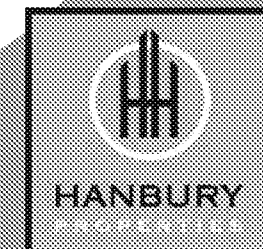


Proposed Mixed Use Development at Pagham South

Design and Access Statement
DLA.1731.DAS.RPT.02.PLANNING ISSUE

December 2016



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Fig 01 - Illustrative Masterplan in the wider context



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Document History

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
	Planning Issue	SHNP	JH	JF/JH	JF	05/12/2018

Revision	Description Of Changes

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EXECUTIVE SUMMARY

This Design and Access Statement (DAS) accompanies an outline application for up to 400 dwellings and associated infrastructure on 22.97ha (56.7acres) of arable land at Pagham South.

The DAS provides a detailed assessment of the site and surrounding area, relevant planning policy, environmental considerations and the aims and aspirations of the proposals.

As set out in the accompanying Planning Statement, Arun District Council (ADC) does not currently have an adequate supply of housing land to meet the requirements of the National Planning Policy Framework (NPPF). It is also clear from the examination of the Emerging Local Plan 2011-2031 that there is a significant requirement for additional housing within the District. The Planning Inspector agreed during the examination that the Council should suspend the Examination, whilst further work is carried out to test a higher housing requirement figure. The Council's previously assessed housing requirement figure of 580 dwellings per annum has increased significantly as a result of Updated Housing Needs Evidence (September 2016) to 919 dwellings per annum.

It is evident that in order to meet the housing requirement of the District there will be a need to look beyond the existing urban areas; as such, a loss of greenfield land will be needed to meet the substantive housing need.

The Council is currently looking for site options to meet this uplift in housing and Pagham South is one of the Strategic Allocations which is being tested for inclusion within the Emerging Local Plan.

The land being considered for this development comprises three parcels of agricultural land in a sustainable location immediately

adjoining the urban edge of Pagham and has direct access off the principal route into the village from Pagham Road.

The site is within easy walking distance of a range of existing services and bus stops (abutting the site) which provide direct access to Bognor Regis.

The majority of the site lies within Flood Zone 1 and is therefore at low risk from flooding. A very small area of Flood Zone 2 is identified at the southern end of the site and will not be developed. A comprehensive Sustainable Urban Drainage System (SUDS) strategy will ensure that flood risk is not increased.

The proposal will provide a mix of house sizes and types, including family and retirement housing, and will provide affordable housing in line with ADC policy. The site will make an important contribution towards meeting ADC's housing requirements in the Emerging Local Plan. The housing mix and tenures will reflect the local housing needs identified by ADC. The proposal will also deliver a care home and significant community facilities set out below.

The proposal is for low rise development in a suitable style that reflects the distinctive forms and materials of the locality. The majority of building heights will be a maximum of 2 storey and include single and 1.5 storeys to compliment and vary the roofscape. Very occasional 2.5 and 3 storey will be used at key locations as landmark buildings.

Density will vary to create distinctive design with densities lowest at the western fringes achieving an overall average of 35 dwellings per hectare (dph).

The scheme will provide a high quality development characterised

by green infrastructure that breaks up the proposals into smaller parcels.

The proposals retain and integrate the existing public footpath that runs east x west across the middle of the site within a green corridor. It also provides several additional footpath links through an extensive and contiguous open space network that links to the permitted Alternative Natural Green Space (ANOGS) and footpath along Summer Lane to the north.

A community hub will be developed south of the Village Hall and will include a local centre, primary school, health facilities and a direct pedestrian link to the adjacent main route bus stops on Pagham Road. This will help reduce the need to travel.

The design retains all of the key natural features and provides opportunities for a substantive improvement in biodiversity around the site. A green corridor will provide an important habitat resource and links between the ANOGS and open countryside to the west, as well as an attractive public open space and recreational resource.

The development will be accessed from two new junctions onto Pagham Road and land will be provided to help link with the Pagham Harbour to Chichester Cycle route.

The proposals have been landscape led to ensure that the development will minimise harm to landscape features and impacts on its character are localised.

A range of landscape and biodiversity benefits will result from the open space strategy which is well above policy standards.

Proposed Mixed Use Development at Pagham South

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1.2 Structure of the Document

- 1.2.1 The document has been separated into the following chapters which follow the design process and outline the factors which have determined the final layout.
- 1.2.2 These chapters have been colour coded to allow for easier referencing. The chapters are as follows:

1.0 Introduction

Provides the relevant background to the scheme, including the policy context and an overview of the pre-application consultation.

2.0 Site Context

Provides background analysis and information about the site and its wider context.

3.0 Constraints and Opportunities

Summarises the findings of the various technical assessments to identify any constraints and opportunities.

4.0 Design Evolution

Outlines the design principles and concepts that have been applied to the development and demonstrates how the proposed development's context has influenced the design.

5.0 Sustainability Credentials

An assessment of the sustainability credentials of the proposal.

1.3 The Design Team

- 1.3.1 The application has been produced in conjunction with a multidisciplinary project team. This DAS should be read in conjunction with the following reports and plans that accompany the application:



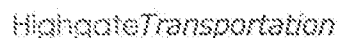
Masterplanning,
Landscape and Visual
& Design and Access
Statement



Planning Statement



Ecological Assessment
Habitats Regulations
Screening Report



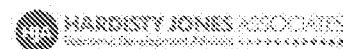
Transport Assessment



Flood Risk Assessment,
Utilities and Drainage
Strategy



Arboricultural Assessment



Archaeology Assessment
Socio-economics

1.4 Planning Policy Background/ Overview

- 1.4.1 The Adopted Local Plan for Arun District comprises the saved policies of the Arun District Local Plan 2003.
- 1.4.2 The site lies adjacent to the built-up area of Pagham where development is strictly controlled in accordance with adopted Local Plan policies GEN2 and GEN3. However, the Local Plan is time-expired and the Council cannot currently demonstrate a 5 year supply of housing which means that the above housing policies in the adopted Local Plan are out-of-date in accordance with the National Planning Policy Framework (NPPF).
- 1.4.3 In light of this, housing applications should be considered in accordance with the presumption in favour of sustainable development which states that applications should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 1.4.4 ADC is currently in the process of preparing a new local plan, the Arun District Local Plan 2011-2029, to replace the now time-expired 2003 Local Plan and guide development within the District up to 2029. This plan was submitted for Examination in Public in January 2015.
- 1.4.5 The Examination was suspended by the Inspector in February 2016 to allow the Council to undertake the further work that he has set out, which includes finding sites to meet the increased housing need identified by

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the updated Objectively Assessed Needs (OAN). The Council's previously assessed housing requirement figure of 580 dwellings per annum has increased, on recommendation from the Inspector and as a result of Updated Housing Needs Evidence (September 2016), to 919 dwellings per annum.

1.4.6 The Council is currently looking for site options to meet this uplift in housing and Pagham South is one of the potential Strategic Allocations which is being tested for inclusion within the emerging Local Plan. It is therefore recognised by the Council to be a suitable location for major development.

1.4.7 Work is currently taking place on producing the Pagham Neighbourhood Development Plan, which will form part of the Local Plan once adopted. The Neighbourhood Development Plan was withdrawn from Examination in December 2014, and an amended pre-submission document was consulted upon between October and November 2015 under Regulation 14 (Neighbourhood Plan Regulations 2012).

1.4.8 Given the early stages of preparation, and considering the Plan has not yet gone through a formal examination process, limited weight can be attributed to the Neighbourhood Plan at this stage.

