

# **Planning Statement**

## **(including Housing Mix justification)**

**Application for approval of Reserved Matters following grant of outline planning permission P/178/21/OUT, for the construction of 95 new homes with supporting infrastructure**

**Land West of Pagham Road  
Pagham  
PO21 4NN**

**On behalf of Bargate Homes Ltd**

**18 November 2024**



**Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA**

**Town Planning ► Development Consultancy**



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## 1. Introduction

- 1.1 Henry Adams Planning has been instructed to prepare a Reserved Matters planning application for our client, Bargate Homes on land west of Pagham Road, Pagham. Outline permission for up to 106 new homes was granted on appeal in 2022 under P/178/21/OUT. All matters were reserved except access and 32 conditions were imposed on the permission.
- 1.2 Following the issuing of the outline permission Bargate Homes are now seeking Reserved Matters permission for the detailed approval of 95 new homes along with supporting infrastructure in the form of access, new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure
- 1.3 This Statement will provide an assessment of the detailed development in relation to the outline application and its conditions, as well as national and local planning policy requirements.
- 1.4 The planning application is supported by a number of documents. These are detailed in full in **Appendix 1** to this report.

## 2. Site Description

- 2.1 The application site is located on the western side of Pagham Road north of the Mill Farm Residential Park estate. It comprises a single field parcel measuring 4.91ha which has frontage to Pagham Road. The site is not overly visible in the street scene and wider landscape due to the presence of hedgerows. There is thick vegetation along the site's western boundary and hedgerow along the northern boundary that separates the site from open fields and the wider countryside to the north and west.
- 2.2 The site is largely surrounded by existing and consented housing development. Significant areas of development lie along the entire southern boundary of the site which includes the Mill Farm Residential Park and Nyetimber Windmill which is a Grade II listed building. The residential park extends along part of the western boundary. There is a small enclave of buildings to the north of the site, which includes the Grade II listed Rookery Farmhouse. On the opposite side of Pagham

Road is a large area allocated in the adopted Arun Plan for housing delivery. Outline permission was granted in 2019 for 300 homes on this site with RM consent being given in 2021.

- 2.3 The site is approximately 6 miles from the centre of Chichester and 3.5 miles from Bognor Regis. Bus routes pass the site, and vehicular access is achieved via an existing access off Pagham Road.
- 2.4 A Biodiversity Opportunity Area (BOA) lies to the west of the site.
- 2.5 Pagham Harbour, which is a European designated site, is situated approximately 1.6km to the southwest; such sites are protected under the Conservation of Habitats and Species Regulation 2017 (the 'Habitats Regulations'). Pagham Harbour is listed as a Wetland of International Importance – Special Protection Area (SPA), is a RAMSAR site and is also of national importance as a Site of Special Scientific Interest (SSSI).

### 3. Proposal

- 3.1 The reserved matters proposal is for 95 dwellings to be served by a single road entrance roughly in the middle of the frontage and a separate pedestrian entrance in the south east corner. The access arrangements were fixed under the outline permission.
- 3.2 The proposed development extends from the new road access via a central spine road which leads to the large area of open space at the western end of the site. Smaller roads extend from the spine road providing access to the residential cul-de-sacs in the southern part of the development, and a loop road provides access to the northern dwellings within the scheme.
- 3.3 The scheme contains significant areas of open space with a large, landscaped area with an attenuation pond occupying western part of the site, a green area at the centre of the site and a heavily treed area of open space providing play space and further SUDS adjacent to the boundary with Pagham Road. Areas of landscaping follow the road network and all 4 boundaries.
- 3.4 A range of 2 storey detached, semi and terraced dwellings are proposed, alongside maisonettes, with single storey detached garages provided for most dwellings.
- 3.5 The scheme provides for a mix of units in terms of size, market and affordable, tenures and accessibility.

## 4. Relevant planning history

- 4.1 The planning history for the site itself is limited to the outline planning permission was granted for 106 dwellings on the site on 14 December 2022 at the appeal stage. All matters were reserved except for access. Details are set out in Table 1 below.

Table 1: Planning History		
Application Reference	Proposal	Decision
P/178/21/OUT Appeal Ref: APP/C3810/W/22/3302023	Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.	Granted on appeal with conditions 14.12.2022

- 4.2 Thirty-two conditions were attached to the consent with roughly a third relating to the subsequent reserved matters application and the remainder focussed on development commencement and pre-occupation matters. The significant conditions relating to reserved matters are set out in **Appendix 2**.

## 5. Planning Policy

### *National Planning Policy*

5.1 Relevant National Policy and guidance is set out in the following documents:

- National Planning Policy Framework (December 2023) **NPPF**
- Planning Practice Guidance **PPG**
- National Design Guide (2021) **NDG**

5.2 The Labour Government introduced a consultation on the reforms to the NPPF and other changes to the planning system which ran from 30 July to 24 September 2024. The NPPF reforms seek to address the housing crisis and encourage economic growth, which are primarily be achieved through mandatory housing targets, urban uplift, a focus of redevelopment of brownfield land and green belt review. The changes to the NPPF are currently anticipated to be introduced in late December 2024.

5.3 The following sections and paragraphs of the current NPPF that are considered relevant to this reserved matters proposal are listed below.

#### *Section 2 Achieving Sustainable Development*

- Paragraphs 7 - 11 - Presumption in favour of sustainable development and approving developments that accord with an up-to-date development plan without delay.

#### *Section 4 Decision Making*

- Paragraph 38, 47 & 48 – Local Planning Authorities should approach decisions in a positive and creative way...working proactively to secure sustainable developments
- Paragraph 55 – 58 – Planning conditions and obligations

#### *Section 5 Delivering a Sufficient Supply of Homes*

- Paragraphs 60-62 – Housing need
- Paragraph 63 – Housing mix

- Paragraphs 64 – 67 – Affordable housing, major developments should achieve 10% affordable housing, preference for on-site provision, unless off-site provision of financial contribution can be justified.

