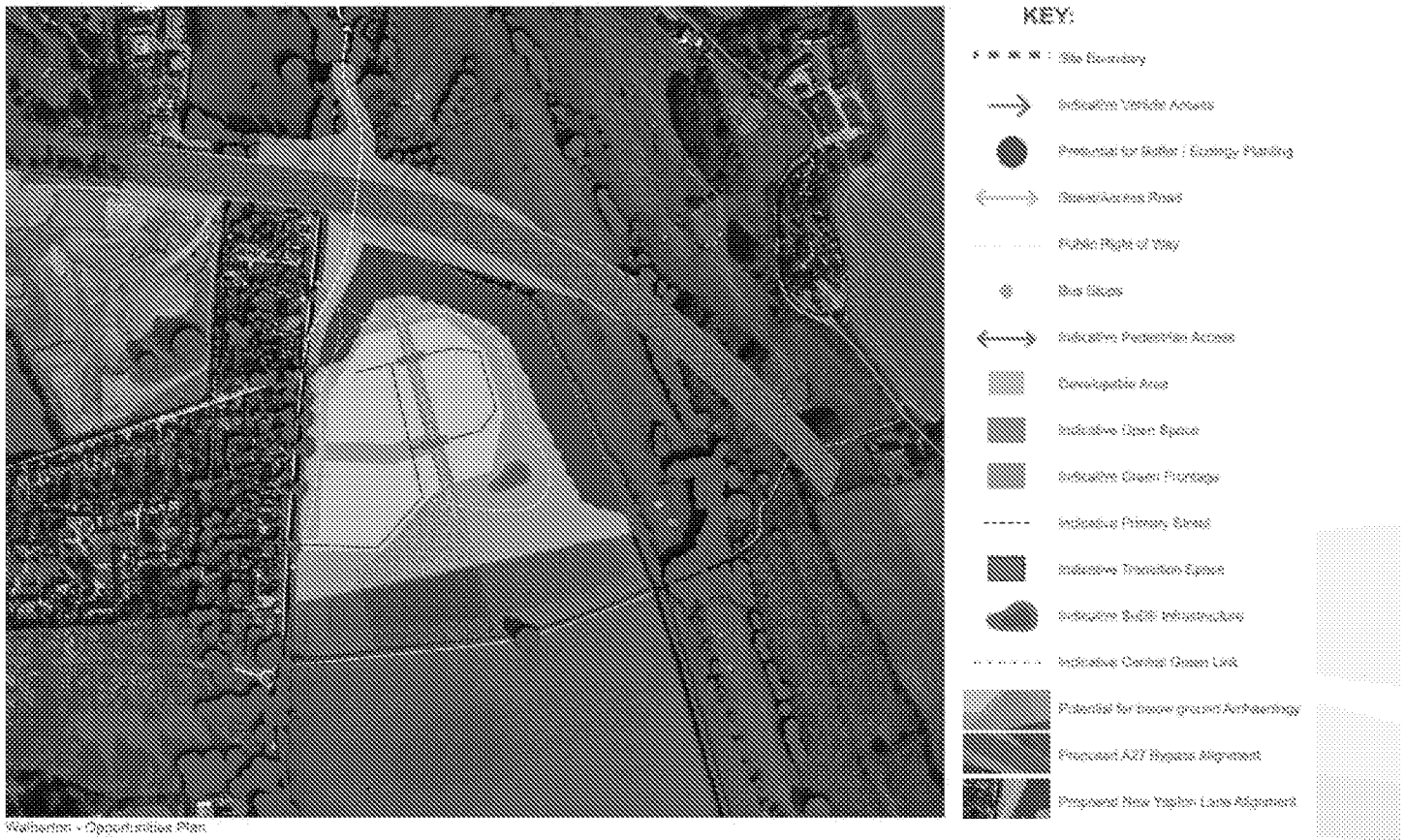

Figure 8: Opportunities Plan

The following are considered to be opportunities arising from the development of the site:

- Contribution to the expansion of this existing settlement through the introduction of much-needed residential properties in a sustainable location which sits well within the existing built form of the surrounding settlement;
- Contribution towards the Provision of Affordable Housing within the village;
- Provision of open space for use by existing and future residents which will also bring biodiversity benefits;
- Enable more people to support existing local shops and services within the area;
- Enhancing the mix of residential dwelling units that Walberton has to offer;
- The proposed development would generate employment opportunities in construction and in other sectors linked to the construction market.
- There would also be ongoing maintenance costs and services required by the occupants, which would supplement the local economy;
- The proposal would support social infrastructure;
- Improvement of biodiversity net gain of the site;
- A greater understanding of existing archaeology.