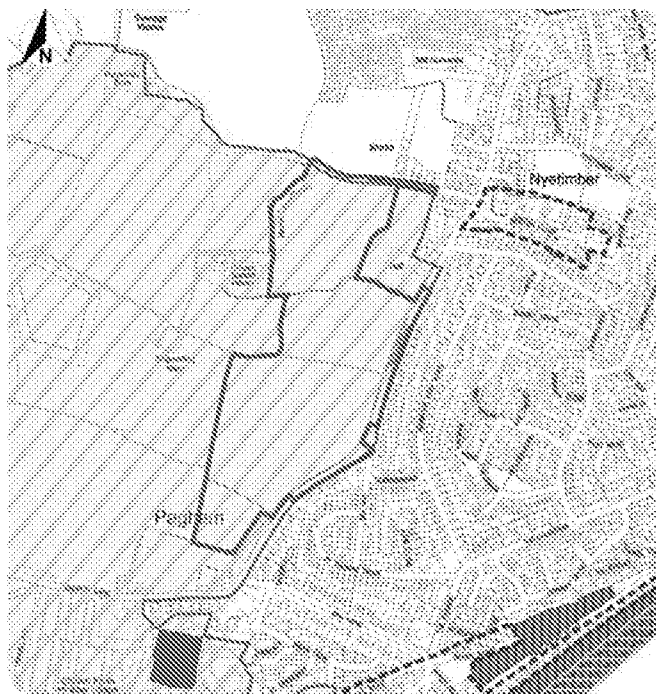


Fig 03 - Local Plan Adopted 2003

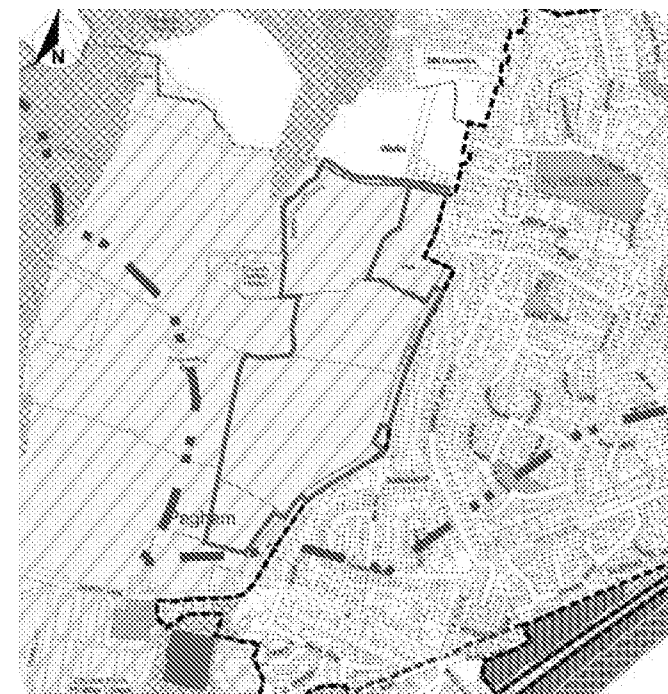
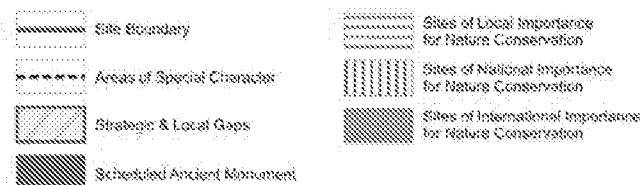
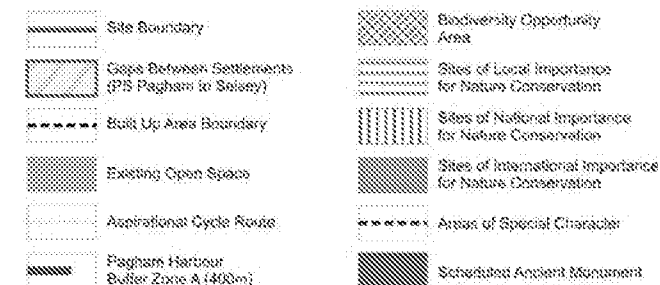


Fig 04 - Emerging Local Plan 2011-31 Proposals Map



Planning Policy Summary

Arun District Local Plan 2003 - Saved Policies

1.4.9 Relevant policies to the application proposal comprise the following:

- GEN2 Built Up Area Boundary;
- GEN3 Protection of the Countryside;
- GEN7 The Form of New Development;
- GEN9 Foul and Surface Water Drainage;
- GEN15 Cycling and Walking;
- GEN18 Crime Prevention;
- GEN20 Provision of Public Open Space within New Development;
- GEN28 Trees and Woodlands;
- AREA10 Strategic Gaps; and
- AREA13 Sites of International Importance for Nature Conservation.

Arun Local Plan Publication Version October 2014 (LPPV)

- SD SP2 Built-up Area Boundary;
- C SP1 Countryside;
- GI SP1 Green Infrastructure and development;
- SD SP3 Gaps Between Settlements;
- LAN DM1 Protection of landscape character;
- D SP1 Design;
- SO DM1 Soils;
- H DM1 Housing Mix;
- H DM2 Independent Living and Care Homes;
- D SP1 Design;
- D DM1 Aspects of form and design quality;
- ECC SP1 Adapting to climate change;
- ECC SP2 Energy and Climate Change Mitigation;
- HWB SP1 Health and Wellbeing;
- OSR DM1 Open space, sport & recreation;
- OSR SP1 Allotments;
- T SP1 Transport and Development;
- T DM1 Sustainable Travel and Public Rights of Way;
- ENV SP1 Natural environment;
- ENV DM1 Designated Sites of biodiversity or geological importance;
- ENV DM2 Pagham Harbour;
- ENV DM3 Non designated sites;
- ENV DM4 Protection of trees;
- ENV DM5 Development and biodiversity;
- W SP1 Water;
- W DM3 Sustainable Urban Drainage Systems;
- QE SP1 Quality of the environment; and
- QE DM2 Light pollution.

SITE CONTEXT



2 SITE CONTEXT

2.1 Site Location

- 2.1.1 The site lies on the western fringes of the large coastal village of Pagham (OS 100m grid Reference SZ 88825 98104).
- 2.1.2 The proposed development comprises 3 fields located to the south of Summer Lane which extend to approximately 22ha and are currently used for arable farming.
- 2.1.3 The land to the north of Summer Lane has permission for 80 houses. As part of this permission the area of land to the northeast of the proposed site will become an Area of Natural Open Green Space (ANOGS) and public amenity area.
- 2.1.4 The landscape to the south and west is predominantly arable farmland with the northern development boundary being defined by Summer Lane.
- 2.1.5 Public Footpath 101 runs in a east x west direction across the centre of the site from Pagham Road.
- 2.1.6 A local village centre comprising a range of retail, food and commercial facilities is located 600m north east of the site and within easy walking distance of the proposals.
- 2.1.7 The centre of Bognor Regis is located approximately 6km east and northeast of the site and easily accessible via the local road network. Chichester is located approximately 10km to the north of the site.



Fig 05 - Site Context

2.2 Designations

Landscape

- 2.2.1 There are no national designations or locally protected assets within the study area.

Ecology

- 2.2.2 The Application Site lies in relatively close proximity to the Pagham Harbour SSSI and SPA/Ramsar site. It has therefore been necessary to give specific consideration to the implications of the proposals on these sites. In particular, it has been necessary to assess the potential for likely significant effects to arise in relation to the SPA/Ramsar site, when the proposals are considered both alone and in combination with other plans/projects. In this regard, Natural England have been specifically consulted and has confirmed that subject to the delivery of suitable mitigation, no likely significant effects would arise.

Cultural and Historical.

- 2.2.3 There are no listed buildings within the site. Within the wider context there are three Grade II listed dwellings to the southeast along Church Lane. White Rock, a Grade II listed cottage lies approximately 50m south of the development boundary. Little Welbourne, is located approximately 650m away from the proposed development boundary. Millstone Cottage and The Old Cottage are located along Church Lane to the south of the site approximately 320m south southwest. St Thomas a Becket's Church lies to the south of the lane and is Grade I listed.