#### *Section 8 Promoting Healthy & Safe Communities*

- Paragraphs 96 – 98 – Planning decisions should achieve healthy inclusive and safe places and beautiful buildings.
- Paragraphs 99 – 101 – Developments should be designed to include appropriate infrastructure including education, health care, and criminal justice accommodation.
- Paragraphs 102 & 104 – New open space provision and protection of public right of ways

#### *Section 9 Promoting Sustainable Transport*

- Paragraph 108 - 109 – Promotion of sustainable transport, addressing potential impacts of development on transport networks
- Paragraph 111 - 112 Parking standards
- Paragraphs 115 – Development proposals should only be refused on highways ground if there would be an unacceptable impact on highway safety.
- Paragraph 116 – Promotion of pedestrian and cycle movements

#### *Section 12 Achieving Well Designed and Beautiful Places*

- Paragraph 131 – Developments should create high quality, beautiful and sustainable places through good design
- Paragraph 135 – Design requirements for new developments
- Paragraph 136 – Importance of trees in developments
- Paragraph 137 & 139 – Design quality and use of Design Codes

#### *Section 14 Meeting the Challenge of Climate Change, Flooding & Coastal Change*

- Paragraph 159 - 164 – New development should be planned to mitigate and adapt to impacts of climate change and incorporate renewables and low carbon energy sources.
- Paragraph 175 – Major developments should incorporate sustainable drainage systems unless there is evidence that this would not be appropriate.



*Section 15 Conserving and Enhancing the Natural Environment*

- Paragraph 180 - Decisions should contribute to and enhance the natural and local environment
- Paragraph 185 – 188 - Habitats and biodiversity

*Section 16 Conserving and Enhancing the Historic Environment*

- Paragraph 195 – Heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- Paragraphs 200 – 204 – Proposals affecting heritage assets
- Paragraph 205 – When considering potential impacts on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

***Statutory Development Plan***

- 5.4 There is a statutory duty on local planning authorities to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.5 The Statutory Development Plan relating to this site comprises:
- Arun Local Plan 2011-2031 Adopted (2018) **ALP**
  - West Sussex Joint Minerals Local Plan; Adopted (2018)
  - West Sussex Waste Plan; Adopted (2014)

There are no made Neighbourhood Plans affecting Pagham.

- 5.6 Relevant policies in the Arun Development plan are set out in **Appendix 3**.
- 5.7 Other documents that are also considered relevant to the proposal include:
- Arun District Design Guide Update Adopted Feb 2024
  - Arun Parking Standards Supplementary Planning Document (SPD) – 2020
  - Arun Open space, playing pitches, indoor and built sports facilities SPD – 2020
  - Pagham Village Design Statement

- 5.8 Arun is at an early stage of reviewing its Local Plan having just completed a Regulation 18 Issues and Options consultation in May 2024. This document did not contain any draft policies and thus is it not a material consideration for this application.

## **6. Community engagement**

- 6.1 Bargate have actively sought to engage with the local community on the detailed design of the proposals. The views and input of residents, businesses, the Parish Council and local Councillors were sought.
- 6.2 Feedback was very limited but the Parish Council provided some very helpful detailed comments which have contributed to the on-going evolution of the design. Comments referred to design, climate change, landscaping, play facilities parking and housing mix and layout. The Parish's comments are dealt with in Appendix 4 relating to design evolution.
- 6.3 The Consultation Statement accompanying this application sets out the nature of the public consultation and received responses.

## 7. Planning Considerations

- 7.1 With the principle of development already established through the outline consent this application focusses on the reserved matters (appearance, landscaping, layout, and scale) and other details.
- 7.2 This section sets out the merits of the proposal specifically focussing on its compliance with the conditions attached to the outline permission and national and local planning policy.

### ***Principle of Development***

- 7.3 The outline application provided for up to 106 homes on the site with a new access onto Pagham Road.
- 7.4 In considering the appeal, the Inspector noted that “the site was well contained from the surrounding area by buildings and vegetation” and that “the existing development to the south already has an urbanising influence.”
- 7.5 The principal of a 106 home development has already been established but Bargate Homes have chosen to only bring forward 95 homes on the site, 11 less than proposed at the outline stage. This reduction is to ensure a high-quality design with extensive public open space and biodiversity can be delivered on the site.

### ***Design***

- 7.6 The proposals have been through an extensive and iterative design process taking into account the following:
- requirements of the site and its context;
  - design requirements set out in Policies D SP1 & D DM1, the Arun Design Guide and the conditions in the outline permission;
  - Council requirements conveyed through the pre-application process;
  - Comments received via the community engagement work.
- 7.7 In accordance with Policy D SP1 & D DM1 of the adopted Arun Local Plan the design of the site has drawn on the local vernacular of the wider locality in terms of scale, massing, architectural style and materials. The scale of the proposed homes has

been carefully considered and the proposed homes will be predominantly 2 storey interspersed with occasional 1.5 storey to add visual interest.

- 7.8 Design cues for features, materials and colours have largely been taken from traditional 19<sup>th</sup> and 20<sup>th</sup> century houses found within Pagham and specifically the Nyetimber area. A material palette based on brick, tiles, flint and weatherboarding will be used.
- 7.9 The layout has also responded to local character and site constraints including the rising main which crosses the site. The policy requirements relating to residential amenity and the Arun Design Guide matters concerning distances between dwellings, garden sizes, defensible space and sunlight and daylight levels have been adhered to with the design going through several iterations to ensure it was compliant.
- 7.10 The scheme has been through multiple design iterations in response to feedback and overall, it is considered to deliver good design approaches using perimeter blocks, active frontages, predominantly on-plot parking and extensive areas of green infrastructure. Details of the design evolution are set out in the DAS with further details contained in **Appendix 4** of this Statement.
- 7.11 Care has also been taken to adhere to condition 4 of the outline permission which sets out the following 4 layout requirements:
- a. *There is no built development placed within the part of the site designated within the part of the site designated as a Biodiversity Opportunity Area (BOA) within the Arun Local Plan*  
The BOA which takes in a narrow strip at the western extremity of the site and then extends beyond the site further to the west. As required, the proposed built form is set back from the BOA, with the drainage attenuation pond located in this western area of the site. The pond will assist in the transition from the built form within the development to the more rural landscape and BOA beyond.
  - b. *Either properties are situated outside the Design Flood Event or any properties that fall within the Design Flood Event have a finished floor level of at least 300m above the Design Flood Event*  
The scheme has been designed to ensure that the dwellings are located outside the Design Flood Event area which affects the extreme western areas of the site. Full details in the form of levels are provided in the Mayer Brown levels plans MBSK241003-01.P3, MBSK241003-02.P3, MBSK241017-01.P2 and MBSK241119-01.
  - c. *Dark wildlife buffer areas are proposed to the site's edges and that these are kept free of lighting*

