

LHU/P18-1110

11th February 2019

Michael Eastham
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Eastham,

**Additional Information for Application for Approval of Reserved Matters for 175 dwellings and associated works pursuant to Outline Planning Permission
WA.44.17.OUT (LPA reference: WA/95/18/RES)
Land East of Tye Lane, Walberton**

I am writing on behalf of my client, Linden Homes (South), in connection with the above site and current Reserved Matters application. Following our detailed discussions on this application we have made a number of revisions to the layout in respect of officer and consultee comments.

Revised Scheme Summary:

The revised layout can be broadly summarised as the following;

- 1) Layout revisions – including minor plot changes and revisions to improve the house type on specific plots.
- 2) Gateway feature – a gateway features has been added to the entrance of the site.
- 3) Removal northern pedestrian/cycle link to Tye Lane and replacement with link to the southern corner, as requested by WSCC.
- 4) TPO adjustments
 - a. The layout has been adjusted to minimise the impacts on TPOs within the central space and adjacent to plots 53-54.
 - b. Footpath re-aligned to sit outside the RPA to T38.
 - c. The informal southern link to Tye Lane is now a 2m wide tarmac path

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- d. Northernmost pedestrian footpath re-aligned to now sit outside/alongside southern boundary of the TPO tree.
- 5) House types
 - a. The amended scheme includes additional units with dual fronted house types.
 - b. Minor house type change replacing the Kempthorne House Type.
- 6) Materials – refined and additional details on plots adjoining the Conservation Area.
- 7) Connection points – Additional pedestrian links have been added connecting on the footpath at Avisford Park Road and a pedestrian link to the southern corner leading to Tye Lane as requested by WSCC.
- 8) Parking courts – additional landscaping has been introduced into these areas to soften the hard landscaping.
- 9) Cycle stores – Provision has been added to the amended layout for cycle stores, where plots are without garages.
- 10) Additional landscaping – Further planting has been added on the northern edge, and the central park area has been realigned to provide a more central space.
- 11) Adjustment and additional tree planting on southern Spine Road.
- 12) Parking provided to the allotments (3 spaces).
- 13) Adjusted path alignment to the northern LEAP.

To assist officers and consultees, I have prepared a Consultation Response Matrix which outlines the key consultee comments and how they have been addressed in the layout. This also includes how we have addressed officers comments at the pre-application stage.

Scheme Summary:

Overall, the revisions are considered to refine the scheme which was originally submitted and provide a high quality development which makes a positive contribution to Walberton. This includes 175 new dwellings of a mix of detached, semi-detached and terraced dwellings designed to reflect the architectural style of the village in terms of scale, design and finishing.

In responding to WSCC comments, the layout has been refined to include additional links to the village creating a fully connected and permeable layout. The additional links to Tye Lane and Avisford Park Road complement the other proposed links which provide a series of formal and informal paths and connections leading to the variety of community facilities on-site and off-site. These can be summarised as:

- Link to Tye Lane
- Link to Recreation Ground/Primary School
- Link to Avisford Park Road
- Link through main site access
- Links throughout the proposed layout

This is consistent with the design parameters within the outline Design Statement as well as according with Policy DSP1 and DDM1 of the Arun Local Plan and Policy HP11 of the Walberton and Binstead Neighbourhood Development Plan (NDP).

WSCC have suggested a northern link to Tye Lane but the matter of vehicular access was approved as part of the outline planning application and is not a consideration for this Reserved Matters application.

The scheme provides of a suitable level of car and cycle parking for residents and visitors to the site, consistent with the guidance in the Arun Local Plan as well as the WSCC Parking Guidance.

The proposals includes a wide range of formal and informal open spaces as well as providing for recreational facilities within the site that complement the existing facilities that adjoin this site. This has been informed by discussions with Walberton Parish Council and includes the following;

- 2no.x LEAPs & 2no. LAP which provide a range of facilities meeting local need and positioned on the site to provide reasonable accessibility for existing and new Walberton residents.
- Public open space/amenity space which significantly exceeds Local Plan requirements.
- Sustainable Urban Drainage features located in appropriate positions on site and landscaped forming part of the overall character.
- Tennis courts
- Allotments
- Community orchard
- Retention of mature vegetation and supplementing with additional hard and soft landscaping throughout including the boundary with Golf Club.

The layout includes all of the necessary infrastructure to support the proposals. Opportunities have also been take to include a SWALE feature along the main spine road which practically allows for sustainable drainage but which also provides for additional landscaping within the development, adding to the overall design quality.

Moreover, the layout and the design as revised, has sought to address the consultee comments and continues to meet the parameters set out in the outline planning permission as well as being in accordance with the respective local plan policies.

There are no significant changes or deviations to the layout that would prejudice or prevent the delivery of this sustainable development in substantial accordance with the approved Parameter Plans as required by condition 4 and the guidance within the approved DAS as required by condition 8 of the outline planning permission.

The drainage strategy has been discussed with officers and the detailed drainage is capable of being addressed through the submitted outline planning conditions.