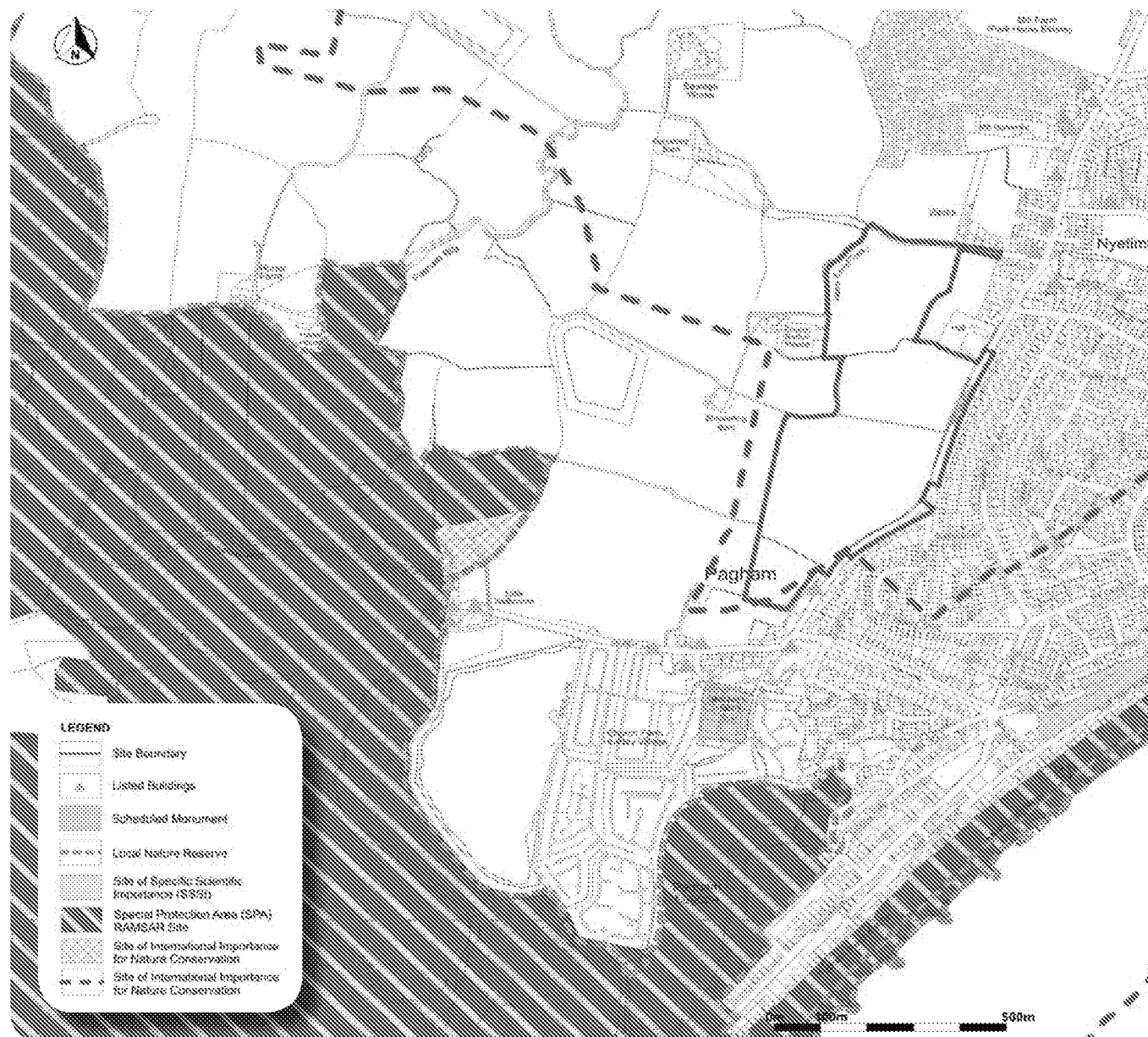


Fig 06 - Designations

- 2.2.4 There are no further physical, visual, historical or cultural links with any protected Landscapes, Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens.

2.3 Geology and Topography

- 2.3.1 Pagham is largely situated on a low coastal plateau contained by Pagham Rife to the west and Aldingbourne Rife to the east. Extensive areas of low lying coastal plain separate the town from the South Downs to the north.
- 2.3.2 The site is located on the low coastal plateau which generally undulates between 2m AOD and 5m AOD, with various rifes and streams piercing the landscape.
- 2.3.3 The agricultural land classification assessment undertaken by Reading Agricultural Consultants September 2016 identified the majority of the site as Grade 2 with areas to the south limited to subgrade 3a.
- 2.3.4 The soils assessment identified *'the principal underlying geology of the site as mapped by the British Geological Survey is of the London Clay Formation, mainly comprising silty clay, clayey silt and occasionally silt, with some sandy clay layers also present. Superficial River Terrace deposits are mapped across the site and include sand, silt and clay'*.

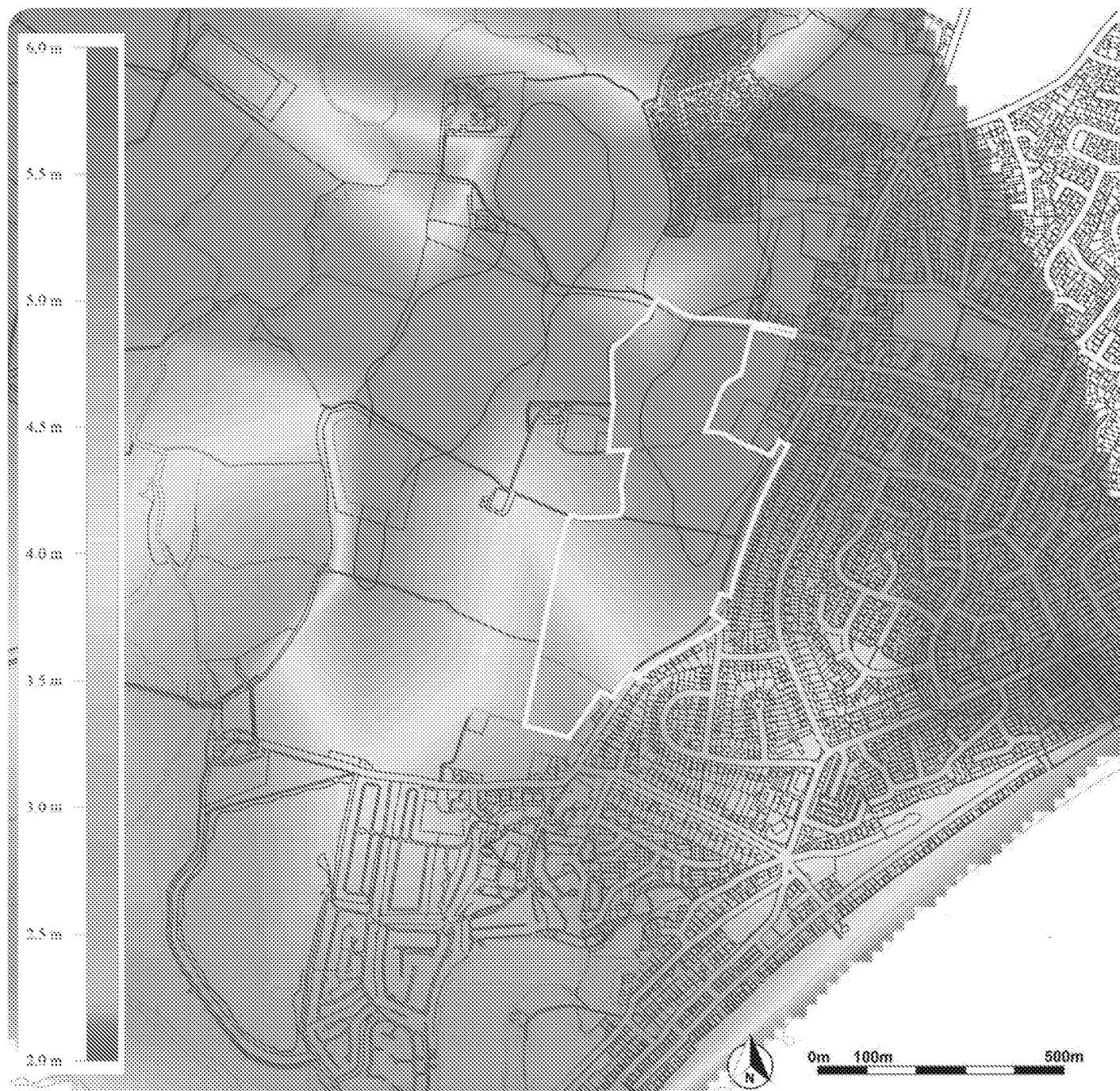


Fig 07 - Topography

2.4 Hydrology

2.4.1 The application is supported with a Flood Risk Assessment (FRA). The Environment Agency Flood Map is indicative only and takes no account of actual ground levels or features. These flood maps tend to be derived from coarse scale modelling which bases part of the results on assumptions of hydrology and topography. The plans are an indicative measure to flood risk.

2.4.2 The Environment Agency has confirmed that the flood zone to the south of the site is based on an undefended tidal flood level. The site is not affected by the Pagham Rife fluvial flood levels.

Hydrogeology

2.4.3 The Environment Agency's mapping website confirms that the site is not located within a Groundwater Source Protection Zone for groundwater abstractions.

Groundwater

2.4.4 No recorded incidents of groundwater flooding within the vicinity of the site have been found during the investigations.

Local Catchment Information

2.4.5 The development area currently drains to the watercourse running east to west through the site and the adjacent field ditches to the southern and western boundaries. These in turn then feed to the Pagham Rife which is designated as a Main River and located approximately 550m to the west.

