

## DECISION NOTICE

Application Ref: P/114/24/RES

**1 To Addressee**

Henry Adams LLP  
Rowan House  
Baffins Lane  
Chichester  
PO19 1UA

**2 Site Address**

Land west of Pagham Road  
Pagham

**3 Description of Development**

Reserved matters application (pursuant to outline permission P/178/21/OUT (APP/C3810/W/22/3302023)) for matters of appearance, landscaping, layout and scale concerning the construction of 95 new homes along with new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure. This development is in CIL zone 5 (CIL liable as new dwellings) and may affect the setting of listed buildings.

**4** In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby approved shall be carried out in accordance with the following approved plans and documents:
  - Location plan LP.01 Rev A.
  - Site Layout - BARG230419 SL.01. Rev K.
  - Site Layout Colour - BARG230419 SE.01 Rev C.
  - Affordable Housing Layout - BARG230419 AHL.01. Rev J.
  - Boundary Material Layout - BARG230419 BML.01. Rev J.
  - Dwelling Material Layout - BARG230419 DML.01. Rev J.
  - Parking Strategy Layout - BARG230419 PSL.01. Rev J.
  - Coloured Street Elevations - BARG230419 SE.01 Rev C.
  - Colour Landscape Masterplan D3322-FAB-OO-XX-DR-L-5000 Rev PL05.
  - Legend, Plant Schedule & General Specification Notes: D3322-FAB-OO-XX-DR-L-1000 Rev PL05.\*

- Soft Landscape General Arrangement Plan - 1 of 6: D3322-FAB-OO-XX-DR-L-1001 Rev PL04.\*
- Soft Landscape General Arrangement Plan - 2 of 6: D3322-FAB-OO-XX-DR-L-1002 Rev PL04.\*
- Soft Landscape General Arrangement Plan - 3 of 6: D3322-FAB-OO-XX-DR-L-1003 Rev PL04.\*
- Soft Landscape General Arrangement Plan - 4 of 6: D3322-FAB-OO-XX-DR-L-1004 Rev PL04.\*
- Soft Landscape General Arrangement Plan - 5 of 6: D3322-FAB-OO-XX-DR-L-1005 Rev PL04.\*
- Soft Landscape General Arrangement Plan - 6 of 6: D3322-FAB-OO-XX-DR-L-1006 Rev PL05.\*

\* These drawings are only approved insofar as they show details of the new tree planting, the woodland planting mixes and new native scrub.