The dark wildlife buffers are identified in the layout plans and details of how these will be preserved are set out in the lighting scheme report and the ecological study which accompany this RM application.

- d. *There is a development free zone in the south-eastern corner in order to maintain a sight line of the Grade II listed Nyetimber Windmill from Pagham Road*

The layout plan shows that the south-eastern corner of the proposed development has been kept free of built form to ensure that sightlines of the listed Nyetimber Windmill are maintained from Pagham Road. The south-eastern corner has been proposed as an area of public open space and a play area, to serve the new development and benefit the wider community as well as new residents of the development.

- 7.12 Design related matters are addressed in detail in the Design and Access Statement and the accompanying layout plans, elevations, floor and roof plans and street scenes.

## ***Housing Mix***

### *Unit sizes*

- 7.13 Policy H DM1 of the ALP indicates that the Council will seek a mix of dwelling types and sizes. For developments of 11 units or more the policy requires a balanced mix of market and affordable dwelling sizes based on the most up to date Strategic Housing Market Assessment (SHMA) recommendations.
- 7.14 Paragraph 63 of the "Updated Housing Needs Evidence" (September 2016) stated the evidence highlights a direction towards the provision of 2 and 3 bed units for market units and smaller affordable units. Table 29 identifies a suggested broad mix of market housing by size for the District as follows:
- 1-bed dwellings: 5-10% of all dwellings.
  - 2-bed dwellings: 40-45% of all dwellings
  - 3-bed dwellings: 35-40% of all dwellings; and
  - 4+ bed dwellings: 10-15% of all dwellings.
- 7.15 As can be seen from Table 2 below a range of unit sizes from 1-4 beds will be provided. In overall terms three quarters of the 95 units being provided are either 2 or 3 beds. This proportion applies for both the affordable and private provision.

*Table 2: The mix of units across the scheme*

Unit type	No. private units	% private units	No. affordable units	% affordable units	Overall unit numbers	Overall %
One bed	0	0%	8	8%	8	8%
Two bed	14	15%	15	7%	29	31%
Three bed	39	41%	4	4%	43	45%
Four bed	13	14%	2	2%	15	16%
<b>Total units</b>	<b>66</b>	<b>69%</b>	<b>29</b>	<b>31%</b>	<b>95</b>	<b>100%</b>

- 7.16 Based on provision of 66 private units Table 2 sets out the provision of market housing against the SHMA recommendations.

*Table 3: The mix of market unit sizes of the SHMA recommendations*

Unit type	No. private units	% private units	SHMA requirement %
One bed	0	0%	5-10%
Two bed	14	21%	40-45%
Three bed	39	59%	35-40%
Four bed	13	20%	10-15%
<b>Total units</b>	<b>66</b>	<b>100</b>	

- 7.17 Bargate Homes looked carefully at providing a greater number of smaller private homes on the site and considered provision of apartment accommodation to meet the SHMA requirements. However, it was found that the market was already saturated with this type of accommodation and there was little market appetite for it. Provision of these very small units would have been likely to have resulted in properties remaining unsold and undermined the vibrancy and viability of the scheme. Details of the market analysis and justification for the housing mix requirements are contained in **Appendix 5**.

- 7.18 Overall, the scheme is considered to meet the requirements of Policy H DM1 in that it is providing a mix of unit sizes, including family accommodation and contains a dominance of smaller units (i.e. 1- 3 bedrooms).

### ***Affordable housing***

- 7.19 Policy AH SP2 requires a minimum of 30% of the total number of units on the site to be provided as affordable housing. They are expected to be indistinguishable and provided in small clusters.
- 7.20 The scheme provides a total of 29 affordable units (31%) spread through-out the scheme in small clusters. In design terms they will be similar to the private sector housing and will not be readily identifiable. The affordable units are mixed in terms of size and tenure. Within the proposed clusters, a mix of tenure is proposed, comprising affordable rented properties, shared ownership and First Homes.
- 7.21 In terms of the affordable tenure mix the scheme provides 8 units as First Homes (25% of the Affordable) with 21 x Affordable Rent/Shared Ownership homes (the former comprising 67% and the latter comprising 8%). This accords with the S106 relating to the outline permission.
- 7.22 Overall, the proposal are consistent with Policies H DM1 and AH SP2 in terms of market, which is considered to meet current up to date market demands, the mix of affordable housing and its associated form and distribution.

### ***Accessibility***

- 7.23 Condition 8 of the Reserved Matters requires *"detailed plans and particulars of the reserved matters submitted to the local planning authority for approval pursuant to condition 1 shall ensure that 50% of the approved dwellings are designed to meet the Building Regulations M4(2) standard and an additional two units shall be constructed to M4(3) standard for every 50 dwellings developed on the site as defined by 'Access to and use of Buildings: Approved Document M'."*
- 7.24 Bargate Homes have exceeded the requirement placed by the outline condition. Forty-eight M4(2) compliant homes have been provided through-out the scheme with a mix of both affordable and private homes. The scheme also provides 4 x M4(3) compliant homes in the form of:



- 2 x affordable rent to plots 81 and 82.
- 2 x Affordable shared Ownership to plots 28 and 29.

