

30 September 2025

Attention: Jessica Riches
Arun District Council

By email only

SLR Project No.: 433.000008.00001

Dear Jessica,

RE: P/25/17/OUT – Church Barton House, Pagham – Approval of Details Reserved by Conditions

On behalf of our client, Hampshire Homes, we hereby submit an application for the approval of details reserved by conditions 4, 5, 9, 15, 20, 22, 23 and 26 of Outline planning permission ref. P/25/17/OUT regarding the above site, which was approved on 5th September 2019.

The application has been submitted via the Planning Portal (ref. PP-14356802) and comprises the following:

- Application form
- Phase Plan prepared by James Potter Associates (Dwg no. 22039-PL-2-02 Rev A) (condition 4)
- Building Materials Plan prepared by James Potter Associates (Dwg no. 22039-PL-2-05 Rev H) (condition 5)
- Statement of Detail sheet 1 of 3 prepared by James Potter Associates (Dwg no. 22039-SOD-01) (condition 5)
- Statement of Detail sheet 2 of 3 prepared by James Potter Associates (Dwg no. 22039-SOD-02) (condition 5)
- Statement of Detail sheet 3 of 3 prepared by James Potter Associates (Dwg no. 22039-SOD-03) (condition 5)
- Design Code prepared by James Potter Associates (Rev C) (condition 5)
- Arboricultural Method Statement prepared by Barrell (10th September 2025) (condition 9)
- Tree Protection Plan prepared by Barrell (Dwg no. 25114-TPP-01) (condition 9)
- Manual for Managing Trees on Development Sites prepared by Barrell (condition 9)
- Ecological Mitigation and Management Plan prepared by Ecosupport (September 2025) (condition 15)
- Employment and Skills Plan (condition 20)

- Energy Statement prepared by JSP Sustainability Ltd (September 2025) (condition 22)
- Site Layout – Parking & Bins prepared by James Potter Associates (Dwg no. 22039-PL-2-07 Rev G) (condition 26)

Condition 4 – Construction Phasing Scheme

Condition 4 states:

- 4 No development shall take place until a detailed scheme of phasing for the construction of the dwellings and associated highways and public areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule identifying the order of anticipated commencement and completion within each phase of construction.

Submitted with this application is a Phase Plan prepared by James Potter Associates which addresses the above condition requirements and should therefore be sufficient to fully discharge the condition.

Condition 5 – Materials Schedule

Condition 5 states:

- 5 No development in any phase shall be carried out unless and until a schedule of materials and finishes to be used for that phase for external walls and roofs of the proposed buildings has been submitted to and approved by the Local Planning Authority. No development in any phase shall be carried out unless and until a 'statement of detail' for that phase has been submitted to and approved setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Submitted with this application is a Building Materials Plan, Statement of Detail and a Design Code prepared by James Potter Associates which addresses the above condition requirements and should therefore be sufficient to fully discharge the condition.

Condition 9 – Arboricultural Method Statement and Tree Protection Plan

Condition 9 states:

- 9 Prior to the commencement of each phase of the development an Arboricultural Method Statement and Tree Protection Plan shall be submitted for that phase to and approved in writing by the Local Planning Authority and the development shall be undertaken in strict accordance with the details so approved.

Submitted with this application is an Arboricultural Method Statement, a Tree Protection Plan and a Manual for Managing Trees on Development Sites prepared by Barrell which address the above condition requirements and should therefore be sufficient to fully discharge the condition.



Condition 15 – Ecological Management and Mitigation Plan

Condition 15 states:

- 15 Prior to the commencement of construction works or any preparatory works an Ecological Management and Mitigation Plan including a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the supporting document:

- Preliminary Ecological Appraisal - LLD1110 - Rev. 00 - 02/02/2017

All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Submitted with this application is an Ecological Mitigation and Management Plan prepared by Ecosupport which addresses the above condition requirements and should therefore be sufficient to fully discharge the condition.

Condition 20 – Employment and Skills Plan

Condition 20 states:

- 20 Prior to commencement of development the applicant shall prepare and submit for approval an Employment and Skills Plan for the construction phase of development. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan.

Submitted with this application is an Employment and Skills Plan template from Arun District Council, which has started being drafted. However please can we arrange a meeting to agree a strategy to complete the Employment and Skills Plan? This will then allow the condition to be fully discharged.

Condition 22 – Renewable Energy

Condition 22 states:

- 22 Before development commences a scheme identifying the principles to be incorporated into detailed building design as the means of energy conservation, together with on-site energy renewable devices, shall be submitted to and agreed with the Local Planning Authority. Such scheme as is submitted shall seek as a target the provision of on-site renewable energy which will generate an estimated 10% of annual energy requirements of the buildings granted planning permission. In determining the provision of on-site energy generation account will be taken of the impact on the viability of the development. Such scheme as is approved will be implemented in accordance with the scheme.

Submitted with this application is an Energy Statement prepared by JSP Sustainability Ltd which addresses the above condition requirements and should therefore be sufficient to fully discharge the condition



Condition 23 – Broadband Provision

Condition 23 states:

- 23 Prior to the commencement of development, a strategy for the provision or facilitation of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

The development site can be provided with ducting up to the premises of each dwelling to then allow future occupiers to install the equipment for their chosen supplier. This will be carried out as part of the highway works. This should therefore be sufficient to fully discharge the condition.

Condition 26 – Electric Vehicle Charging

Condition 26 states:

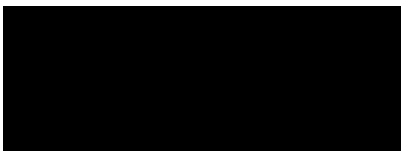
- 26 Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Submitted with this application is a Site Layout – Parking & Bins plan prepared by James Potter Associates which addresses the above condition requirements and should therefore be sufficient to fully discharge the condition.

We look forward to receiving confirmation that the application is valid and the registration details. Should you have any questions or wish to discuss, please do not hesitate to contact us.

Yours sincerely,

SLR Consulting Limited



Laura Black MRTPI
Associate Planner – Planning & ESIA