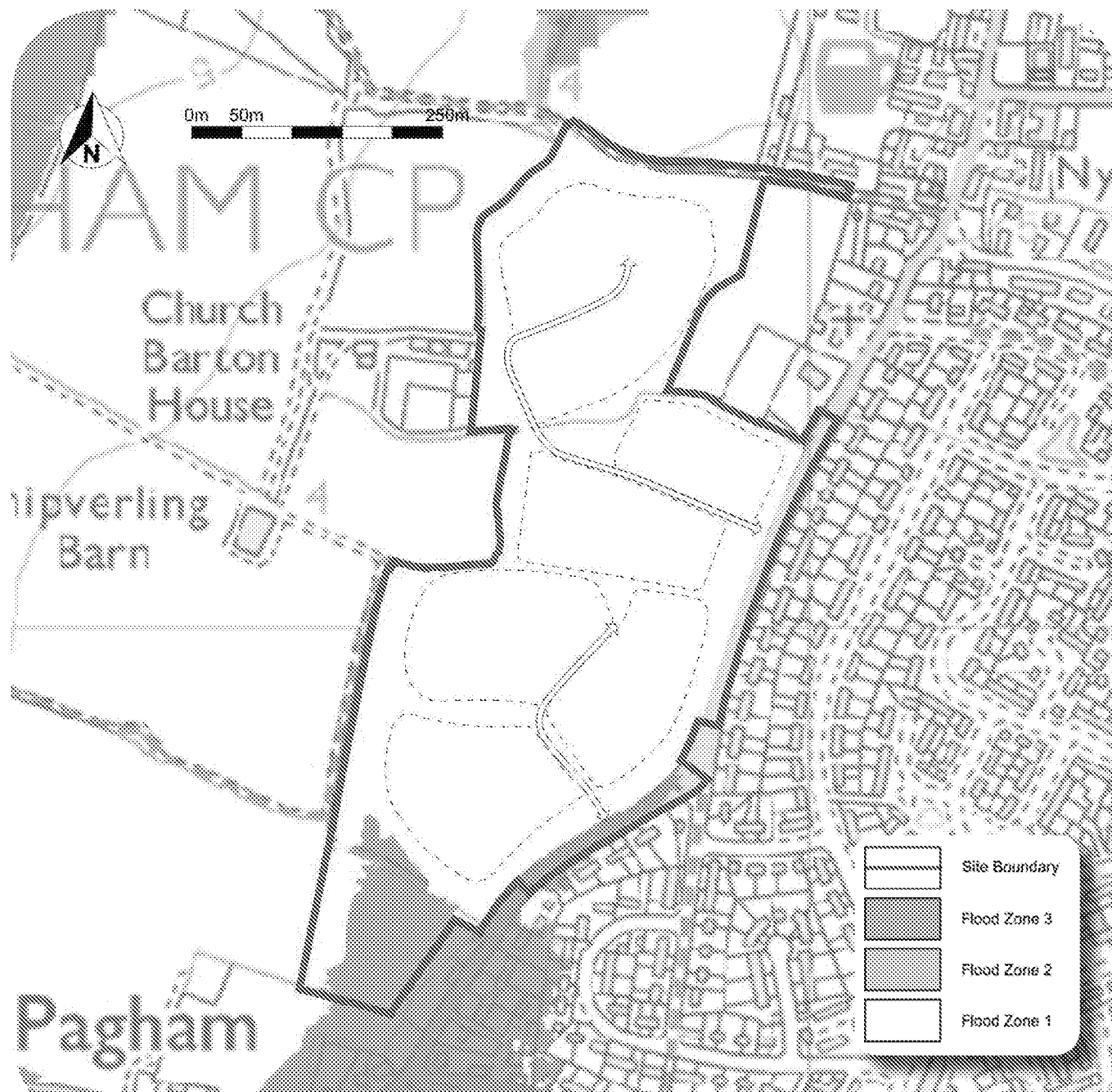


Fig 08 - Environment Agency Flood Maps

2.5 Access

2.5.1 The local transport network is shown in Figure 09. Pagham Road is the local distributor road which provides access to the rest of Pagham and Chichester via the B2166 to the north. This route can sometimes be congested during peak periods. The B2166 also provides access to Bognor Regis (via Lower Bognor Road) and is accessed from the site via Nyetimber Lane or Hook Lane and Seftor Road, into Aldwick Road.

2.5.2 Opposite the site, Pagham Road is residential in character with accesses to individual properties and a 2.0m wide footway. It is 7.3m wide, lit and subject to a 30mph speed restriction.

2.5.3 Summer Lane is a cul de sac to the immediate north of the site. It provides vehicular access to existing residential properties and provides pedestrian access to Footpath 100. As part of the recent planning consent on land to the north, modifications to Summer Lane at its junction with Pagham Road are proposed in order to accommodate an additional 90 dwellings.

2.5.4 Pagham Road has a comprehensive and high quality bus route operating at a 20 minute frequency during weekdays and weekends via the 600 service. This new service provides access to the larger conurbations of Chichester and Bognor with both north and southbound bus stops located on Pagham Road adjacent to the site boundary. Bus route 600 also provides access to Chichester Rail Station, which includes direct services to a number of locations including London, Gatwick, Brighton, Portsmouth and Southampton. There is also a rail station at Bognor

Regis



Fig 09 - Access

Public Rights of Way and Cycle Access

2.5.5 A number of PROW's lie near or within the application site:

2.5.6 Footpath 106 - runs northwards from Summer Lane, just north west of the site's boundary

2.5.7 Public Footpath 100 - runs along Summer Lane and continues to the west ; and

2.5.8 Public Footpath 101 follows a vehicular access track from Pagham Road to Shipverling Barn and Church Barton House across the centre of the site before turning south along the site's western boundary.

2.5.9 The Emerging Neighbourhood Plan identifies Summer Lane as an aspirational cycle route and the Pagham Harbour to Chichester Cycle Route is located to the west of the site.

Site Access

- 2.5.10 Vehicular access to the site is via the access track from Pagham Road that forms Footpath 101.

2.6 Landuse and Vegetation

- 2.6.1 Pagham is a large village that expanded rapidly after the post war years, notably so along Pagham Road. This development defines the east and southeast boundaries of the site.
- 2.6.2 The site currently forms part of the wider coastal plateau arable farmlands which abut the length of Pagham.
- 2.6.3 Within this landscape the fields are predominantly medium sized and irregular shaped enclosed by a combination of watercourses and semi mature native hedgerows.
- 2.6.4 To the south a single medium sized arable field separates the site and the southern extents of Pagham.
- 2.6.5 To the west and north west of the site the immediate field patterns are defined by a single lane access track which runs west from Pagham Road towards Shipverling Barn and Church Barton House doglegging north to Summer Lane.
- 2.6.6 Beyond this, the landscape to the west and southwest is characteristically coastal plateau and arable farmland, occasionally broken by farm developments and the Waste Water Treatment Works. The landscape is defined by the numerous rifes that meander south towards Pagham Harbour, often lined by tall reeds and individual mature trees.



Fig 10 - Landuse

2.7 Settlement Context/Local Distinctiveness

2.7.1 Pagham comprises a range of house types and character areas as set out in the Village Design Statement 2007.

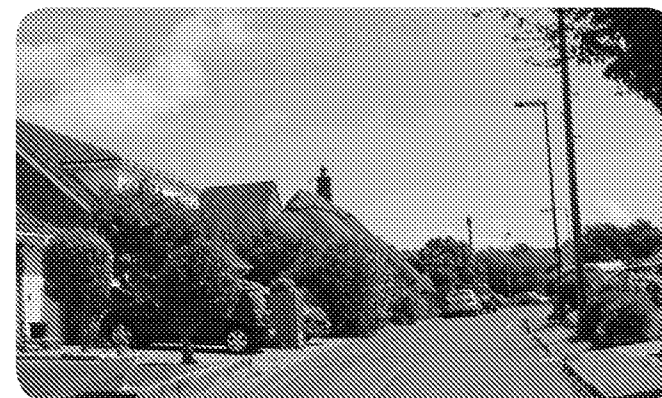
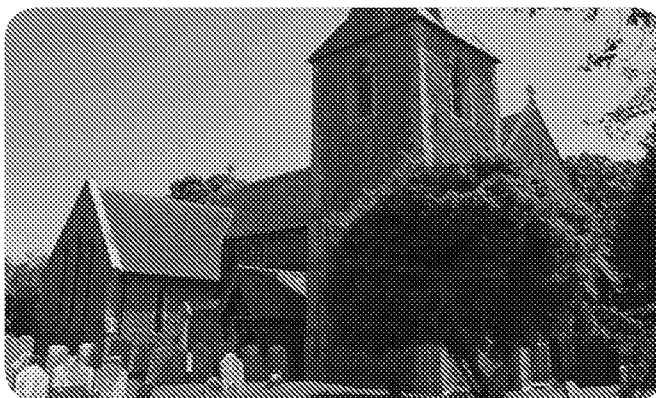
2.7.2 There is evidence of two historic medieval cores, the first centred to the south around the Parish Church of Saint Thomas a Becket (off Church Lane) and the second at Nyetimber along Pagham Road. These older historic buildings reflect the local characteristic building styles and materials such as flint and stone, timber frames, thatch and cob. Timber framing was widely used for houses until after the 17th century in which brick was a more common choice.

2.7.3 The majority of Pagham is postwar and set out within cul-de-sacs consisting of mostly semi-detached bungalows with a medium to low density. A large portion is retirement development built in the 1960s which have open frontages onto roads and relatively large back gardens.

2.7.4 Boundaries to residential properties are similarly diverse. A large portion of houses in some areas have open frontages while others typically include a mix of hedgerows, 1.1-1.5m high red brick walls, 2m high fence panels and flint and brick walls.

2.7.5 Development has expanded north and east following a typical estate road and cul-de-sac layout.

2.7.6 There is a relatively open feel to the built environment due to low urban densities and pockets of green open spaces. Distinctive buildings include public houses



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such as 'The Lamb' (17th C.), 'The Lion', 'The Bear' (15th C.), 'The Royal Oak', 'Inglebrook Hotel' and the buildings along Church Lane including The Church of St Thomas a Becket (1206), the Vicarage and Becket's Barn. None of these are viewed in context with the site, however there are views from the site towards the spire of St Thomas a Becket church.

2.7.7 The village benefits from a number of open green spaces, the most notable of these being The Cricket Club grounds and Football Club grounds. Other green spaces include land beside Ashcroft way, open area at The Green, the pond at Barton Close and the open area at Manor Park.

2.7.8 The open fields and hedgerow network to the west of Pagham are an important aspect in providing a setting to the settlement edge and softening of the urban boundary.