The location of the M4 compliant homes are shown on layout plan SL.01A

- 7.25 In conclusion, it is considered that the scheme provides a comprehensive and policy compliant mix of dwellings with a balanced range of unit sizes, tenures and accessibility designs.

### ***Green Infrastructure – Landscape, POS & Trees***

#### ***Landscape***

- 7.26 The scheme has extensive areas of green infrastructure, and this acts as a key design feature of the site. It uses the existing landscape assets as a framework within which to nestle the development proposals. The approach to new planting will define a sense of place, enhance wildlife corridors to the site boundaries, soften the built form, provide seasonal interest and contribute towards Biodiversity Net gain (BNG).
- 7.27 The landscaping features thread through-out the site and include 3 areas of public open space, new woodland blocks, retained hedgerows, street planting (including street trees), softening of parking bays with planting and extensive garden space. The SUDs attenuation pond in the western part of the site integrates into the development as a natural landscape feature which has a level relationship with the housing overlooking this landscape feature.
- 7.28 A key element of the landscape proposals has been to try and ensure that they are sustainable – able to achieve a high level of self sufficiency and quality with reduced needs for maintenance, labour and resource use. The landscaping proposals follow the principles of:
- Using native species to closely reflect native plant communities
  - Using plants that are resilient to climate change and that provide habitat for wildlife and year round aesthetic interest,
  - Taking a less formal approach and more naturalist approach to landscaping schemes where nature is a designer and key driver in terms of maintaining the landscape.

- 7.29 As required by Condition 5 of the outline permission, full details of the landscaping strategy, layouts, palettes, and management plan and are set out in the DAS and a range of landscape drawings.

#### Trees

- 7.30 Tree and woodland planting is a key component of the soft landscape approach being used on the site.
- 7.31 Existing trees are valued and Bargate Homes have sought to retain them wherever possible. A full surveying programme of the existing trees and hedgerows on the site was undertaken. The design of the scheme has evolved to positively respond to comments on potential pressures on existing trees. Design responses have included amending boundaries to ensure trees remained outside of plot boundaries and ensuring all hardstanding is located outside of root protection zones. The FPRC Arboricultural report which accompanies this application concluded that the proposals will have minimal impact on the existing trees.
- 7.32 Condition 5(b) requires compensatory planting on the basis of 2 trees for every 1 lost. The FPRC report identified several trees that will need removing due to their physical condition but noted that the scheme provides ample opportunity for new tree planting.
- 7.33 In addition to tree retention, the scheme provides for an extensive programme of new tree planting. This includes a number of large trees to provide new landmarks whilst smaller street trees have been used to frame the central and loop roads. New large native trees are used within the POS areas and in the hedgerows. Areas of native scrub and 2 new woodland blocks are provided in the western POS. The requirements of Condition 5(b) are considered to have been exceeded by the proposed planting scheme.
- 7.34 As required by Condition 5 of the outline permission, this RM application is accompanied by full tree survey documentation including a Tree Survey Schedule, Root Protection Area Schedule, Tree Constraints Plan and an Arboricultural Method Statement.

#### Hedgerows

- 7.35 Hedgerows are identified as Habitat of Principal Importance as listed in the Natural Environment and Rural Communities Act 2006. Consequently, it is important that the new scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Condition 5(b) requires compensatory planting on the basis of 2 hedge units for every 1 lost. The FPRC Arboricultural report identifies a small area of hedgerow (0.02 km) that will be lost at the eastern

frontage of the site to make way for the new access. This hedgerow was seen as low quality and easily mitigatable. 0.2km of additional compensating hedgerow has been provided in the form of additional planting and enhancing of hedgerow H1 from poor to moderate condition. These enhancements will more than meet the requirements of Condition 5(b).

- 7.36 Condition 5(d) requires details of how the existing hedgerows are to be protected during construction. The FPRC Arboricultural report which accompanies this application sets out the hedgerow protection plan.

#### Public Open Space

- 7.37 Excluding the SuDS areas the area of POS extends to 1.079 ha (10,785m<sup>2</sup>). This significantly exceeds the requirements of Policy OSR DM1(2) and the Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD.
- 7.38 The scheme provides for both formal and informal recreational opportunities. Formal play provision is in the form of a LEAP in the southeastern corner and a LAP in the western POS. Both spaces take a naturalistic approach to create safe and natural places for play. An all ages trim trail has also been provided in the western POS as part of the walking routes around the SUDs basin.
- 7.39 As required by Condition 6 of the outline permission this application is accompanied by details of the POS and play provision. Details are contained in the DAS.

#### **Ecology**

- 7.40 A Preliminary ecological assessment was conducted in 2021 and accompanied the outline application. This assessment found the site was dominated by an arable field with limited habitats along the boundaries. Some suitable habitat for a range of protected species (including bats, badger, nesting birds, reptiles, hedgehog and brown hare) was identified.
- 7.41 The outline permission contained a number of conditions relating to ecological matters including:
- Creation of dark wildlife buffer areas at the site's edges that are kept free of lighting (Condition 4(c))
  - The need for gaps to be included at the bottom of the fences to allow movement of small mammals across the site (Condition 5(c))

- Proposals to minimise potential impacts of lighting on bats using hedgerows and trees (Condition 5(f))
- No development to commence until the site has been re-surveyed for water voles, badgers and hedgehogs.(Condition 10)

Each of these is addressed below.

Gaps in boundary treatments for small mammals

- 7.42 The ecological appraisal from the outline permission specifies 13cm X 13cm holes at the bottom of garden fence panels to maintain connectivity for hedgehogs and other wildlife. The LEMP document specifies these dimensions and one hedgehog highway included per property boundary. The LEMP outlines options for maintaining the hedgehog highway.

