

DECISION NOTICE

Application Ref: P/139/22/RES

1 To Addressee

SLR Consulting Ltd
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2JU

2 Site Address

Church Barton House
Horns Lane
Pagham
PO21 4NZ

3 Description of Development

Approval of reserved matters following P/25/17/OUT for the provision of 65 dwellings, access roads, landscaping, open space and associated works. This application affects a Public Right of Way.

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 strict accordance with the following approved plans:

Site Layout (Coloured) PL-2-02 Rev H
Tenure Layout PL-2-03 Rev F
Bedrooms Layout PL-2-04 Rev F
Building Materials Layout PL-02-05 Rev G
Boundary Materials Layout PL-02-06 Rev G
Parking & Bins & Cycle Storage Layout PL-02-07 Rev F
Landscape General Arrangement Plan DD585L01 Rev G
Detailed Planting Plan_Sheet 1 of 5 DD585L03 Rev D
Detailed Planting Plan_Sheet 2 of 5 DD585L04 Rev D
Detailed Planting Plan_Sheet 3 of 5 DD585L05 Rev D
Detailed Planting Plan_Sheet 4 of 5 DD585L06 Rev D
Detailed Planting Plan_Sheet 5 of 5 DD585L07 Rev D
1 Bed Bungalow - Type A - Semi (Brick) PL-HT-1A_S-01

1 Bed Bungalow - Type B - Detached Plans PL-HT-1B_S-01
 1 Bed Bungalow - Type B - Detached (Brick) PL-HT-1B_S-02
 1 Bed Bungalow - Type B - Semi (Brick Quoin & Flint) PL-HT-1B_S-03
 2 Bed Bungalow - Type A - Detached Plans PL-HT-2A_D-01
 2 Bed Bungalow - Type A - Detached (Brick Quoin & Flint) PL-HT-2A_D-02
 2 Bed Bungalow - Type A - Detached (Brick Detailing) PL-HT-2A_D-03
 2 Bed Bungalow - Type A - Semi Plans PL-HT-2A_S-01
 2 Bed Bungalow - Type A - Semi (Brick Quoin & Flint) PL-HT-2A_S-01
 2 Bed House - Type A - Semi (Brick Quoin & Flint) PL-HT-2B_S-01
 2 Bed House - Type A - Semi (Brick Quoin & Render) PL-HT-2B_S-02
 2 Bed House - Type A - Semi (Brick) PL-HT-2B_S-03
 2 Bed House - Type A - Semi (Brick Detailing) PL-HT-2B_S-04
 2 Bed House - Type A - Terrace (Brick Detailing) PL-HT-2B_S-05
 3 Bed House - Type A - Semi (Brick Quoin & Flint) PL-HT-3A_S-01
 3 Bed House - Type A - Semi (Brick Quoin & Render) PL-HT-3A_S-02
 3 Bed House - Type A - Semi (Brick) PL-HT-3A_S-03
 3 Bed House - Type B (V1) - Detached (Brick Detailing) PL-HT-3B_D-01
 3 Bed House - Type B (V2) - Detached (Brick Detailing) PL-HT-3B_D-02
 3 Bed House - Type B (V3) - Semi (Brick Quoin & Flint) PL-HT-3B_S-01
 3 Bed House - Type B (V3) - Semi (Brick Quoin & Render) PL-HT-3B_S-02
 3 Bed House - Type B (V3) - Semi (Brick Detailing) PL-HT-3B_S-03
 3 Bed House - Type C - Semi (Brick Quoin & Flint) PL-HT-3C_S-01
 3 Bed House - Type C - Semi (Brick) PL-HT-3C_S-02 Rev A
 3 Bed House - Type C - Semi (Brick Detailing) PL-HT-3C_S-03 Rev A
 3 Bed House - Type D - Semi (Brick Detailing) PL-HT-3D_S-01
 4 Bed House - Type A (V1) - Semi (Brick Detailing) PL-HT-4A_S-01 Rev A
 4 Bed House - Type A (V1) - Terrace (Brick Detailing) PL-HT-4A_T-01 Rev A
 4 Bed House - Type A (V2) - Semi (Brick Quoin & Flint) PL-HT-4A_S-02 Rev A

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

- 2 Prior to occupation of any dwelling hereby permitted, details of the cycle storage and bin storage shall be submitted to and approved in writing by the Local Planning Authority. No individual dwelling shall be occupied until the bin storage and cycle storage have been provided in accordance with the approved detail for that respective dwelling. The spaces provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

- 3 Prior to the occupation of any dwelling, the footpath and footbridge connection to the adjacent development site (Summer Lane) must be implemented and operational. The footbridge shall be maintained in perpetuity.

Reason: To ensure adequate circular walks and routes in line with the mitigation for the Habitats Regulations Assessment (HRA) Appropriate Assessment (AA) in accordance with Policy ENV DM1 of the Arun Local Plan.

- 4 The development shall not be occupied until the access to the site as per the Access Plan PL-02-09 Rev C has been implemented and is fully operational and gives access to Pagham Road.

Reason: To ensure that occupants have adequate vehicular access to the highway.

- 5 No individual dwelling hereby approved shall be occupied until the optional requirement for

restricted water consumption in Part G of the Building Regulations as demonstrated through the water calculator has been complied with for that dwelling.

Reason: To improve the sustainability of the dwellings in accordance with policies ECC SP1 and W DM1 of the Arun Local Plan.

- 6 Prior to the commencement of the development, a Mitigation Landscape Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable of when planting (hedging and trees) and fencing on the northern, western and southern boundaries is to be implemented in relation to the commencement of development and pre-construction activities and details showing the measures to protect and maintain the works during the construction phase. The approved detail will be implemented in full.

Reason: To ensure adequate mitigation planting in order to comply with the approved Habitats Regulations Assessment (HRA) Appropriate Assessment (AA) in accordance with Policy ENV DM1 of the Arun Local Plan.

- 7 Prior to the occupation of any dwelling, details of all signage and Homeowner Information Packs pertaining to the education of the Pagham Harbour site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the locations, appearance and contents of the signage and Information Packs, and shall also be in line with the messaging guidelines of the Pagham Harbour Strategic Access Management and Monitoring Plan. The approved details shall be implemented in full prior to the occupation of any dwelling and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate mitigation planting in order to comply with the approved Habitats Regulations Assessment (HRA) Appropriate Assessment (AA) in accordance with Policy ENV DM1 and ENV DM2 of the Arun Local Plan.

INFORMATIVE: Note that the Precautionary Reptile measures specified within the updated Ecology Note, Ecosupport October 2022 shall be included within the submission for Condition 15 of the P/25/17/OUT (relating to an Ecological Management and Mitigation Plan and Schedule of Works).



Neil Crowther
Group Head of Planning

Case Officer: Jessica Riches

Decision Issued: 19th January 2024

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) at least 10 days before submitting the appeal. Further details can be found at 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).