2.8 Socio-Economic Context

- 2.8.1 Pagham is a large coastal village abutting the western boundary of Bognor Regis. Up until the 14th Century the area evolved through sea trade from Pagham Harbour and remained relatively undeveloped until the earlier part of the 20th century.
- 2.8.2 It became a popular retirement destination and attracts tourists to its coastal attractions and diverse set of landscapes, including Pagham Harbour Local Nature Reserve, (Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and RAMSAR) site.
- 2.8.3 The current parish population is just under 7540 with 3560 dwellings¹.
- 2.8.4 Its diversity of facilities and services make it a desirable place to live and it has attracted a higher than national average retirement (over 65) population at 38% and a below national average of young persons (under 15).
- 2.8.5 There is a high percentage of owner occupation (88.4%) either owned outright or with a mortgage. Rented properties are lower than average as are social rented houses which only account for 2% of households.
- 2.8.6 The Village Design Statement (2007) confirms that residents like both the coastal and the rural aspects of Pagham, together with the peace and quiet and village community atmosphere.



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Existing Services

2.8.7 Pagham benefits from a wide range of facilities and services which include a number of public houses, Village Hall, a variety of small shops including Tesco Express, two churches, a hotel, two schools, a number of 'take away' restaurants and a Post Office.

2.8.8 The majority of services are within easy walking distance from the site as indicated below and a good bus service is available on Pagham Road.

Table 1 - Existing Services - Distances

Amenities/Facilities	Distance
1 The Village Pre-School	280m
2 Pagham Village Hall	280m
3 Pagham United Reformed Church	340m
4 The Lamb Inn	450m
5 Crown Racing (bookmakers), Post Office, Nyetimber Stores (newsagents)	500m
6 Indian and Chinese Takeaway	530m
7 The Bear Inn	550m
8 Tesco Express, Hair Salon, Tea Shop	610m
9 The Lion	620m
10 Pagham Cricket Club	630m
11 The Co-operative food, Dentist, Barber, Cafe	650m
12 Inglenook Hotel	680m
13 Pagham Football Club	700m
Additional Facilities Within Wider Area	
Fish and Chip Cafe	900m
Rose Green Primary Schools	1.9km
Craigwell News (newsagents), Hair Studio, Beauty Salon	2.4km
The Southern Co-Operative, Florists	2.5km
The Co-operative food, Lloyds Pharmacy, Rose Green Post Office	2.5km
Morrisons, Bognor Regis	6.0km
Waitrose, Chichester	10.2km

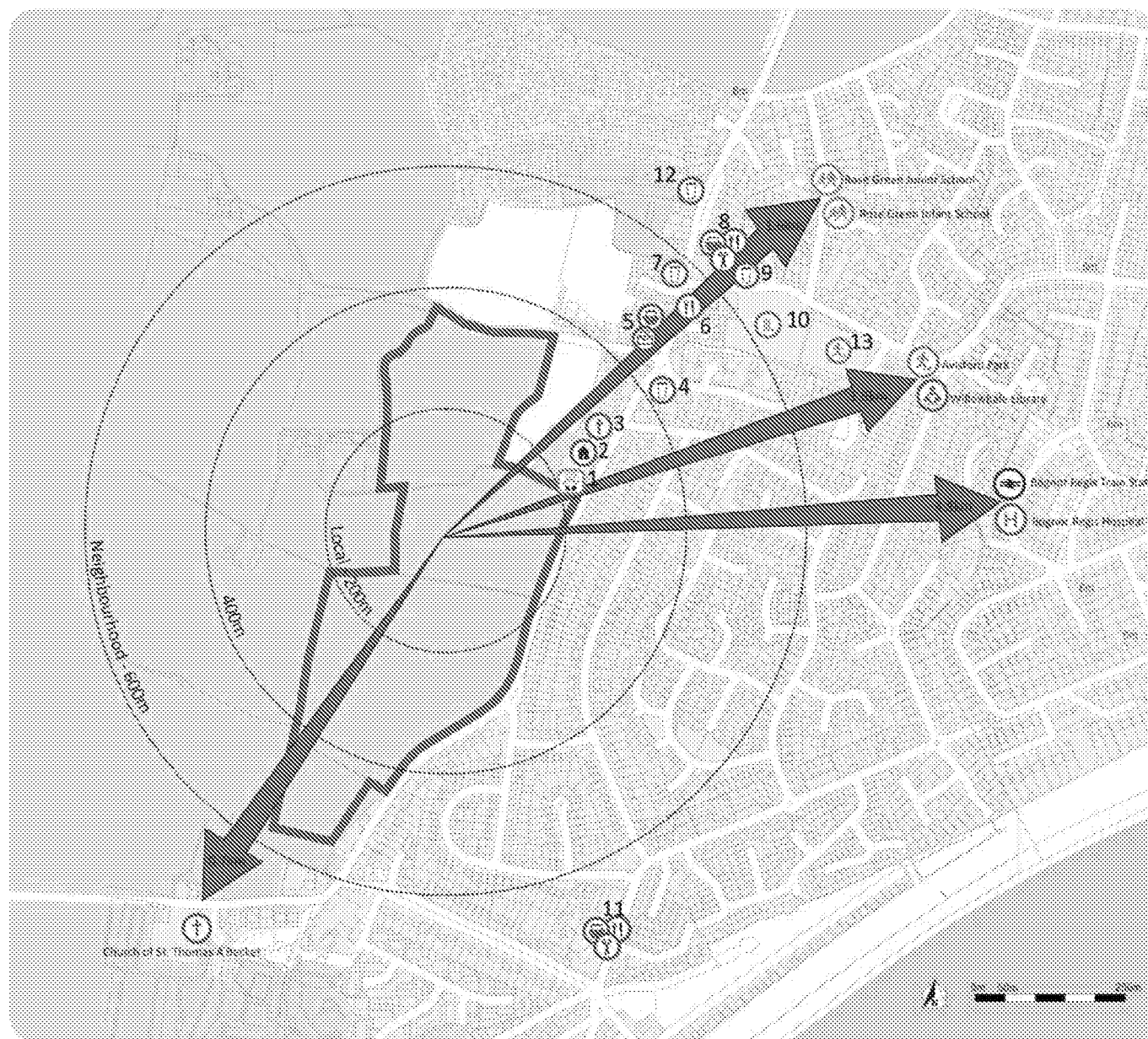


Fig 11 - Existing Facilities

2.9 Utilities

2.9.1 Utility records were requested from all statutory authorities to check for location and capacity. These included:

- Portsmouth Water;
- Gas;
- Electric;
- BT Openreach; and
- Southern Water.

2.9.2 The quality and accuracy of information received from the Utility Companies about their existing plant is indicative. Utility plans should only be used as a guide and we would always recommend that CAT scans or trial pits be carried out to confirm the location of plant prior to starting on site.

Water

2.9.3 Portsmouth Water have existing infrastructure located along Pagham Road and Summer Lane.

Gas

2.9.4 EPL&R have existing infrastructure located along Pagham Road.

Electric

2.9.5 SSE Power Distribution have existing infrastructure located along Pagham Road and Summer Lane.

BT Openreach:

2.9.6 BT infrastructure exists in Pagham Road and they

have a universal service obligation to supply the site.

Sewage

2.9.7 Southern Water records confirm that foul and storm water sewers exist within Pagham Road. The site is crossed by a DN375 foul pumped main taking flow from the village to Pagham Waste Water Treatment Works.

2.10 Landscape Character Assessment

2.10.1 A desk study revealed that the following Character Assessments were applicable to the site and the surroundings.

Table 2 - Landscape Character Assessments

Assessment	Character Area/Type	Date
National		
National Character Areas (NCA)	126 - South Coast Plain	2014
Regional		
West Sussex Landscape Character Assessment	SC2 - Manhood Peninsula	2003
Local		
Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026	LCA 3 - Pagham Lower Coastal Plain	2006
Pagham Village Design Statement	Pagham Road	2007

NCA: 126 South Coast Plain

2.10.2 The NCA 126 is a flat landscape between the dip slope of the South Downs, the South Hampshire Lowlands and the waters of the English Channel, Solent and

part of Southampton Water.

West Sussex NCA: SC2 - Manhood Peninsula

2.10.3 The West Sussex Landscape Character Assessment carried out in 2003 identified 42 unique landscape character areas. The site is identified as lying on the edge of SC2 - Manhood Peninsula, which covers the wider landscape to the south and west and is defined to the east by the village of Pagham.

2.10.4 Key Characteristics of this area that are relevant to the site are:

- Mainly low-lying flat landform;
- Pockets of small enclosed pasture fields and horse paddocks, as to the northeast of the site;
- Linear villages;
- Few trees or hedgerows, partly as a result of Dutch Elm Disease from the 1970s and the Great Storm in 1987;
- Large scale arable farming with large fields, often absent of hedgerows;
- Scattered vernacular in villages with mixed building materials, often flint, brick, half timber and stone, often with sprawling modern fringes; and
- Rife and ditch systems with associated low lying

species rich unimproved grassland and edged by reed beds.

2.10.5 Key landscape and visual sensitivities are identified in the Landscape Character Assessment as:

- The expansion and development on urban and village edges; and
- Changes in drainage patterns due to climate change.