Dark wildlife buffers and lighting impact on bats

- 7.43 The 2021 Ecological Assessment identified that 2 trees along the south-western boundary had potential for bat roosting. These trees and the other boundary habitats are retained in the scheme with a sensitive lighting scheme provided which buffers and protects, emerging, foraging and commuting bats from any potential lighting impacts.
- 7.44 The Tetra report accompanying this application demonstrates that the risk of the development exceedances of 1 lux along potential bat foraging/commuting routes and dark corridors is low at all of the modelled 30 ecological receptor locations. Overall it was considered that there is a low risk of significant adverse impacts on local sensitive ecological receptors. Two trees along the south-west boundary have been identified as having bat roost potential. The layout scheme submitted as part of this application shows that the dwellings would be well distanced from these trees.

Protected Species Surveys

- 7.45 The required surveys stipulated by Condition 10 of the outline permission have taken place. Details are contained in the Condition 10 Letter of Report which accompanies this application.
- 7.46 A number of ecological features have been incorporated into the design including:

- Bat boxes and tubes

- Inset houses/mounds
- Reptile hibernacula
- Various sized bird boxes

The location of these features is shown on the Ecological Features Plan which accompanies this application.

- 7.47 The landscaped SUDs attenuation pond in the western area of the site will provide enhancement of biodiversity within and adjacent to the BOA, in line with the Arun Local Plan policies ENV DM3 and ENV DM5.

### ***Biodiversity Net Gain***

- 7.48 Paragraph 174 of the NPPF requires developments to enhance the natural and local environment through minimising impacts on and providing net gains for biodiversity. Statutory legislation requires a minimum of 10% Biodiversity Net Gain (BNG) to be achieved on all developments. However, the outline permission was granted prior to the introduction of mandatory Biodiversity Net Gain (BNG) and thus it would not be applicable for this Reserve Matters application.
- 7.49 Creating sustainable developments and assisting with nature recovery is an important part of Bargate Homes ethos and the company have taken the decision to work with the mandatory BNG requirement. This application is therefore accompanied by a BNG baseline report and metric.
- 7.50 The assessment confirms that the scheme is capable of delivering an uplift of 3.32 habitat units (26.95% gain, 1.12 hedgerow units (23.89%) and 0.95 watercourse units (73.98%). The Bargate Home proposals therefore provide a significant uplift on BNG which sits well beyond the normal 10% mandatory level. The BNG uplift is a significant benefit of the scheme.

### ***Transport – traffic, parking and EV charging***

- 7.54 Policy T SP1 of the ALP seeks to ensure development provides safe access on to the highway network; contributes to highway improvements (where appropriate) and promotes sustainable transport, including the use of low emission fuels,. Schemes should accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, be accessed by high quality public

transport facilities, create safe and secure layouts for traffic, cyclists and pedestrians and provide appropriate levels of parking.

7.53 There are a number of conditions attached to the outline permission which relate to reserved matters transport matters:

- Provision of circulation routes and how these fit into the surrounding access network (Condition 7(a))
- Electric vehicle charging to serve the approved dwellings in accordance with the Arun Parking Standards (Condition 7(b))
- 5% of all parking provided for disabled persons details (Condition 7(d))
- Provision of full details of cycle storage (Condition 7(e))

Each of these requirements is assessed below.

#### Circulation routes

7.54 Access arrangements and connection with the local highway network have already been agreed through the outline permission. Layout plans showing vehicle and pedestrian internal circulation routes have been provided as part of this application. The layout has been designed in accordance with Local Transport Note 1/20 and checked regarding vehicle tracking, including for refuse and larger vehicles.

#### Parking & Electric vehicle charging

7.55 At least one active vehicle charging point has been provided per dwelling.

7.56 Parking would be provided in the garages and cycle stores. This would meet the vehicle parking requirements of 119 parking spaces for the development as required by WCC's SPD Residential Parking Standards (2009). The parking spaces would also adhere to the measurement requirements set out in the SPD.

7.57 Arun's vehicle parking standards are set out in the Arun Parking Standards 2020. The scheme is providing 272 allocated vehicle parking spaces and 15 visitor spaces. The roads are 5.5m wide which can accommodate incidental visitor parking. The 4 bedroom homes have been provided with the required 3 spaces. Four percent of the car spaces have been designed to accommodate disabled drivers. These are allocated to the identified M4(3) house types. Spaces allocated to the identified M4(2) house have been designed to meet the requirements. Vehicle parking provision is provided in a mix of garages and on-street parking spaces.

This provision is considered to meet the vehicle parking standards set out in the Parking SPD and the design guidance set out in the Arun Design Guide.

- 7.58 Cycle parking has been provided for all dwellings. The 150 spaces are accommodated in a mix of garages and garden stores. This provision is considered to meet the cycle parking standards set out in the Parking SPD and the design guidance set out in the Arun Design Guide.
- 7.59 Details of the vehicle and cycle parking (including design and layout) are set out in the 'Parking Strategy Layout' drawing.

### ***Heritage***

- 7.60 There are a number of heritage features in the vicinity of the site. Local planning policies HER SP1 and HER DM1 of the Arun Local Plan expect designated heritage assets to be given the highest level of protection and conserved and enhanced in a manner appropriate to their significance.
- 7.61 The outline permission sets several conditions relating to heritage:
- A requirement to maintain a development free zone in the south-eastern corner in order to maintain a sightline to the Nyetimber Windmill Grade II listed building from Pagham Road. (Condition 4(d))
  - No development to commence until a programme of archaeological work has been implemented in accordance with a written scheme of investigation. (Condition 15)
- 7.62 The Reserved Matters application is supported by a 2024 Historic Environment Desk-Based Assessment Heritage Statement prepared by Orion Heritage. This considered archaeological assets and designated heritage assets.
- 7.63 The Assessment has concluded:
- Development of the site as proposed would not have a direct physical impact on any designated heritage assets. The assessment has considered the setting and significance of the Grade II listed Rookery Farmhouse and Nyetimber Windmill. It is considered that the proposed development will result in no harm to Rookery Farmhouse and in less than substantial harm at the low end of the scale to Nyetimber Windmill.