Design Objectives

4.5 After taking into account national guidance and, where relevant, the local planning policy framework, the proposals will seek to achieve a high standard of design for the proposed residential scheme. The overall approach will be to apply design proposals that can be sensitively assimilated into the area, taking into account, where necessary, adjacent land uses and developments, which are a mix of residential areas, agricultural and rural-based activities. In terms of the crime prevention aims of the Council, the proposal would benefit from natural surveillance from the existing neighbouring properties.

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Overall Design Approach – Inclusive Design

4.6 On the above basis, the design objectives relevant to the site and which underpin the development proposals are as follows:

Character and Context

- Respond to the existing character of local land uses and developments, including the agricultural land in close proximity to the site and the existing built form that borders the site to the west, whilst creating an architectural and urban design that will, in its own right, have a sense of identity.

Ease of Movement

- Ensure easy access by foot and cycle to both public transport links and surrounding areas;
- To achieve access for all age groups and abilities as an integral part of the design; and
- Utilise and re-enforce existing connections, such as utilising the existing access point, whilst providing a choice of movement.

Legibility and Diversity

- Establish a site arrangement where building frontages define the character of a public space; and
- Establish a site arrangement that respects and reflects the key local landmarks.

Variety and Richness

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- Promote quality, detailed design with durable materials that enliven the locality; and
- Ensure a variety of detail and materials whilst maintaining a coherent overall sense of place within the community; and
- Provide a scheme that adds to the variety of dwelling types to reflect local character and offer choice.

Compactness

- Ensure the development uses land efficiently; and
- Provide appropriate flexibility in parking provision without overly encouraging greater vehicle numbers

Climate Change

- To promote sustainable development and reduce energy consumption whilst respecting and balancing the needs of local character and heritage.

4.7 Having identified the design objectives and importantly considered the constraints and opportunities of the site, plans were produced, which explored the most appropriate location for the proposed development. The design proposals are outlined in the following sections.

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5.0 Design Proposals

5.1 The justification for the design proposals, how they would be sympathetic to the amenity of the existing neighbouring properties and how the design would be brought forward in a manner that would be compatible with the character of Walberton are highlighted in the following sections with regard to use, amount, scale, layout, landscaping, appearance, climate change and access. In all cases, the proposals are put forward in outline, including access, with all other matters reserved for future approval. As such, the proposals outline how the site could be developed so as to respond to the site constraints and context in order to provide a development that is appropriate to its location.

Use

5.2 The site is currently an agricultural field with arable being the primary use. The site constitutes agricultural fields with hedges and hedgerow trees forming the boundaries of the proposed site to the west, north and east. The site is bounded to the west by the built-up area boundary of Walberton, delineating the core residential area of the village. Therefore, it is considered the proposed site is a suitable location to expand the residential provision for the village, which is in the context of the existing built form of Walberton. The application proposes a high-quality residential development with areas of landscaping and public open space, a new access and associated infrastructure. The proposed residential use is commensurate with the surrounding land uses, which are predominantly residential and agricultural.

5.3 The housing development will comprise a mix of dwelling types which will include a proportion of affordable housing in line with the adopted development plan policy.

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Amount

5.4 The site measures 7.6 hectares, and development is proposed for up to 75 residential dwellings. The indicative plans strike a balance between the provision of housing on the site (with sufficient parking, amenity space, landscaping); the preservation of the existing key features of the site (such as the existing landscaping features) whilst taking account of key constraints and ensuring the most efficient use of land in accordance with National Planning Policy.

5.5 The accompanying proposed indicative site masterplan illustrated below shows up to 75 dwellings, which gives a gross density commensurate with the character of the surrounding area when considering the open space and landscaping that will be included in any indicative proposal. This level of development would allow for a sufficiently spacious layout to ensure that there would be space to accommodate suitable areas of recreation open space, allow for the necessary separation to ensure that there would be no significant impact upon residential amenity with distances over 21 metres to account for differing land levels and provide sufficient buffers to aid the transition to the rural landscape.

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Figure 9: Proposed Indicative Site Masterplan

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Scale

5.6 The scale of the proposed dwellings will be considered at the reserved matters stage; however, it is envisaged that the proposed dwellings will all comprise mainly of two-storey dwellings; however, 1.5 and 1 storey dwellings could be accommodated if required. It is expected that the proposed development will provide for a mixture of housing to reflect the housing needs within the locality.