2.10.6 Both of these sensitivities have formed an important part of the design development process. The recommended guidelines have been used to inform the illustrative Masterplan.

Arun Landscape Study - Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026

2.10.7 This was produced to help inform the Local Development Framework process. It provides an assessment of the physical and environmental constraints on open countryside and identifies its capacity to accommodate future development.

Landscape Character Types (LCT's)

2.10.8 The site consists of two LCT's. The fields to the north and south are identified LCT L1b - Large-scale arable, separated by a swathe of LCT L2. Both of the LCT's relate to intensive arable landuses, the difference between the two being the field sizes. LCT2 is moderate to small rather than large as characterised by L1b and has a greater sense of enclosure to LCT2 due to more complete hedgerows and boundary features.

2.10.9 The latter of the characteristics has some impact upon

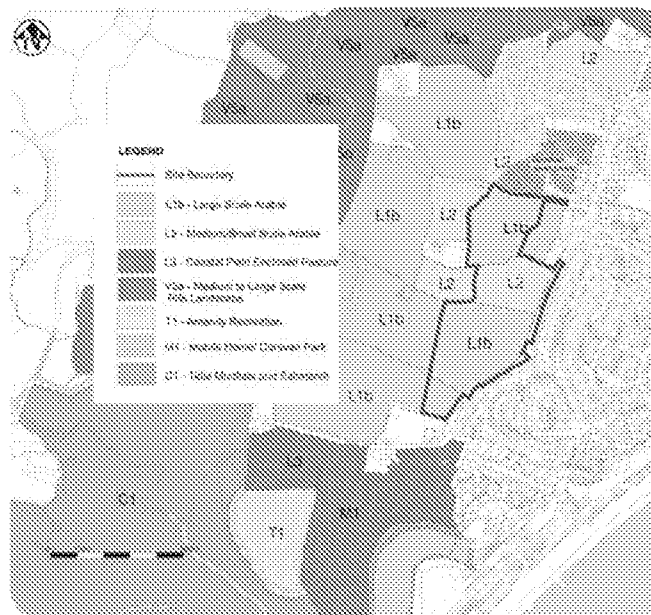


Fig 12 - LCT's - interpolated from the Arun Landscape Study

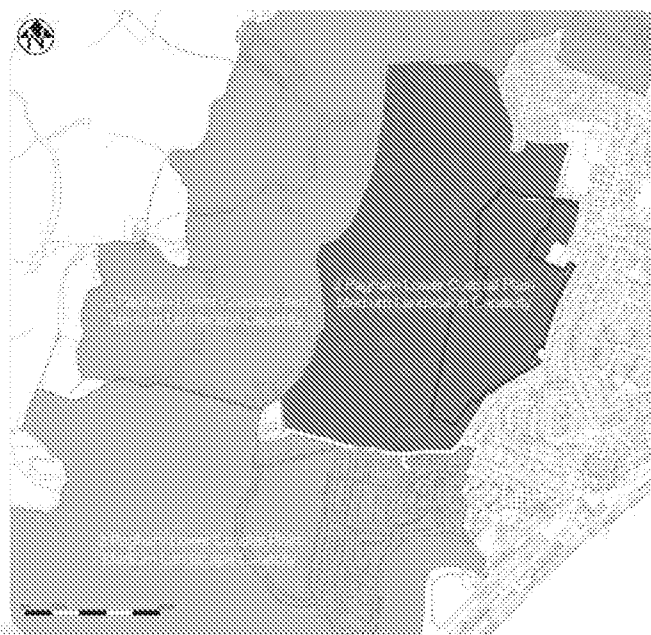


Fig 13 - LCA's and landscape capacity - interpolated from the Arun Landscape Study

the openness of the adjoining LCT L1b providing a degree of enclosure that is not experienced in the same LCT type further west.

Landscape Character Areas (LCA's)

2.10.10 Using the LCTs, Landscape Character Areas (LCAs) were identified. These describe further unique areas related to a specific place. These were then assessed for sensitivity and value to indicate potential capacity.

2.10.11 The assessment identifies the site as lying within the Pagham Lower Coastal Plain (LCA 3 - Pagham Lower Coastal Plain). In addition to the LCT characteristics the description includes scattered farm buildings and dwellings with associated paddocks; and minor roads at the perimeter, tracks within. Both are characteristic of the site and its immediate context.

2.10.12 The sensitivity and value of the LCA was considered moderate equating to a medium capacity 'Large scale arable landscape, some containment along settlement edge, ecological and heritage interest, adjacent to Pagham Harbour and floodplain.'

2.10.13 A full description of this appraisal and the values that contributed to this sensitivity and capacity is

described within the LVIA (DLA.LVIA.RPT.01).

Landscape Capacity of Strategic Sites (LCSS) in Arun District - DRAFT August 2016

- 2.10.14 This document has been produced as part of the evidence base for the Emerging Local Plan and provides a draft Landscape Capacity Study of strategic sites which have been identified within the Strategic Housing Land Availability Appraisal (SHLAA).
- 2.10.15 The assessment splits the Pagham SHLAA (1) allocation in 3 segments of which the application site forms the eastern boundary of 1a. The area to the south west, the local nature reserve, SSSI and Ramsar site is identified as 1b and the area to the north 1a. Both of these areas are considered higher

- 2.10.16 The Pagham Village Design Statement (Nov 2007) aims to provide a series of planning and development guidelines as a framework within which to protect Parish assets and serve the best interest of the community. It also includes the Parish Council's policies on conservation and the environment.
- 2.10.17 The site lies within the 'Pagham Road' character area. In relation to the site and its landscape strategy, the development should incorporate the following criteria:

- Highest quality layout and design;
- Preserve character of area;
- Front boundaries should contribute to overall street scene;
- Traditional materials where appropriate;
- Maintain character of private roads;
- Maintain existing pattern e.g. setback, density;
- Preserve existing boundary walls, trees and hedges; and
- Preserve views over open land to the west of Pagham Road.

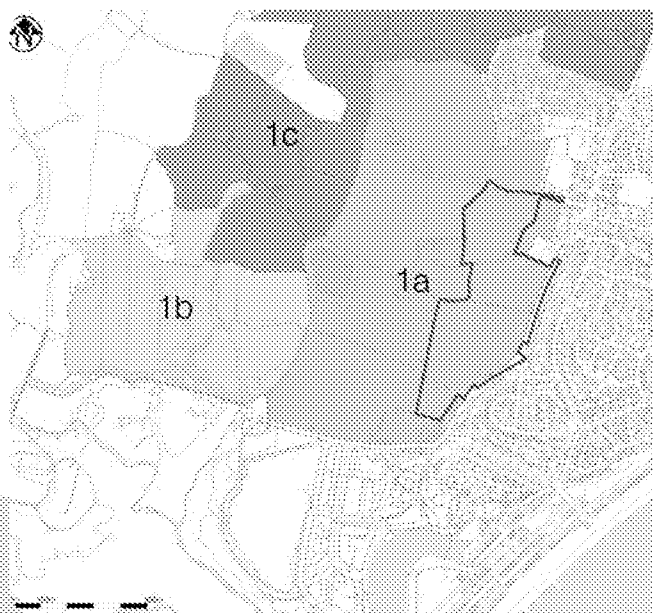


Fig 14 - Landscape Capacity - Pagham - interpolated from the draft LCSS

Key Site Features

- | | |
|--------|--|
| 2.11.1 | The highest point of the site lies within the north east corner, adjacent to Summer Lane. Within this and the central parcel the landform drains to a ditch along the western boundary at which the field level lies between 4.5 and 4.9m AOD. |
| 2.11.2 | The parcels are separated by a second rise which drains westwards into the western boundary ditch. |
| 2.11.3 | Within the central parcel the landform also falls to the east where drainage is provided by a long channel which runs inside of the boundary hedgerow along the entire length of the site's boundary with Pagham Road. |
| 2.11.4 | The southern parcel is separated from the rest of the site by a concrete road (Footpath 101) which is slightly elevated above the fields (approximately 20-40cm). |
| 2.11.5 | The levels within the southern parcel fall away from the road to the east, south and west, and is intercepted by a drainage channel along each respective boundary. |
| 2.11.6 | The southern boundary of the site is the lowest point dropping from 4.18m AOD in the southwest corner to 3.81m AOD in the south east. |

Key Landscape Features

- | | |
|--------|--|
| 2.11.7 | Due to the historic agricultural use, key features are restricted to the field boundaries. |
| 2.11.8 | Within the site these are limited to a drainage ditch |



Fig 15 - Site Features

between the north and central parcel. A single group of Category C2 Willow and Blackthorn are located towards the western boundary. In landscape terms these have limited visual amenity or connectivity and are considered low quality and low sensitivity features.

- 2.11.9 The access track to Honer Farm/Public Footpath 101 forms a separation between the central and southern parcel and has no associated landscape features.
- 2.11.10 As part of the application a tree survey undertaken by Bosky Trees (Land at Pagham Road, Pagham dated 10th August 2016) has been submitted.