- House Type 2x1m - Option 3 Elevations HT.2x1m.E3 Rev B (Plots 36 & 37).
- House Type 2x1m - Option 3 Floor Plans HT.2x1m.P3 Rev B (Plots 36 & 37).
- Plots 78-80 (House type 2.1/2X1M) Floor Plans, P.78-80.p Rev B.
- Plots 78-80 (House type 2.1/2X1M) Elevations P.78-80.e Rev B
- House Type 2x1m - Option 1 Floor Plans HT.2x1m.P1 Rev D.
- House Type 2x1m - Option 1 Elevations HT.2x1m.E1 Rev C.
- House Type 2x1m - Option 2 Floor Plans HT.2x1m.P2 Rev C.
- House Type 2x1m - Option 2 Elevations HT.2x1m.E2 Rev C.
- House Type 2BFOG - Variation 1 - Elevations HT.2bFOG-1.E Rev C.
- House Type 2BFOG - Variation 1 - Floor Plans HT.2bFOG-1.P Rev C.
- House Type 2BFOG - Variation 2 - Elevations HT.2bFOG-2.E Rev C.
- House Type 2BFOG - Variation 2 - Floor Plans HT.2bFOG-2.P Rev C.
- House Type 2B M4(3) - Floor Plans HT.2B\_M43(3).P Rev A.
- House Type 2B M4(3) - Variation 1 Elevations HT.2B\_M4(3)-1.E Rev A.
- House Type 2B M4(3) - Variation 2 Elevations HT.2b M4(3)-2.E Rev B.
- House Type 3.2 - 2 Block Floor Plans HT.3.2 (2blk).P Rev A.
- House Type 3.2 - 2 Block Variation 1 Elevations HT.3.2(2blk)-1.E Rev A.
- House Type 3.2 - 2 Block Variation 2 Elevations HT.3.2(2blk)-2.E Rev A.
- House Type 4.1 - 2 Block Elevations HT.4.1 (2blk).E Rev B.
- House Type 4.1 - 2 Block Floor Plans HT.4.1 (2blk).P Rev C.
- House Type A - Floor Plans HT.A.P Rev D (Plot 12).
- House Type A - Elevations HT.A.E Rev C (Plot 12).
- House Type B - 2 Block Elevations HT.B(2blk).E Rev A.
- House Type B - 2 Block Floor Plans HT.B(2blk).P Rev A.
- House Type B - 3 Block Elevations: HT.B (3blk).E Rev C.
- House Type B - 3 Block Floor Plans: HT.B (3blk).P Rev C.
- House Type C - 2 Block - Variation 2 Elevations HT.C(2blk)-2.E Rev A.
- House Type C - 2 Block - Variation 2 Floor Plans HT.C(2blk)-2.P Rev A.
- House Type C - 3 Block Elevations HT.C(3blk).E Rev A.
- House Type C - 3 Block Floor Plans HT.C(3blk).P Rev A.
- House Type C - 2 Block Variation 1 - Elevations: HT.C (2blk).1.E Rev B.
- House Type C - 2 Block Variation 1 - Floor Plans: HT.C (2blk).1.P Rev B.
- House Type J - (Block Of 2) Elevations: HT.J (2blk).E Rev B.
- House Type J - (Block Of 2) Floor Plans HT.J(2blk).P Rev A.
- House Type K - 2 Block Floor Plans HT.K(2blk).P Rev A.
- House Type K - 2 Block Elevations Option 1 HT.K(2blk)-1.E Rev A.
- House Type K - 2 Block Elevations Option 2 HT.K(2blk)-2.E Rev A.
- House Type K - Elevations HT.K.E Rev A.
- House Type K Floor Plans HT.K.P Rev B.
- House Type K Elevations P.54.E Rev A (Plot 54).
- House Type K Elevations P.45.E Rev A (Plot 45).
- House Type K Floor Plans P.45.P Rev A (Plot 45).

- House Type K Floor Plans P.54.P Rev A (Plot 54).
  - House Type K1 - 2 Block Elevations HT.K1(2blk).E Rev A.
  - House Type K1 - 2 Block Floor Plans HT.K1(2blk).P Rev A.
  - House Type L - Floor Plans HT.L.P Rev A.
  - House Type L - Variation 2 Elevations HT.L-2.E Rev A.
  - House Type L - Variation 1 Elevations HT.L-1e Rev A
  - House Type L - 2 Block Elevations: HT.L (2blk).E Rev B.
  - House Type L - 2 Block Floor Plans: HT.L (2blk).P Rev B.
  - House Type L-A - Variation 1 - Floor Plans: HT.L-A-1p Rev B.
  - House Type L-A - Variation 2 Elevations: HT.L -A-2.E Rev B.
  - House Type L-A - Variation 1 Elevations: HT.L-A-.1.E Rev B.
  - House Type L-A - Variation 2 Floor Plans: HT.L -A-2.P Rev B.
  - House Type L-B - Elevations: HT.L -B.E Rev B.
  - House Type L-B - Floor Plans: HT.L -B.P Rev B.
  - House Type M - Elevations: HT.M.E Rev B.
  - House Type M - Floor Plans: HT.M.P Rev B.
  - House Type P - Elevations HT.P.E Rev A.
  - House Type P - Floor Plans HT.P.P Rev A.
  - House Type P-A - Elevations HT.P-A.E Rev A.
  - House Type P-A - Floor Plans HT.P-A.P Rev A.
  - House Type R - 2 Block Elevations Barg230419 HT.R(2blk).E Rev A.
  - House Type R - 2 Block Floor Plans Barg230419 HT.R(2blk).P Rev A.
  - House Type R-B (HT.R/B) Floor Plans HT.R/B.P Rev B (Plots 55-57).
  - House Type R-B (HT.R/B) Elevations HT.R/B.E Rev B (Plots 55-57).
  - House Type S - Elevations: HT.S.E Rev B.
  - House Type S - Floor Plans: HT.S.P Rev B.
  - House Type S-A Elevations: HT.S-A.E Rev B.
  - House Type S-A Floor Plans: HT.S-A.P Rev B.
  - House Type T-A - Elevations HT.T-A.E Rev A.
  - House Type T-A - Floor Plans HT.T-A.P Rev A.
  - House Type U - Elevations HT.U.E Rev A.
  - House Type U - Floor Plans HT.U.P Rev A.
  - House Type V Elevations: HT.V.E Rev B.
  - House Type V Floor Plans: HT.V.P Rev B(P2).
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- Electric Sub-Station Plan And Elevations ESS.01.PE Rev A.
  - Single Garage Floor Plan And Elevations GAR.01.PE Rev A.
  - Double Garage Elevations - Type 2 Floor Plan And Elevations GAR.02-1.PE Rev A.
  - Double Garage - Type 2 Floor Plan And Elevations GAR.02-2.PE Rev A.
  - Quadruple Garage - Type 1 Floor Plans And Elevations GAR.03-1.PE Rev A.
  - Quadruple Garage - Type 2 Floor Plan And Elevations GAR.03-2.PE Rev A.
  - Garden Shed/Cycle Store Plan & Elevations Shed.01.PE Rev A.
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- Proposed Site Contours (Basin Option 2) MBSK241003-02 Rev.P5 (not insofar as it relates to drainage features as these are subject to separate assessment by discharge of condition).
  - Proposed Road & Basin Contours (Preliminary (Basin Option 2) MBSK241017-01 Rev P4 (not insofar as it relates to drainage features as these are subject to separate assessment by discharge of condition).
  - Development Overlaid on Topo Survey MBSK241003-01 Rev P5 (not insofar as it relates to drainage features as these are subject to separate assessment by discharge of condition).
  - 2.4 x 25m Internal Visibility Splays MBSK241016-01 Rev P5.
  - Road Widths Around Site MBSK241016-02 Rev P5.

