

REPORT UPDATE

Application no: WA/86/22/RES
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Location: Land west of Tye Lane Walberton
Description: Approval of reserved matters following outline consent WA/68/20/OUT for the construction of 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property. This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Village Conservation Area and is in CIL Zone 3 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reasons for Updates:

The applicants have submitted an updated parking layout after the publication of the agenda. The updated layout shows an additional 11 wheelchair accessible parking spaces.

At Members' Briefing further clarification was sought with regard to the relationship between the proposed bungalows and the proposed play areas to the southern boundary of the site. Clarification was also sought with regard to the highway improvements secured under the outline legal agreement, and in association with the Linden scheme to the eastern side of Tye Lane (WA/44/17/OUT and WA/95/18/RES).

WSSC EDUCATION have objected to the application on the basis that there is no secondary school expansion or identified site for a secondary school for which contributions can be sought, therefore a contribution towards secondary education cannot be secured.

Officers Comment:

UPDATED PARKING PROVISION:

The 11 further wheelchair accessible parking spaces, in addition to the 5 spaces proposed, results in a total of 16 spaces which represents 5% of the overall number of parking spaces proposed. This complies with the 5% standard which is set out in the Manual For Streets, as required by the Arun Parking Standards SPD. Recommended condition 1 (drawings condition) is updated to reflect the new parking layout drawings submitted.

PROPOSED BUNGALOWS AND PLAY SPACE:

The open spaces proposed are designed to provide landscaped buffers to the proposed development at the southern side and eastern side of the site as it was identified at the outline stage appeal that these areas were most sensitive in terms of views into the site. The proposed play areas are within these open spaces. It was also identified at the outline stage appeal that the

dwellings to the southern side of the development visible in the distinctive view from The Street / North Pound should be single storey and therefore bungalows are proposed in this location.

Of the 11 dwellings which face on to the open space at the southern side of the site, five are dwelling type 'Belbroughton' which is a two-bedroom bungalow design without rooms in the roof. The remaining six are dwelling type 'Bracebridge' which is a three-bedroom chalet bungalow design with a front gable and rear rooflights which serve two-bedrooms in the roof.

The proposed bungalows are set away from the proposed play areas with the proposed access road, areas of landscaping and tree planting in between. The nearest dwellings to the two play spaces are Plots 26 and 27 which are set 26 metres away from the proposed main play area with a road, an area of landscaping and tree planting in between, and Plot 20 which is set 19 metres away from the proposed smaller local play area (LAP) with a road, an area of landscaping and tree planting in between. These arrangements provide sufficient spacing to ensure that harmful noise and disturbance to the future occupiers of the proposed bungalows would not result.

It should be noted that whilst the proposed bungalows do provide accommodation suitable for occupation by the elderly, the occupation of these bungalows is not restricted, and these properties could be occupied by residents / families of any age.

Two further local play areas (LAP's) are proposed, one to the open space at the south-west corner of the site, and one to the open space at the north-east corner of the site. All the play spaces are set sufficiently away from the nearest dwellings to ensure that harmful disturbance would not result.

HIGHWAY IMPROVEMENTS:

Under the outline permission legal agreement, highway improvements are required to be carried out to Tye Lane and the junction with The Street. These comprise a pavement on the western side of Tye Lane running from the development entrance on Tye Lane down to the junction with The Street, pedestrian junction improvements, and a pedestrian crossing with tactile paving and dropped kerbs located to the east of the junction. Drawings showing these improvements have been added to the committee presentation.

In addition, a pedestrian link access on to the new pavement on Tye Lane is proposed in front of Plot 1 which would link to the Linden development on the eastern side of Tye Lane.

Under the Linden scheme, a pedestrian / cycle / emergency access is proposed on to Tye Lane (drawing of this access added to the committee presentation). In addition, the Linden legal agreement secures 'improvements to gateway features on Tye Lane'. In the committee report for WA/44/17/OUT these are clarified as follows:

'Tye Lane does not have any pedestrian facilities between the proposed emergency access, pedestrian access and junction with The Street and as such pedestrians are required to walk in the carriageway. Site observations show that vehicle flows and speeds are low. Measures should be introduced to improve the village gateway features and to enhance pedestrian conspicuity such

as pedestrian in road warning signs and removal of the centre line.'

Therefore, the pavement to be delivered on the western side of Tye Lane will add to these gateway improvements, and the proposed pedestrian / cycle access will link with the pedestrian / cycle access proposed as part of the Linden development.

WSSC EDUCATION OBJECTION:

The proposed development would be subject to a CIL payment which would contribute towards education provision. The objection based on the lack of a suitable secondary school to contribute towards is noted. This matter does not however warrant the refusal of planning permission.

Note: Recommended condition 1 (drawings condition) is updated to reflect the new parking layout drawings submitted. The changes to recommendation, these changes are shown on the attached replacement recommendation sheet.