Northern Boundary

- 2.11.11 The northern boundary of the site is only defined by Summer Lane. The lane lies below the level of the site with a steep verge forming the boundary. To the west, the lane lies approximately 1m below the site, reducing to 50cm towards Pagham Road.
- 2.11.12 With the exception of a small section of post and barbed wire fencing to the east of the lane, the boundary is open.

Eastern Boundary

- 2.11.13 The current north eastern boundary of the site is undefined until the implementation of the Alternative Natural Open Green Space (ANOGS) as part of the northern permitted development. This boundary will then become defined by a native hedgerow with trees.
- 2.11.14 The boundary to the Village Hall is defined by an unmanaged Category C2 field boundary, 2/3m high



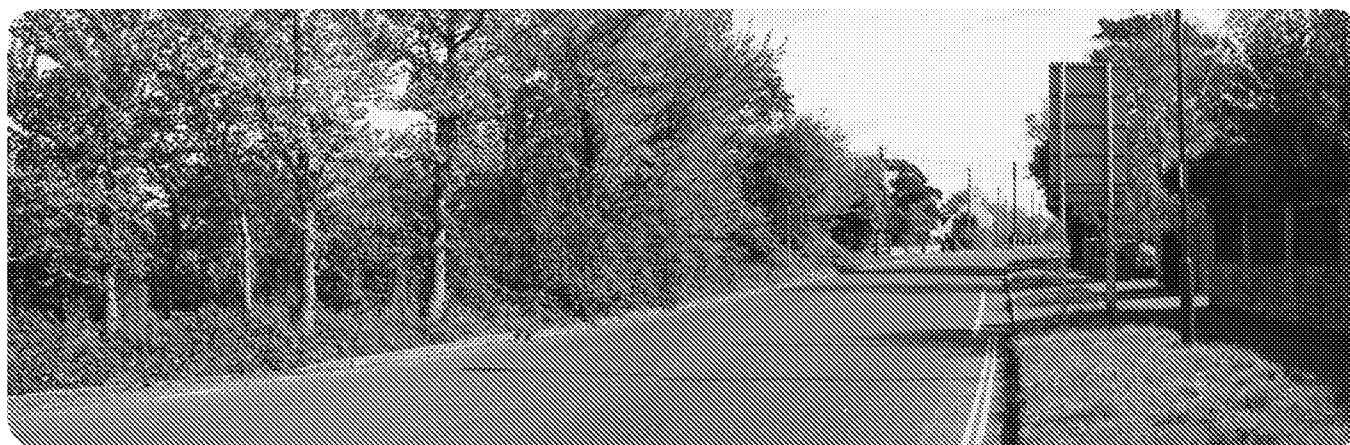
View west along Summer Lane - Northern Boundary



Western towards Western boundary



View towards Southern boundary



Pagham Road - Eastern Boundary

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native species poor hedgerow. A gateway on the juncture of the two hedgerows provides access from the Village Hall to the site.

- 2.11.15 The eastern boundary abutting Pagham Road is defined by a gappy and species poor hedgerow/tree groups including Oak, Sycamore, Ash and some Willow. The tree belt ranges from 7-9m in height reducing in height as it continues southwards along Pagham Road.

Southern Boundary

- 2.11.16 The southern boundary to the proposed development area is defined by a 2.3m high native hedgerow and a small group of 5m high native trees.
- 2.11.17 There is a field entrance to the south west of the hedgerow into the additional landscape parcel. The boundary to this area is currently undefined.

Western Boundary

- 2.11.18 With the exception of some small tree groups along the north western boundary, the remainder of the boundary is open and only defined by the rife and occasional sections of post and wire fencing.

Visual and Sensory Perceptions

- 2.11.19 Due to the low lying topography, views of the wider area are often truncated by intervening development and vegetation. The visual envelope of the site is notably reduced by the development along Pagham Road, Summer Lane and Church Lane which form the backdrop and close horizon in views from the two footpaths to the west.

- 2.11.20 Within views looking out from the village, intervening vegetation screen views towards the more attractive remote coastal plain landscapes. In comparison to these experiences and influences on the local character, the strong urban edge is heavily influential on the overall quality and perception of views.

- 2.11.21 Views to locally identifiable features are restricted to the spire of Thomas a Becket's to the south from limited sections of the footpaths.

- 2.11.22 The tranquillity of the site and surrounding area are influenced by traffic and the activities associated with residential development along the suburban boundary.

Landscape Quality and Condition

- 2.11.23 The current urban boundary of Pagham is not considered distinctive in terms of its contribution to the local or historical character of the area such as is evident along Pagham Harbour. The edge is defined by poor quality features and influenced by the road which results in a Low/Moderate contribution to the setting. The settlement pattern along this section of Pagham derived from a rapid expansion of the village towards the end of the last century. The settlement edge does not reflect the more traditional character or patterns and has resulted in a weak boundary with hard urban features.

- 2.11.24 The effect of this weak setting is increased by the lack of boundary vegetation or mature features in and around the site.

Landscape Sensitivity

- 2.11.25 The landscape sensitivity and value have been assessed within the Arun Landscape Study and the draft 'Landscape Capacity of Strategic Sites in Arun District August 2016' (LCSS). The site lies within a wider allocation 1a (identified on Figure 13) The criteria set out within the assessment related to:

- Inherent Landscape Qualities;
- Contribution to distinctive settlement setting;
- Inconsistency with existing settlement form/pattern;
- Contribution to rurality of surrounding landscape;
- Contribution to separation between settlements;
- Ecological Sensitivity;
- Contribution to the setting of surrounding landscape/settlement;
- Views (Visual Sensitivity); and
- Potential for Mitigation.

- 2.11.26 A full narrative of this assessment is given in the LVIA. In summary, both the site and 1a were considered Moderate Sensitivity.

Landscape Value

- 2.11.27 Value relates to a series of elements that are considered to influence and contribute to the perceived character of the site. To gain an understanding of these the site has been tested against a series of criteria set out within the methodology described within the LVIA.

Professional judgment has been used to consider the significance of each element within the overall assessment.

2.11.28 The values considered relate back to the criteria set out within the wider ALS study and the LCSS and cover the following:

- National and local landscape designations, which do not include gap policies;
- Non-landscape designations for example; Heritage, amenity, biodiversity and flood zones;
- Contribution to outstanding assets which includes the AONB, Arundel and the Arun valley, the undeveloped coast and Pagham Harbour;
- Special cultural or historic associations;
- Perceptual aspects such as scenic beauty, tranquillity or remoteness;
- Local distinctiveness ; and
- Recreation

2.11.29 In summary, parcel 1a was considered Moderate Value however the actual site was considered borderline Moderate/Slight.

2.12.2

boundaries of the site and to identify the main habitats and associated plant species. In addition, a suite of specific ecological surveys were undertaken for breeding birds, Bats, badgers, Water Vole, Otter and reptiles. Assessments were also undertaken in relation to the suitability of the habitats present for Dormouse, amphibians and invertebrates.

In relation to habitats, it is considered that the majority of the Application Site is of limited intrinsic ecological value, comprising arable land. Those features of greater value in the context of the Application Site are the hedgerows, ditches, tree lines and field margins, which are all to be retained within the Development Proposals. Significant enhancements would be realised through the creation of extensive areas of species rich grassland, new wetland features and new tree/shrub/hedgerow planting, using native species wherever possible. These measures, in tandem with appropriate future management, will result in a significant net gain for biodiversity at the Application Site.

2.12.3

In relation to faunal species, survey work has shown that Badgers, Otters and Water Vole do not utilise the Application Site. It also concluded that Dormouse and Great Crested Newts would not be present in light of habitat condition surveys of the Application Site and previous survey work recording no evidence of their presence in habitat surrounding the Application Site.

2.12.4

The Application Site is however of some value to foraging Bat species and several trees have been identified which have some potential to support roosting bats. During specific surveys, a variety of

birds were recorded within and in the immediate surrounds of the Application Site, although not all were considered to be breeding within the Application Site itself. Such breeding activity was, in the main, confined to vegetated boundary features although the presence of breeding Skylark was noted in arable habitat in the north of the Application Site. With regard to wintering birds, specific and detailed surveys did not record any significant use of the Application Site by any species, however third party sources have indicated that the Application Site is used by Brent Geese (a species recorded as using surrounding habitat during the detailed surveys) as a foraging / loafing resource. Common Lizard, Grass Snake and Slow Worm were all recorded within suitable habitat in the Application Site, principally located at the field boundaries and the site is expected to support a range of common invertebrate species.

2.12.5

The Application Site lies in relatively close proximity to the Pagham Harbour SSSI and SPA/Ramsar site. It has therefore been necessary to give specific consideration to the implications of the proposals on these sites. In particular, it has been necessary to assess the potential for likely significant effects to arise in relation to the SPA/Ramsar site, when the proposals are considered both alone and in combination with other plans/projects. In this regard, Natural England have been specifically consulted and have confirmed that subject to the delivery of suitable mitigation, no likely significant effects would arise.