- The study site contains no designated archaeological assets and the setting of designated assets in the wider area are not considered to be affected by the scheme.
- The site is considered to have a moderate potential to contain archaeological finds and features from the prehistoric periods with a moderate to high potential for the Iron Age and Roman periods, with a low potential for all other past periods.

7.64 The southeast corner of the site has been kept free of development and planted with sensitive landscaped open space to maintain views of the Nyetimber Windmill. The Windmill, and other heritage features have also been used as precedents for the design of the buildings on the site.

7.65 Condition 15 is a pre-commencement condition and will be addressed in full once the reserved matters consent has been discharged

7.66 It is considered that the proposal will fully comply with the requirements of the NPPF and the local planning policies.

### ***Flood Risk & Drainage***

- 7.67 The outline permission contains a number of Reserved Matters and Pre-commencement conditions pertaining to flooding and drainage. These include:
- Either (i) all properties are situated outside the Design Flood Event (which is the Brookbanks Consulting Ltd 0.5% (1 in 200 year) 2115 undefended with climate change) outline as shown on drawing 10821-SK05; or (ii) any properties that fall within the Design Flood Event have a Finished Floor Level of at least 300mm above the Design Flood Event;(Condition
  - A detailed levels survey of the site including existing proposed and resulting ground levels and slab heights to be submitted as part of Condition 1 requirements (Condition 7c)
  - Details of a proposed foul water drainage system to be submitted (Condition 11)
  - Details of proposed surface water drainage scheme to be submitted. (Condition 12)



- Details of any proposed discharge flows to watercourses, or for the culverting, diversion infilling or obstruction of any watercourse on or adjacent to the site. (Condition 13)
- Details of the maintenance and management of the surface water drainage system to be submitted (Condition 14)

7.68 The application is supported by a series of drawings setting out the proposed foul and surface water drainage as well as existing and proposed levels and slab heights. A report has been prepared by Mayer Brown to facilitate the discharge of Conditions 11, 12, 13 & 14 of the outline consent. The report considers each of the conditions and provides the evidence to discharge them. Within the report are the following materials required by the outline permission conditions:

- Evidence of ground water monitoring
- Surface Water Drainage Strategy
- SuDS Management & Maintenance Plan
- Foul Drainage Strategy

#### Flood levels

7.69 The majority of the site is located within Flood Zone 1 with only a small section of the western area of proposed Public open space lying in Flood Zones 2 & 3. The developed area of the site has been located on the Flood Zone 1 and therefore complies with the sequential test set out within the NPPF and local planning policies, which seeks to steer new development to areas with the lowest risk of flooding.

7.70 Brookbanks Consulting Ltd was commissioned to carry out flood modelling to assess the flood risk at the site. The flood modelling results indicate that all flooding, including the 200-year tidal storm event + climate change (1.6m) for the 2115 defended scenario, is restricted to the site's soft landscaping areas to the west. All areas of the site, including the road layout and houses are positioned above the maximum defended flood level of 3.88 AOD.

As can be seen from DWG MBSK241119 the development blocks are pulled away from the flood zones.

- 7.71 The proposed development is considered to meet the requirements of Policy W DM2 of the ALP and Conditions 4b and 7c of the outline consent.

Surface Water drainage

- 7.72 5 rounds of ground water monitoring have been undertaken on the site. Due to the high groundwater levels across the site infiltration drainage is not a suitable means of surface water drainage discharge. The proposed drainage strategy builds on the principles agreed during the outline stage and proposes discharging surface water to the existing ditch along the western boundary. This discharges to the Pagham Rife watercourse via a SUDs attenuation basin with outflow restricted to greenfield runoff. The site design enhances this by incorporating swales and permeable paving, providing additional benefits for amenity, biodiversity and water quality.
- 7.73 The proposal would therefore incorporate SuDS in accordance with the requirements of Policy W DM3 (Sustainable Urban Drainage Systems) of the ALP.
- 7.74 A review of Arun District Councils Supplementary Requirements for Surface Water Drainage Proposals and Surface Water Drainage Design Checklist has been undertaken to ensure that the drainage design aligns with the requirements set out in the checklist,

Foul drainage

- 7.75 In terms of foul drainage, the development will discharge via gravity to a foul pumping station located in the south western area of the site. The effluent will then discharge to the existing Southern Water public foul sewer located along Pagham Road via Manhole 2801.
- 7.76 The development generates a total peak gravity foul flow rate of 4.40l/s.
- 7.77 The information provide with the application demonstrates that the foul effluent can be safely collected, conveyed and discharged to the surrounding Southern Water public foul sewer network on a pumped basis.

***Statement of conformity with S106 on outline application***

- 7.78 This application is supported by a Statement of Conformity with S106 on the outline application.

## 8. Conclusion

- 8.1 Outline planning permission was granted in 2022 for 106 dwellings and access to Pagham Road. This established that the principle of development is acceptable in national and local planning policies. This planning application now seeks approval for the detailed matters which were reserved at the outline stage.
- 8.2 A high-quality scheme for 95 homes with extensive green infrastructure is now being proposed for the site. The scheme has been developed on an iterative basis and has evolved to take account of local community views and local character. A balanced and sustainable community is being created with a range of housing sizes and tenures, sustainable urban drainage systems and sustainable transport options, including facilities for charging electric and plug-in hybrid vehicles. It provides a range of quality public open spaces and overprovides in terms of biodiversity and accessible-friendly housing.
- 8.3 The application is supported by detailed drawings and reports which have focussed on its compliance with the conditions attached to the outline permission and national and local planning policy.

