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From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 28 October 2021 17:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: WA/80/21/OUT

Response to Planning Application

From: Arun District Council Greenspace

Date: 28/10/2021

Application ref: WA/80/21/OUT

Description: Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

Location: Land East of Yapton Lane Walberton BN18 0LJ

Determining Authority: Arun DC

Summary recommendation: A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area. Recommend no landscape objection to the outline proposals as presented under this application WA/80/21/OUT.

Comments

Relevant landscape designations

There are no physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings or Historic Parks or Gardens associated within this site. The site however occupies a sensitive area, designated in the NDP as a Notification Area.

Conservation area immediately to the South/West corner adjoining Blacksmiths Corner, Avisford Park Golf Course to the north, various listed buildings in close proximity of the boundary.

PrOW runs along the southern boundary

South Downs National Park and ANOB to the north

Response

This development is for up to 75no dwellings with all matters reserved except for access.

The site is clear and arable in nature with associated trees being mostly to the periphery and offsite. Access would appear to be off Yapton Lane towards the south /west corner of the proposals, which may have impact on existing trees/hedges in this area. The DAS makes mention to the need to remove a small section of hedgerow and a tree to facilitate the entrance proposals, these operations would require mitigating with compensation planting within the site.

Consideration needs to be made 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 to the north of Yapton Lane and along the sites western boundary.

This site does not form part of any strategic allocation identified for development in ADCs adopted Local Plan 2011-2031 (July 2018) It would therefore be assumed that CIL contributions would be sought accordingly, these will need to include contributions towards playing pitches, sport, leisure, pools, halls and ancillary facilities as set out in ADC SPD Open Space, Playing Pitches, Indoor and Built Sports Facilities January 2020.

The indicative site layout plan MP-05-REV A shows a layout which allows for the landscape infrastructure to the periphery of the site, surround the dwellings particularly to the north, east and western aspects. A green corridor appears to run through the centre of the proposals which would act as a north/south connection through the site.

The design of the site should promote a high-quality development that respects, maintains and enhances the local landscape character. This new development should consider the character and distinctiveness of the area reflecting local design characteristics where possible and its setting with the surrounding countryside and rural fringe. All nature conservation features within the development site including existing habitats, trees, hedges, watercourses and other features should be incorporated into the site design and protected from change.

The trees and areas of hedgerow and vegetation associated both within and adjoining this site will require protection and retention, consultation would need to be made with Arun District Councils Tree Officer re any works in conjunction with these.

Quality, well-designed Public Open Space will be fundamental to this development proposal, this will need to accord with Arun District Councils OS SPD January 2020. There would be requirement for confirmation of the areas of public open space being proposed with this development, and clarification re quantum. There

has been no indication of quantum with this submission. Our SPD January 2020 would require 6,188m² as a minimum of well connected, usable, quality POS provision within this development.

POS areas will need to connect within and beyond the development site promoting and enhancing footpath and cycle links and their use within the wider area. Consideration should be made to the siting of open space and buffer areas and their use in softening and integrating the proposals with any existing residential development on this fringe. POS should be considered not only for any larger open character areas but also any perimeter buffer areas. These would be required to enhance the setting, to create sense of place, desirable living areas and distinctiveness within the plot areas. A design intent for tree planting to retain and enhance existing tree presence associated with the site, and not just limit it to the boundaries would be encouraged. Planting within the boundaries will improve the species composition and diversify the age structure, woodland belt deepening will improve screening properties to neighbouring dwellings and beyond.

This development will trigger the requirement for play in the form of onsite LAPs LEAP/NEAP provision, which would need to be suitable for location in material choice and play experience offer. This detail is presently not shown within the submitted detail, just mention within the DAS alongside mention of an area for Health and Fitness. POS areas need to contain seating, litter and dog bins and signage, fitting for location.

Pedestrian and cycle routes within the development should be a considered design features and their meaningful connection both within and beyond the site detailed. Some detail has been provided and connection of these to the wider village setting and confirmation of these along with surfacing materials would need to be submitted.

Off-site allotment contribution would not be triggered from this development.

SuDS and swales have been indicated, these would require further detail of how these work within the POS areas. SuDS Policy W DM3 of the Arun Local Plan requires development to integrate SuDS into the overall design of the development. The primary purpose of SuDS is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. SuDS should increase the levels of water capture and storage. It is essential that SuDS do not impact on the usable levels of public open space whilst providing benefit in the correct capacity within the development and should not be included in the 'usable open space calculations'

A LVIA has been submitted with this application and the viewpoints would appear suitable for location. Consideration of the proximity to the SDNP should not be underestimated and full consideration of this including their Dark Night Policy addressed.

Impact

The potential impact on the location would require that Landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the Impact this may have on existing trees and hedges on this boundary along Yapton Lane.

Early consideration should be made of existing topography and assets and any considered tree works within the site in consultation with Arun District Councils Tree Officer. Further information concerning the existing hedges across the site and proposed TPO for worthy trees will need to be provided. A tree condition survey of the application site will be required to highlight the importance and protection requirements of retaining these trees and hedgerows.

Mitigation/requirements

An existing green boundary is evident along the boundaries of this site and further enhancement and improvement to this made. A robust and detailed landscape scheme will be required within these proposals for all areas of development and POS to increase biodiversity net gain and habitat within this rural fringe site.

All greenspaces should be considered and valued and their connection for biodiversity and habitat explored. Tree specification should be at a size which allows instant impact, but which will establish and mature as the site develops. A robust and appropriate landscape scheme would be required in detail in plan form to include plant quantities, species choice, planting densities and size at time of planting.

There is a requirement for any scheme, in accordance with policy to be of High-Quality Design. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.

Arun Local Plan 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 should provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

A clear indication of the proposed future management of the site will be required at detailed stage.

Recommendation/Conclusion

A landscape led development in this location would be advised in order to blend this development proposal into the character of this local area. I would have no landscape objection to the outline proposals as presented under this application WA/80/21/OUT.

Sue Howell

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 06 September 2021 12:20

To: Tree Landscape [REDACTED]

Subject: Planning Consultation on: WA/80/21/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: WA/80/21/OUT
Registered: 6th September 2021
Site Address: Land East of Yapton Lane Walberton BN18 0LJ
Grid Reference: 497796 106014
Description of Works: Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 7th October 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020