Layout

5.7 An indicative masterplan has been prepared to accompany the application, which illustrates how the proposed development could be accommodated on the site. The proposed design responds to the physical characteristics of the area as well as the various opportunities and constraints presented by the site, as detailed previously. The application is submitted in outline only but with the access submitted for approval also. The internal layout of the site, the number of dwellings and associated design would all be submitted as a reserved matters scheme; therefore, the extent of design solutions in relation to layout is only for the purposes of an indicative master plan to show how the scheme 'could' be developed.

5.8 The nearest existing residential properties are located to the west of the site, with other properties located to the east and north of the site. The proximity of these dwellings, particularly those located to the west of the site, ensures that the proposals are consistent with the character of the area. The indicative masterplan has been designed in such a way so as to ensure a satisfactory standard of residential amenity is achieved for both the proposed and the neighbouring properties, potentially with some additional screening located between the existing properties and the proposed site. Furthermore, the proposed development reflects the existing residential development fronting on to Yapton Lane, continuing the rhythm and grain of the existing built form whilst also providing an appropriate entrance into the site.

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5.9 The indicative layout has also considered the ecological constraints of the site, maintaining existing hedgerows, except to provide for the site access and additional footpaths, providing a buffer where possible between all development and hedgerows. The significant amount of open space also allows for the site to deliver biodiversity net gains alongside a LAP, LEAP and an indicative area for Health and Fitness. The majority of the open space located on the site is also located around the boundaries, providing suitable buffers between any biodiversity areas to the north and east as well as providing suitable space for protected species. This open space is also for recreational use by existing and future residents.

5.10 The proposed access along Yapton Lane on the western boundary has been selected to reduce the impact on neighbouring properties, ensuring the proposals would not result in any appreciable increase in vehicular traffic to neighbouring properties. The proposed access would require the removal of a small section of hedgerow and a tree; however, these can be provided elsewhere on the site in some form of mitigation. The proposed access design would be in keeping with the character of Walberton and similar to other access points which are found along Yapton Lane and within the settlement of Walberton. The indicative layout has also taken account of the current draft alignment of the proposed route of the A27 bypass which will be located towards the north of the site, with works also taking place to the north of Yapton Lane, along the sites western boundary.

5.11 All new houses will be designed to benefit from private garden space; for drying clothes, accommodating pets, children's play, and quiet enjoyment, etc. Front gardens do not constitute private garden space. Appropriate screening with hedges, walls, or fencing may be necessary to ensure that the garden space is not overlooked from surrounding houses or gardens. Private spaces would be designed so that residents have a reasonable amount of sun/daylight and so would not be closely bounded by high walls or buildings.

Landscaping and Appearance

5.12 The application is submitted in outline form only, with access submitted for approval and all other matters reserved. Landscape and appearance are to be considered in detail at the reserved matters stage, although the submitted indicative master plan provides for landscaping features in the site.

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It is noted that indicative landscaping will be positioned on the periphery of the site in order to enhance the visual amenity of the site and to provide identity. This could take the form of tree and hedge planting along the site boundaries, which will help to soften and assimilate the development when viewed from the wider area and will provide ecological benefits. Public and private spaces will be clearly defined, and the areas designed to be attractive, well managed and safe. The gardens of the proposed dwellings will be provided with soft landscaping. The precise details of this planting scheme could be reserved by condition and could also help improve the landscape quality by reintroducing lost planting schemes and potentially strengthening the landscape quality. However, the 'indicative' masterplan provides for landscaping features, and it is proposed that the majority of the existing boundary vegetation, which includes some mature hedgerows and individual trees will be retained and supplemented where required. The proposed landscape strategy for the site is shown in the following figure.

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Figure 10: Landscape Concept Plan

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5.13 Grassy verges located at the front of the development allows for a landscaped site entrance, whilst the indicative layout also allows for views from the site entrance through to the open space or other landscaped areas located within the site, providing attractive views throughout the site. Further soft landscaping is provided within and on the boundaries of the proposed development.

5.14 The internal layout of the site, the number of dwellings, and the associated design would all be submitted as a reserved matters scheme, so the extent of design solutions in relation to appearance have not been finalised. In addition, the proposed development would be taking place on a site well located to the existing built form of Walberton; hence the introduction of residential dwelling units would likely draw from the character of this housing area. It is considered that there is scope to create a residential development that is well related and has a distinctive design that forms a clear extension to the existing settlement.

