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PLANNING PORTAL REF: PP-09430725

20928/A3/HH

27 August 2021

Dear Brenda

LAND NORTH OF SEFTER ROAD, PAGHAM
SUBMISSION OF RESERVED MATTERS PLANNING APPLICATION PURSUANT TO
P/134/16/OUT

Please find enclosed, on behalf of Taylor Wimpey UK Ltd, a Reserved Matters application at Land north of Sefter Road & 80 Rose Green Road, Pagham, Bognor Regis.

The description of development is as follows:

Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) of Outline planning permission P/134/16/OUT for the erection of 250 dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility. Demolition of No. 80 Rose Green Road and provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks. (Resubmission of P/49/21/RES).

The Reserved Matters application comprises the documents and drawings set out within the Documents and Drawings Schedule which accompanies the Reserved Matters application.

Background

The first Reserved Matters Application (ref. P/24/20/RES) was refused on 26 June 2020. A second Reserved Matters Application (ref. P/49/21/RES) was submitted by Taylor Wimpey excluding the area shown on the Outline parameters plan as potential school site/care home/residential land from the



development proposals (previously this land was subject to residential dwellings). This is to ensure that there remains flexibility for a 1FE primary school to be delivered at the Site should the preferred school site (at Summer Lane – planning permission ref. P/140/16/OUT) not come forward. Accordingly, a further separate Reserved Matters application will be submitted when greater certainty regarding the location for delivery of the Primary School is evident.

The second Reserved Matters Application is currently under consideration by Arun District Council (ADC) and has been revised following consultation responses received and feedback from officers. The revisions relate to changes to the central focal space; housing mix; external finishes; surface treatments and hard landscaping.

This letter supports a new (third) Reserved Matters Application which is consistent with revisions made to the second Reserved Matters Application (as of August 2021) which is currently under consideration by ADC.

Design Code Masterplan – Planning Condition 6

This Reserved Matters application is accompanied by the Design Code Masterplan submitted pursuant to condition 6 of Outline planning permission ref. P/134/16/OUT. The Design Code Masterplan provides a framework of design and layout principles which the Reserved Matters layout should follow. This includes character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm.

The revised Design Code Masterplan has been subject to review and comment by Arun District Council and key consultees and seeks to address the concerns raised with the previous iteration of the Design Code. This Masterplan and the key design principles have informed the Reserved Matters site layout and the detailed plans that accompany the Reserved Matters submission.

Landscaping and Layout Particulars – Condition 7

The landscaping and layout particulars in relation to condition 1 (Reserved Matters details relating to scale; appearance; landscaping) have been submitted in support of this Reserved Matters application.

CIL

As confirmed with Arun District Council, as the Outline planning permission was granted before CIL comes into effect, the Reserved Matters submission is not subject to CIL payment. The CIL Form 1: Additional Information has been completed to this effect.

Planning Application Fee

A planning application fee of £51,845.00 will be paid by Taylor Wimpey through the Planning Portal.

Next Steps

We trust that the enclosed information is sufficient to enable the Reserved Matters application to be promptly registered but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely



HARDEEP HUNJAN

Planning Associate

Encl. – Documents Schedule