- Forward Visibility Splays MBSK241016-03 Rev P5.
- Swept Path Analysis Refuse Vehicle Around Site MBSK241016-TK01 Rev P5.
- Swept Path Analysis Fire Tender Vehicle Around Site and Distances to Front Doors MBSK241016-TK02 Rev P5.
- Landscape Management Strategy Framework D3322-FAB-00-XX-SP-L-3000 PL06.
- Lighting Assessment Report - 19.3.2025 (784-B069383, Issue 1); and
- Arboricultural Assessment & Method Statement March 2025 (9831AA+AMS - Rev B).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, QE SP1, T SP1 and HER SP1.

- 2 All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Landscape Management Strategy Framework D3322-FAB-00-XX-SP-3000 (March PL06) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This shall include the appointment of an appropriately competent person e.g., an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species), and Arun Local Plan policy ENV SP1.

- 3 All activity at the site is to be carried out in strict accordance with the Arboricultural Assessment & Method Statement, by FPCR Environment & Design Ltd., Rev B. If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in accordance with Arun Local Plan policies ENV DM4 and D DM1.

- 4 No development/demolition/levels changes (apart from any survey works required by other conditions) shall take place and no heavy plant shall be introduced to the site, unless and until written confirmation (supported by photographic evidence) is provided by the Arboricultural Expert representing the site owner(s), to the Local Planning Authority for approval in writing that all protective fencing has been erected and positioned exactly as described and illustrated on Tree Protection Plan 9831-T09 (and -T10, -T11, -T12, -T13, -T14, -T15) Rev B.

Reasons: To comply with BS5837:2012 and ensure the retention of trees which are an important feature of the area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

- 5 No development above damp-proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a full\* landscaping scheme including

details of new soft landscaping. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

\* With the exception of the new tree planting, the woodland planting mixes and new native scrub which has been approved by the plans listed in condition 1.

Reason: In the interests of amenity and of the environment of the development in accordance with Arun Local Plan policy D DM1.

- 6 None of the dwellings shall be occupied unless and until full details of the public open space (POS) and associated management arrangements have been submitted to and approved in writing by the Local Planning Authority. The POS shall thereafter be implemented in accordance with the details as agreed through the discharge of condition (or any subsequent variation application) prior to occupation of the 48th dwelling and permanently retained thereafter. The approved details shall then be permanently adhered to.

Reason: To ensure POS is provided and that a management regime is established in accordance with Arun Local Plan policy OSR DM1.