5.15 In respect to the appearance of the proposed dwellings as noted above, these are likely to be two storeys constructed of materials similar to those already found in Walberton and the built form located adjacent to the site to the west. There is a wide variety of properties within the village which will influence the design of the proposals at the reserved matters stage. A more vernacular built form, which would correspond with the surrounding area, could be considered and has already been reflected in the site's layout, taking design cues from the existing built form along Yapton Lane.

Access

5.16 Paragraph 110 of the NPPF states that applications for development should ensure that: *"safe and suitable access to the site can be achieved for all users."* The application is submitted with the access as a matter for approval. The internal layout of the site, the number of dwellings and associated design would all be submitted as a reserved matters scheme; therefore, the extent of the design solutions in relation to access is at a high level at this stage. The application is submitted with an accompanying Transport Statement, which sets down in detail the necessary improvements required to facilitate the proposed development. It is not the purpose of this report to repeat these findings.

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5.17 A hierarchy of streets is proposed, which will provide the necessary vehicle circulation and also allow for footpath and cycleway connections with the wider area in order to assist in the creation of an integrated movement network. The improvements to the access/egress would ensure that requirements for highway safety, including recommended visibility splays, are met. With regard to the location of the site, the application site is positioned in close proximity to core services such as shops, schools and employment opportunities highlighting the site's sustainable location.

5.18 Access is proposed from Yapton Lane, located along the western boundary of the site. Yapton Lane is of a good standard, allowing for two-way traffic. As illustrated and addressed within the accompanying Transport Assessment, the proposed access is able to achieve the required visibility splays for safe access and egress, through the removal of a small section of hedgerow and the removal of a tree, which can be offset with further landscaping provided within the scheme. The submitted Transport Assessment considers the impact of the proposed residential development on the highway network in terms of traffic and road safety. As can be seen in this accompanying report, the proposals are considered to be sustainable and well suited to the surrounding area and existing highway infrastructure.

5.19 On-site car parking would be provided in accordance with the relevant parking standards. Parked vehicles should not project into and interfere with the use of the road or pavement to ensure that the scheme does not prejudice highway safety. To achieve this, all new driveways would measure at least 5.5m in length. Garages would be set far enough back from the road to enable the garage door to be opened and closed whilst a car is parked within the driveway. Parking will be provided close to each dwelling with a mixture of garages and driveways. The intention will be to avoid parked cars dominating the street scene, and where parking is visible, this will be softened with landscaping. Parking will be provided for each dwelling via individual spaces and garages and will be provided in accordance with the most up-to-date standard at the time of the reserved matters application.

5.20 Walberton is well connected by local bus services, which run regularly to Fontwell, Barnham, Chichester and further beyond. The nearest bus stop to the application site is located directly adjacent to the site's western boundary along Yapton Lane, which is serviced by the 85 and 85A services,

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both of which are provided by Compass Travel. In addition, the site will link to the existing footpaths found in the locality, and there may be an opportunity to upgrade these as part of any proposed scheme, increasing the connectivity of the site to the surrounding village and services.

5.21 There are a number of services/facilities on offer within the village, and given the location of the site, many of the existing services and facilities are within walking distance of the application site, with footpaths available in close proximity to the site, including to the west of the site, along Yapton Lane with tactile crossing to footpaths provided as part of the development. The image below shows that many of the services/facilities are within 400m of the application site.

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Figure 11: Accessibility

Parking

5.22 Parking will be provided close to each dwelling with a mixture of garages, parking bays and parking courts. The intention will be to avoid parked cars dominating the street scene and where parking is visible, this will be softened with landscaping. Parking will be provided for each dwelling via individual spaces and garaging and will be provided in accordance with the required standards set out within the local guidance for parking or the most up to date standard at the time of the reserved matters application. Individual plots will also be provided with cycle space provision. An area for the provision of on-site parking and construction traffic during development can be achieved and could be secured via condition.

Residential Amenity

5.23 The Local Plan seeks to ensure that the amenity of both existing and future residents will not be compromised by new development, thus reflecting the requirements of the NPPF. The nearest neighbouring residential properties are located to the west and east of the site, which are largely screened by existing vegetation or existing boundary walls along the boundaries of the site. The site has the ability to ensure that suitable separation distances are achieved and that there would be no significant impacts upon overlooking, overshadowing or oppression from the resulting layout. The finalised layout is to be considered at a later reserved matters application; however, with the size of the site and the ability to buffer the boundaries to these neighbouring properties.