Overall, the development continues to meet the principles set out in the outline planning permission and the objectives set out in the approved DAS. This is considered to be consistent with the approach advocated in the adopted Local Plan and the Walberton and Binstead NDP.

Other Matters:

Tennis Courts

Officers have asked for additional information in support of the proposed Tennis Courts which have been requested by Walberton Parish Council. Officers will be aware of the letter of support that the Parish Council have submitted in respect of the tennis courts.

In terms of the procedural matters, neither the Parameter Plan nor the approved DAS made reference to a MUGA being provided but it is an obligation in the S106. At the time of the outline application, the village did not have any MUGA type equipment and land for a MUGA was secured through the S106. Subsequently further developments have been approved in the village, namely at the Dandara site which will now provide a MUGA on site. The Parish have stated a strong preference for tennis courts reflecting responses collated during their NDP process whereby many residents expressed a desire for tennis courts.

It is therefore proposed that this application will deliver a tennis court in lieu of the MUGA to reflect the local requests. In this respect, there is no requirement in the Parameter Plan to provide a MUGA nor is it shown on any other approved plan or document. The layout as proposed can be considered as entirely consistent with the outline planning permission.

As it is specified in the S106 there will be a need for a variation to the legal agreement by way of a Deed of Variation. The preparation of the draft Deed of Variation is being prepared for Linden Homes but this is not a matter which should prejudice the determination of this Reserved Matter application as this is purely a legal matter.

In practical terms, the tennis courts have been placed on the southern part of the site which adjoins the other Parish Council facilities. A path is proposed to connect to the adjoining playing fields which coupled with additional paths being added to the playing fields (and funded by the Dandara S106 obligations) this will create a recreational hub for the village.

Whilst the operation and management of the tennis courts will be matter for the Parish Council to refine, it is envisaged that the courts will be constructed and handed over to WPC and they will be operated in a similar manner to other Parish facilities in terms of booking and access to the courts.

The tennis courts have been designed to meet the relevant standards and the Sports England support for the scheme is welcomed. Officers are directed to the detailed POS plans which provide the full details of the tennis courts but provide for 2 courts, hard surfaced and enclosed. There is no external lighting proposed, in the event that lighting was added later this would be a matter of a separate planning application, as necessary.

Parking for the tennis courts can be provided within the existing parking and additional informal/visitor parking within the development. Changing facilities are not proposed but as local facilities this is not considered necessary.

I trust that this provides sufficient information on the tennis courts to allow officers to support the locally led recreational facilities.

Policy HSP2 Comment

Officers have asked for a comment on the provision of self-build and Gypsy/Traveller pitches as contained within Policy HSP2 of the Local Plan. In this respect, this policy was not adopted at the time of the outline planning permission and as such there was no

requirement within the outline planning permission in terms of the illustrative masterplan, DAS or the planning conditions to include these elements. As a Reserved Matters application must be consistent with the outline planning permission, it is not a requirement of this scheme.

Revised Plans

I now enclose an electronic copy of the following plans which are formally submitted as part of this current application. This is provided as a complete pack of documents and plans to be determined.

A consolidated list of submitted plans is also provided.

Design		
Site Location Plan	IND171208LP01	A
Site Layout Plan	LIND171208SL.01	C
Site Layout Plan	LIND171208SL.01	C
Site Layout Plan	LIND171208SL.02	C
Site Layout Plan	LIND171208SL.03	C
Affordable Housing Layout Plan	LIND171208AHL.01	B
Cycle & Refuse Parking Plan	LIND171208CRP.01	B
Parking Strategy Plan	LIND171208PSP.01	B
Dwelling Boundary Materials Plan	LIND171208DBML	C
Street Scenes	LIND171208SE01	C
HT-414 – Floor Plans	HT.414.p	A
HT-414 – Elevations	HT.414.1e	A
HT-414 – Elevations	HT.414.2e	A
HT-414 – Elevations	HT.414.3e	A
HT-414 – Elevations	HT.414.4e	A
HT-A24L – Elevations	HT.A24L-S.e	B
HT-A24L – Floor Plans	HT.A24L-S.p	B
HT-A24L – Elevations	HT.A24L-T.e	B
HT-A24L – Floor Plans	HT.A24L-T.p	B
HT-A32L – Floor Plans	HT.A32L.p	B
HT-A32L – Elevations	HT.A32L-1.e	B
HT-A32L – Elevations	HT.A32L-2.e	B
Becket – Floor Plans	HT.BEC.p	B
Becket – Elevations	HT.BEC-1.e	B
Becket – Elevations	HT.BEC-2.e	B
Cottingham – Floor Plans	HT.COT.p	B
Cottingham – Elevations	HT.COT-1.e	B
Cottingham – Elevations	HT.COT-2.e	B
Cottingham – Elevations	HT.COT-3.e	B
Elmsile – Floor Plans	HT.ELM-D.p	B
Elmsile – Elevations	HT.ELM-D1.e	B
Elmsile – Elevations	HT.ELM-D2.e	B
Elmsile – Floor Plans	HT.ELM-S.p	B
Elmsile – Elevations	HT.ELM-S1.e	B
Elmsile – Elevations	HT.ELM-S2.e	B
Leverton – Floor Plans	HT.LEV.p	B
Leverton – Elevations	HT.LEV-1.e	B