- 7 None of the dwellings shall be occupied unless and until full details of the proposed public play provision and associated management arrangements have been submitted to and approved in writing by the Local Planning Authority. The detailed design shall include the equipment mix to be provided to encourage all relevant ages and abilities to enjoy the areas safely. It should detail how each area is inclusive and accessible. It should include a range of play experiences such as natural play space, swinging, spinning, climbing, bouncing and sensory provision. Details shall be provided on the robustness of materials to be used, their life expectancy, types of safety surfacing and whether fencing and gates are proposed. Detail should also be provided on the ancillary items to be provided such as number and location of bins, seating areas, bike storage and boundary treatments. The play provision shall thereafter be implemented in accordance with the details as agreed through the discharge of condition (or any subsequent variation application) prior to occupation of the 48th dwelling and permanently retained thereafter. The approved details shall then be permanently adhered to.

Reason: To ensure that play provision is in place for residents and that a management regime is established in accordance with Arun Local Plan policy OSR DM1.

- 8 No dwelling shall be first occupied until plans and detail showing the provision of dropped kerbs and tactile paving at all pedestrian crossing points within the development have been submitted to and approved in writing by the Local Planning Authority. The details once approved shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of road safety and to ensure suitable pedestrian crossing facilities in accordance with Arun Local Plan Policies T DM1 and T SP1.

- 9 None of the dwellings hereby approved shall be occupied unless and until the applicant/developer supplies a certificate confirming the agreement of the Royal Society for the Prevention of Accidents (RoSPA) for the proposed LAP play area on the southern side of the drainage attenuation pond. The submission shall include details of any physical changes, if necessary, for approval in writing by the Local Planning Authority prior to occupation.

Reason: In the interests of amenity and safety in accordance with policies D DM1 and OSR DM1

of the Arun Local Plan.

- 10 No part of the existing hedgerow south of plots 1, 14-20, 21, 33/34, 35, 36/37 and 38-42 shall be damaged, uprooted, felled, or pruned below a height of 2m without the prior written consent of the Local Planning Authority. Any hedgerow removed without such consent or which becomes severely damaged or seriously diseased or dying in the future shall be replaced with a hedgerow of such size and species as may be agreed with the Local Planning Authority to ensure that the existing boundary landscaping is retained in perpetuity.

Reason: To ensure the retention of existing landscaping important to provide screening to the residents of the Mill Farm Estate in accordance with Arun Local Plan Policies D DM1 and QE SP1.

- 11 The following listed windows shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level.
- The first floor front (southern) and rear (northern) windows of plots 33/34 (serving bathroom, kitchen and stairs)
  - The first floor bathroom window in the southern flank of plot 21.
  - The first floor bathroom and living room windows in the northern elevation of plot 35.
  - The first floor landing window in the northern elevation of plots 36/37
  - The glass in the first floor window below a height of 1.7m above finished floor level, within the eastern flank elevation of plots 36/37.
  - The first floor bathroom and lounge windows in the rear (northern) elevation of plot 13; and
  - All other bathroom/en-suite/toilet windows.

These arrangements shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of existing and future residential occupiers in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 12 Notwithstanding the provisions of Parts 1 & 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (as amended) (or any Order revoking or re-enacting this Order) no future dormer/roof extensions/roof alterations to plots 1, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, 30, 31, 33, 34, 35, 36/37, 38, 39, 40, 41 or 42 as approved shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: (a) To maintain adequate interface standards to the existing mobile homes and minimise any future loss of privacy due to windows added at 3rd storey level; and (b) To minimise any future loss of privacy between proposed dwellings and gardens within the layout due to windows added at 3rd storey level; both in accordance with Arun Local Plan policies D DM1 and QE SP1.

**This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun district Council's CIL Charging Schedule as adopted on 15th January 2020.**

Shortly you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as Assumption for Liability ([Form 2](#)) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day

before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2,500.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: All conditions on the outline (as amended by P/20/25/NMA) that require agreement of details in writing (other than those requiring the submission of details with the RM application) will require separate applications to be submitted to discharge these conditions.



Neil Crowther  
Group Head of Planning

Case Officer: Mr S Davis  
Decision Issued: 7th May 2025

Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

**IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT**

## APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details can be found at [www.GOV.uk](http://www.GOV.uk)

## PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on



highway land).