Waste and Recycling

5.24 The scheme has been designed to ensure as much green space as possible will take into account the levels of residual materials that will be produced during the build phase. Measures will be put in place to separate the different materials for reuse, recycling or disposal.

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5.25 The level of waste is unknown at this stage, but a detailed WMS can be submitted at any reserved matters stage. The development would be designed to minimise, where possible, the generation of waste during site preparation and construction through appropriate design and consideration of materials.

5.26 The level of waste generated during construction will be minimised and recycled where possible. The construction will be phased, and building materials will be reused to the next phase where practical.

5.27 Items on site will be carefully stacked, stored and protected in order to avoid any unnecessary wastage. The use of previously used or recycled products in the construction process, such as the use of secondary/recycled aggregates, will be considered. Household waste would be minimised through the use of recycling boxes and waste bins.

5.28 Any waste material resulting from the construction phase, which cannot be reused or recycled on the site, will be disposed of to landfill.

5.29 The site is easily accessible, and provisions can be made for domestic waste to be within the rear amenity space and brought out on collection day. The main access road within the development has been designed to adoptable standards so waste vehicles will be able to enter the development, turn in the development and leave with ease. If necessary, plots can be serviced by refuse collection points which can be located within the acceptable standards. The facilities for each dwelling will allow the occupiers to segregate their own waste and recycling.

Climate Change Mitigation

5.30 Paragraph 93 of the Planning Practice Guidance (PPG) states, "planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development".

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5.31 The design of the proposed development has sought to consider the government's commitment to addressing climate change by incorporating sustainable measures into the scheme. The layout and design of the development has ensured that each dwelling will be afforded dedicated bin and recycle bin storage. This ensures that once occupied, the future owners/occupiers would be encouraged to manage their waste in a sustainable manner.

5.32 The introduction of these measures is thought to encourage a highly sustainable design aligning with the government's commitment to addressing climate change in new developments. The location of the application site will also contribute to this as well, due to the excellent public transport connections discussed in the access section of this statement and the accompanying interim travel plan.

5.33 Environmentally responsible methods of construction and a palette of sustainable, locally sourced materials will be chosen wherever possible, in pursuing a design that is energy efficient and environmentally conscious. Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy. Low carbon lighting, triple glazing and improved insulation will be incorporated into the scheme. Where possible, the orientation of the plot will ensure the optimum plot orientation for solar gain.

5.34 Conservation where possible of on-site natural resources will also be considered, such as retaining of the existing trees and hedgerows. New planting will be provided to compensate for any loss of on-site ecological features.

Designing Out Crime

5.35 Paragraph 92 of the NPPF requires that new development creates safe and accessible environments where crime, disorder and the fear of crime, do not undermine the quality of life or community cohesion.

5.36 The new dwellings have been arranged where possible such that their primary elevations face the existing highway network or the internal proposed estate roads. This relationship maximises active frontages adjacent to the road and provides a continuity of street frontages throughout

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the site, ensuring that the user routes are overlooked by active windows. This encourages movement throughout the site providing natural surveillance, which in turn encourages activity and helps to reduce the risk of crime. Where possible, the rear gardens of the properties are to be enclosed with interlocking 1.8-metre-high fences, thereby helping to lower the risk of crime by reducing the ability to access private gardens from outside the plot.

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6.0 Summary

6.1 The DAS has identified the opportunities and constraints of the site and shown how these can be translated into the overall design of the scheme taking into account urban design principles. The DAS illustrates how the application site could be developed for a new residential development with areas of landscaping and public open space and associated infrastructure works in a sustainable location that respects the existing character of the settlement of Walberton. The proposal is for outlines consent (with access), with all matters reserved.

6.2 On balance, the indicative masterplan illustrates a scheme that can deliver much-needed housing in a sustainable location. The proposal will offer a high-quality development, contributing a mix of housing stock to the existing settlement in a manner that would compliment and enhance the character and setting of the local area, whilst remaining compatible with the surrounding land uses. In particular, the proposal is considered to provide a number of opportunities afforded by the site location. These include the contribution to the expansion of Walberton through the introduction of much-needed residential properties in a sustainable location which responds to whilst contributing and enhancing the local built character and improving the ecological value of the site.