## Appendix 1 – List of Supporting Planning Documents

Title	Document Reference	Consultant Provided
<b>Planning &amp; Design</b>		
<i>Planning Statement</i> (including Housing Mix justification)		Henry Adams LLP
<i>Design &amp; Access Statement (DAS)</i>		Thrive Architects
<i>Detailed drawings</i>		Thrive Architects
Please refer to Issue Sheet: Includes: <ul style="list-style-type: none"> <li>• Site Location and Layout</li> <li>• Street elevations</li> <li>• Private and affordable house types</li> <li>• Ancillary accommodation</li> </ul>	Issue sheet - Preliminary dated 15/11/24	Thrive Architects
<b>Landscape &amp; Visual</b>		
Landscape proposals Outline Play area details Landscape Maintenance & Management Specification	D3322	fabrik
Public open space layout	POSL.01	Thrive Architects
<b>Ecology &amp; Environment</b>		
Ecological Appraisal	December 2021	fprc
Pagham Biodiversity Net Gain Report	19 November 2024	fprc
Statutory Biodiversity Metric Calculation	19 November 2024	fprc
Proposed Ecological Features Map	12/11/2024	fprc
Lighting Assessment	784-B069383.1	Tetra Tech

Title	Document Reference	Consultant Provided
	31/10/2024	
Condition 10 Letter of Report	9831/LAV	fpcr
<b>Heritage &amp; Archaeology</b>		
Desk-based Archaeological Assessment	PN2721/HEDBA1 November 2024	Orion
<b>Transport</b>		
Internal visibility splays	MBSK241016-01.P3	Mayer Brown
Road widths around site	MBSK241016-02.P3	Mayer Brown
Forward visibility splays	MBSK241016-03. P3	Mayer Brown
Swept Path Analysis Refuse Vehicle around site	MBSK241016-TK01.P3	Mayer Brown
Swept Path Analysis Fire Tender vehicle around site and distance to front doors	MBSK241016-TK02.P3	Mayer Brown
<b>Flooding &amp; Drainage</b>		
Proposed drainage strategy	SL/BHPAGHAM.10/10.P3	Mayer Brown
Discharge of Condition 11, 12,13 &14 Report	BHPAGHAM.10-DOC October 2024 4 <sup>th</sup> Issue	Mayer Brown
Development overlaid on Topographical Survey (Basin Option 2)	MBSK241003-01.P3	Mayer Brown
PROPOSED SITE CONTOURS (PRELIMINARY) (BASIN OPTION 2)	MBSK241003-02.P3	Mayer Brown
PROPOSED ROAD & BASIN CONTOURS (PRELIMINARY)	MBSK241017-01.P2	Mayer Brown

Title	Document Reference	Consultant Provided
(BASIN OPTION 2)		
Flood Zone Extents	MBSK241119	Mayer Brown
<b>Community &amp; Legals</b>		
Planning consultation report	18 November 2024	Antler
CIL Forms		Henry Adams LLP
Statement of Conformity with S106 for outline permission	19 November 2024	Henry Adams LLP

## Appendix 2 – List of key conditions attached to outline permission P/178/21/OUT for a Reserved Matter application

Condition No.	Summary of condition
1	Reserved matters – appearance, landscaping, layout and scale.  Application for the approval of the reserved matters to be made to Arun not later than 2 years from the date of permission
3	Development to be carried out in accordance with Site Location Plan Drawing No P21-2766 05 Rev E and the Proposed Access Arrangement Drawing No JNY10700-01 Rev D
4	The layout details to be submitted at RM stage shall ensure that:  a) There is no built development placed within the part of the site designated by the Arun Local Plan as part of a Biodiversity Improvement Area;  b) Either (i) all properties are situated outside the Design Flood Event (which is the Brookbanks Consulting Ltd 0.5% (1 in 200 year) 2115 undefended with climate change) outline as shown on drawing 10821-SK05; or (ii) any properties that fall within the Design Flood Event have a Finished Floor Level of at least 300mm above the Design Flood Event;  c) Dark wildlife buffer areas are proposed to the site's edges and that these are kept free of lighting; and  d) As per the submitted Historic Environment Desk Based Assessment (ref PN2721/HEDBA1, October 2021), there is a development free zone in the south-eastern corner in order to maintain a sight line of the Grade II listed Nyetimber Windmill from Pagham Road.
5	The landscape and layout details provided at RM stage to include the following:  a) Details of all existing trees and hedgerows on the land indicating which are to be retained and which are to be removed. These required details are to include a Tree Survey Schedule, a Root Protection Area Schedule, a Tree Constraints Plan, and in the event that a root protection area of any

	<p>tree which is proposed for retention overlaps the development, then an Arboricultural Method Statement and a Tree Protection Plan.</p> <p>b) Full landscaping details including the use of native trees and compensatory planting on the basis of 2 trees/hedge units for every 1 lost;</p> <p>c) c) Details of the position, design, materials, height, and type of all boundary treatments to be provided.</p> <p>d) Full details of how the existing hedgerows are to be protected with secure fencing to establish a 5m buffer zone during construction (unless such a buffer is not possible due to the position of agreed buildings in which case a reduced buffer will be acceptable).</p> <p>e) A Landscape Environmental Management Plan</p> <p>f) Full details of all new external lighting, including new streetlighting if required.</p>
<b>6</b>	Full details to be provided at RM stage relating to required public open space (POS) & play areas and management arrangements
<b>7</b>	<p>Full details to be provided at RM stage relating to:</p> <p>a) Circulation routes and how these fit into the surrounding access network</p> <p>b) Provision of facilities to enable the charging of electric vehicles</p> <p>c) Level survey</p> <p>d) 5% of parking for disabled persons</p> <p>e) Colour schedule of materials and finishes</p>
<b>8</b>	Documentation submitted at RM stage shall ensure 50% of approved dwellings designed to meet the Building Regulations M4(2) standard and an additional two units shall be constructed to M4(3) standard for every 50 dwellings developed on the site as defined by 'Access to and use of Buildings: Approved Document M'.
<b>10</b>	No development, including site access or associated construction activities, shall commence unless and until the site has been re-surveyed for water voles, badgers, and hedgehogs.