Leverton – Elevations	HT.LEV-2.e	A
Leverton – Elevations	HT.LEV-3.e	B
Leverton – Elevations	HT.LEV-4.e	B
Mylne – Floor Plans	HT.MYL.p	B
Mylne – Elevations	HT.MYL-1.e	B
Mylne – Elevations	HT.MYL-2.e	B
Mylne – Elevations	HT.MYL-3.e	B
Pembroke – Floor Plans	HT.PEM.p	B
Pembroke – Elevations	HT.PEM-1.e	B
Pembroke – Elevations	HT.PEM-2.e	B
Pembroke – Elevations	HT.PEM-3.e	B
Pembroke – Elevations	HT.PEM-4.e	A
Pembroke – Elevations	HT.PEM-5.e	B
Pembroke – Elevations	HT.PEM-6.e	A
Walberton – Elevations	HT.WAL.e	B
Walberton – Floor Plans	HT.WAL.p	B
Plots 6-7 Elevation	P.6-7e	A
Plots 6-7 Floor plans	P.6.7p	A
Plots 66-67 - Elevations	P.66-67.e	B
Plots 66-67 – Floor Plans	P.66-67.p	B
Flat Block A – Floor Plans	FB-A.p1	A
Flat Block A – Floor Plans	FB-A.p2	A
Flat Block A – Elevations	FB-A.e	A
Flat Block B – Floor Plans	FB-B.p	A
Flat Block B – Elevations	FB-B.e1	A
Flat Block B – Elevations	FB-B.e2	A
Flat Block C – Elevations	FB-C.e1	A
Flat Block C – Elevations	FB-C.e2	A
Flat Block C – Floor Plans	FB-C.p1	B
Flat Block C – Floor Plans	FB-C.p2	B
Flat Block D – Elevations	FB-D.e1	B
Flat Block D – Elevations	FB-D.e2	A
Flat Block D – Floor Plans	FB-D.p1	B
Flat Block D – Floor Plans	FB-D.p2	B
Flat Block E – Elevations	FB-E.e1	A
Flat Block E – Elevations	FB-E.e2	A
Flat Block E – Floor Plans	FB-E.p1	B
Flat Block E – Floor Plans	FB-E.p2	B
Bin and Cycle Stores A & B	BCS.A.pe	A
Bin and Cycle Stores C & D	BCS.B.pe	A
Sub Station Elevations	SUB01	A
Shed Elevations	SHED_01.pe	B
Garage Elevations	GAR-01.pe	A
Garage Elevations	GAR-02.pe	A
Landscaping		
Soft Landscaping Sheet 1 of 3	3823_101	B
Soft Landscaping Sheet 2 of 3	3823_102	B
Soft Landscaping Sheet 3 of 3	3823_103	B
Hard Landscaping Sheet 1 of 3	3823_104	B
Hard Landscaping Sheet 1 of 3	3823_105	B
Hard Landscaping Sheet 1 of 3	3823_106	B

POS Design	3823_107	B
POS Design	3823_109	B
POS Design	3823_110	B
Landscape Masterplan	3823_111	B
LEAP Play Area 1	3823_112	A
LEAP Play Area 2	3823_113	-
Entrance Wall Feature	3823_116	-
Boundary Design Details 1 of 2	3823_117	-
Boundary Design Details 2 of 2	3823_118	-
Arboricultural Survey, Impact Assessment and Protection Plan	BHA_C.2636	B
Landscape Management Plan	3823_03	-
Tree Survey	BHA_401_01_1TS	-
Tree Schedule	BHA_C 2636	-
Drainage		
Proposed Drainage Strategy	183240-001	E
Groundwater Monitoring Report	GE16054	-
Proposed Drainage Catchment Plan	183240-011	-
Proposed Culvert Works	183240-012	-
Proposed Drainage Construction Details	183240-013	-
Engineering Plans		
Preliminary Levels Strategy	183240-004	C
Swept Path Analysis – Refuse Tracking	183240-006	E

Documents – as submitted in November 2018

- Planning Statement prepared by Pegasus dated October 2018.
- Completed CIL Form
- Affordable Housing Statement prepared by Pegasus dated October 2018.
- Design and Access Statement prepared by Thrive reference 171018 dated October 2018.
- FRA Addendum Note prepared by Ardent reference 183240-02 dated October 2018.
- Highways Technical Note prepared by Ardent reference 183240-03 dated October 2018.
- Ecological Technical Note prepared by CSA Environmental reference 3823_01 Rev A and completed Biodiversity Checklist.

I trust the above and enclosed provides officers with sufficient information to proceed to positively determine the application, however should you require any further information, please contact me at the above address.

Yours sincerely,



Laura Humphries
Associate Planner



Cc Yuved Bheenick, Linden Homes (South)