6.3 Overall, the proposed development is considered to accord with both national and local planning policies such that planning permission should be granted for the development.

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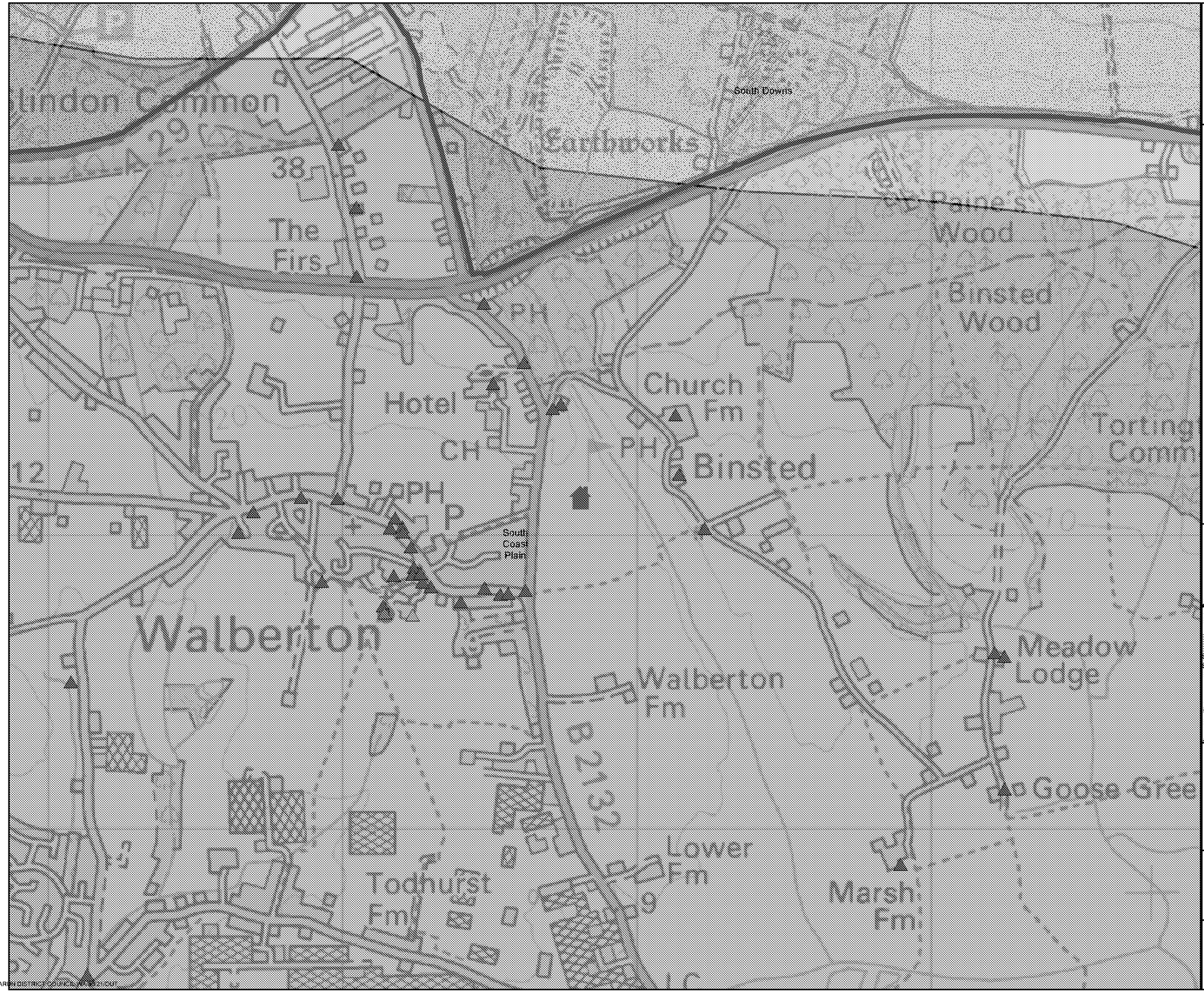
Appendix A

GIS Constraints Map



AAH planning consultants

Legend

- Slte_Location
- ESA
- Ancient Woodland

listed buildings

GRADE

- I
- II
- II*

- Scheduled Monument

National Character Areas

- South Coast Plain
- South Downs

Drawing No: CS2
Rev No: 1
Drawn by: HW
Checked by: MM

Scale at A3: 1: 10,000

Walberton, Arun

Constraints Map