## Appendix 3 – List of relevant policies in Arun Local Plan

### ***Design character and amenity policies***

D SP1	Design
D DM1	Aspects of form and design quality
D DM2	Internal space standards
D SP1	Adapting to climate change
QE SP1	Quality of the Environment
ECC SP2	Energy and climate change mitigation

### ***Housing Mix:***

H DM1	Aspects of form and design quality
AH SP2	Affordable Housing

### ***Green Infrastructure:***

H DM1	Aspects of form and design quality
ENV DM4	Protection of trees
HWB SP1	Health and Wellbeing
OSR DM1	Open Space, sport & recreation
INF SP1	Infrastructure provision and implementation

### ***Ecology & BNG***

ENV SP1	Natural Environment
ENV DM3	Biodiversity Opportunity Areas
ENV DM5	Development and biodiversity
QE SP1	Quality of the Environment
QE DM2	Light pollution

### ***Transport:***

T SP1	Transport & Development
T DM1	Sustainable Travel and Public Rights of Way

### ***Heritage***

HER SP1	The Historic Environment
HER DM1	Listed Buildings

### ***Flooding & Drainage***

W DM1	Water supply & quality
W DM2	Flood Risk
W DM3	Sustainable Urban Drainage Systems

## Appendix 4 – Design evolution

The application scheme has been through a number of design changes in response to comments received from the Council, Pagham Parish and other parties. As such, the design has positively evolved since the iterative masterplan was prepared. Details of some of the most significant changes are set out below:

Identified issue	Subsequent design response
Density and need to adequately address flooding and character issues	Dwelling numbers reduced from 106 to 95
Height of buildings	The maximum height of buildings has been capped at 2 storeys. Previously heights were at 2.5 storeys.
Development in flood zones in western area	Development blocks pushed away from the north-western boundary to clear the flood zones
Presence of a rising main running east to west across the site which needs to be kept clear of development	Development layout adjusted to keep rising main free of buildings.
Need for planting to be increased to improve screening	Additional planting added in the central areas of the site and thickening of hedgerows to improve screening and biodiversity.
A number of layout issues relating to minimum separation distances and potential overlooking	Use of screening vegetation to aid privacy, increases made to separation distances through various approaches including setting back buildings or rotating elevations, alterations to window orientation and design to reduce/remove overlooking.
Need for increased use of local vernacular	Further work on design to reflect local character and architectural detailing. These have included changes to material with reductions of red brick and timber cladding.
Potential for future nuisance to plots 1 and 42 given that there are boundary trees in their gardens and to the south of them. There may be future pressure to prune or fell these trees due to light loss, falling branches or leaf litter. In particular, the tree/s (G5) adjacent to plot	Plot 1 set-back a generous distance from the existing boundary hedgerow to minimise the potential for impacts on the amenity of future occupiers. The hedgerow will also be maintained and managed by the appointed Management Company

Identified issue	Subsequent design response
42 are quite large in footprint and whilst categorised as C quality, a greater buffer to these may be necessary to prevent such future pressure.	Plot 42 altered to ensure that the existing trees are sited outside the plot boundary. The land outside the plot boundary will be managed by the appointed Management Company in accordance with the submitted Landscape Maintenance & Management Specification.
A new roadway shown within the root protection area (RPA) of the sole on-site category B tree (T4).	All hardstanding been located outside of the Root Protection Areas of existing trees
Concern about materials in playspaces	Material amended to provide for a more naturalistic approach to play
Concern about safety of playspace next to the estate exit.	Space will be fenced to provide security.
Lack of all age recreational provision	All ages trim trail added to western area of public open space.
Need for perimeter paths	Hard surface trails added across the site, including around the western green infrastructure space.
Proximity of pumping station to dwellings and noise buffer area.	Pumping station located adjacent to extensive existing vegetation and acceptable distance from nearby properties.
Need for off road parking and visitor spaces	Off road parking is provided for all dwellings. Itinerant visitor's spaces provided on-street.

## Appendix 5 – Housing size mix justification

Policy H DM1 of the Arun Local Plan seeks a mix of dwelling types and sizes. This mix includes a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. These are set out in the Updated Housing Needs Evidence (2016). This document is now 8 years old and is out of date based on current market demands and trends.

Bargate Homes carefully considered the requirements of Policy H DM1 and the scheme has provided a balanced mix of dwelling types and unit sizes. Reflective of the policy, family accommodation is provided for both the private and affordable tenures and the smaller unit sizes (1 – 3 bedrooms) dominate the scheme. In this respect the Bargate proposal follows the spirit and intention of the Policy.

However, due to changing market conditions the scheme has not been able to meet the exact dwelling mix expected by the 2016 SHMA update. The option of constructing an apartment block of 9 units, comprising of 4 x 1 bed and 5 x 2 bedroom apartments was considered but was rejected based on market research secured by Henry Adams LLP New Homes team for the following reasons:

- The demand for apartments has decreased in recent years, largely as a result of buyer concerns regarding service charges and the preference for owning a freehold property.
- Younger buyers affordability has been impacted by higher mortgage rates which has seen 2 bedroom houses become more popular and often assistance has been given by parents and grandparents providing an increased deposit to secure a house over an apartment.
- A decline in Buy To Let investors interested in apartments are for the similar reasons.
- As a result, there is now a surplus of second hand flats on the market, offering a wide choice available and shows a disparity in prices for fewer potential buyers.
- Although there is a market for individuals looking to downsize or to have a second home, there has been an increase in wanting outside space, whether it be a patio or balcony and those apartments are particularly appealing to the potential buyer along with anything that is close to the sea or has sea views.

### **Market saturation**

In autumn 2024, there are currently 96 1 & 2 bedroom apartments between £180,000 and £300,000 within a 2 mile radius of the development excluding age restricted retirement. There are also several of these types of development within this catchment and nearby to the site.

Accordingly, there is currently much less demand for 1 and 2 bedroom homes and therefore the proposals before the Council for market homes are considered to be appropriate for current trends and not those envisaged in 2016.