2.12 Ecology

2.12.1 Specific ecological surveys were carried out at the Application Site between May and September 2016. The survey work included an extended Phase 1 habitat survey, undertaken to ascertain the general ecological value of the land contained within the

2.13 Views

2.13.1 The low lying topography has resulted in limited opportunities for views of the site from public receptors. Within the village views are restricted to Pagham Road, Summer Lane, Church Lane and the housing immediately adjacent.

2.13.2 Views from the west are restricted to localised opportunities which view the site against the backdrop of the existing settlement. These views are due to the lack of vegetation along the site's western boundary.

2.13.3 Overall, these views are considered moderate quality in comparison to the higher quality experiences along the coastal plains and within the Nature Reserve to the west. Within the available views, the existing settlement boundary forms a hard urban edge which is viewed against a close horizon. The permitted development to the north of Summer Lane will reinforce this influence.

Views from the North

2.13.4 Views from the north are restricted to local receptors by the low lying topography and the settlement boundary to the north. Due to the lack of field boundary vegetation there is the opportunity for open views.

2.13.5 In views from the elevated South Downs to the north, the site is not discernible within the wide panorama.

2.13.6 Potential receptors are restricted to:

- [1] Housing at Mill Park;
- The section of Public Footpath 100 running along Summer Lane;

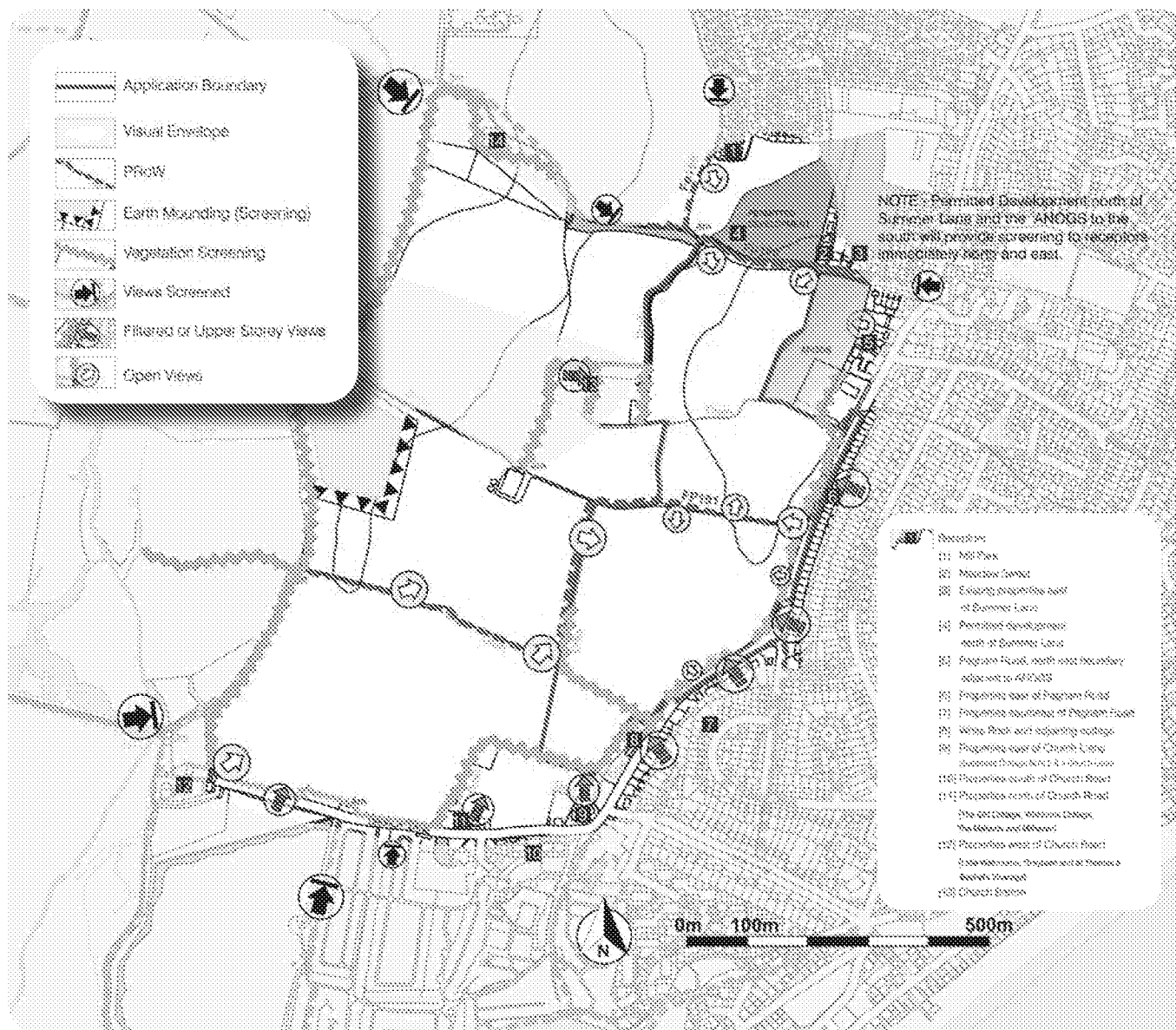


Fig 16 - Visual analysis

- A limited section of Public Footpath 108; and
- [2, 3 & 4] Housing along Summer Lane.

2.13.7 Initial views from these receptors will be directed towards the low density housing and village character street frontage along Summer Lane. These views will be enhanced by native hedgerow and tree planting that will gradually reduce the amount of built form visible to create an attractive village approach along the lane.

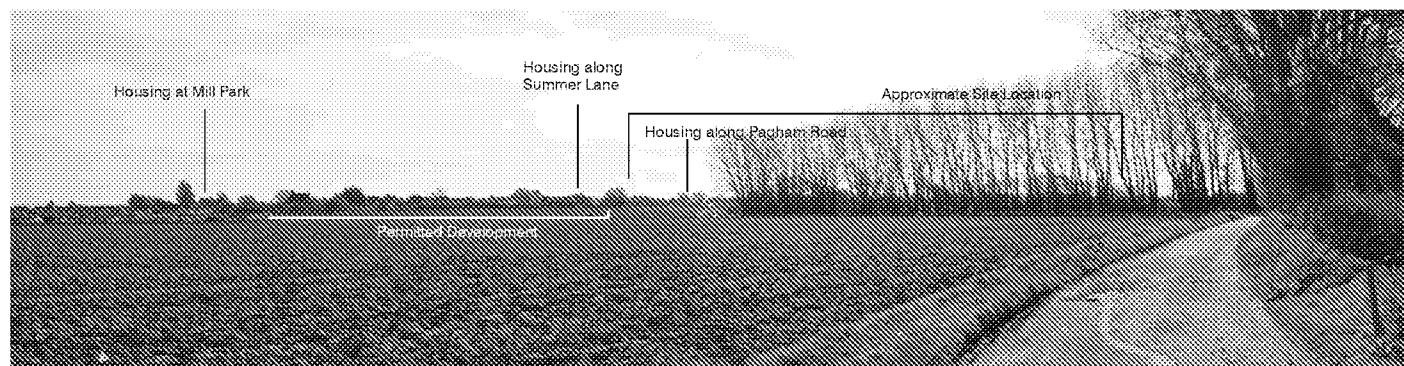
Views from the East

2.13.8 Views beyond the housing along Pagham Road are screened by the intervening dwellings. Views from the properties across the road are restricted to front elevations and driveway views. The more sensitive gardens are located to the rear of the properties and do not have views of the site.

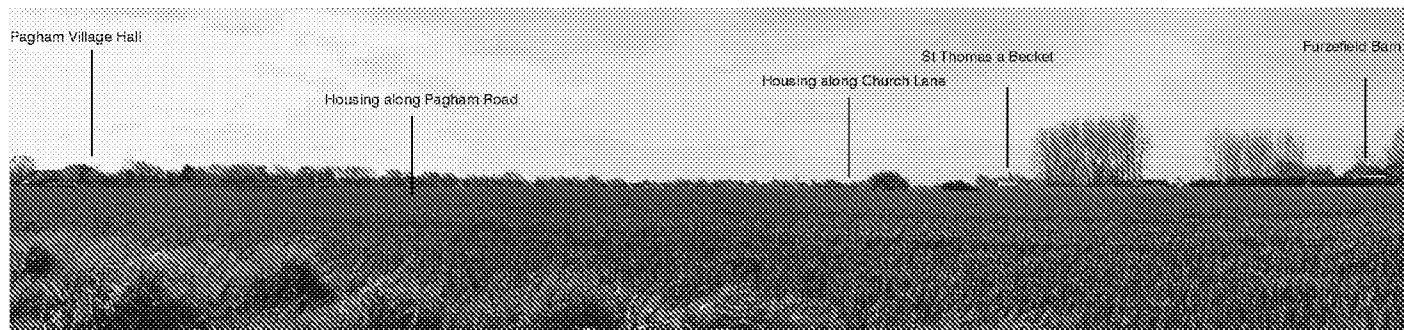
2.13.9 The boundary hedgerow between the site and Pagham Road provides some filtering of views, however there are opportunities for open views through large gaps in the boundary from the following receptors.

- [5, 6 & 7] Housing along Pagham Road;
- Entrance of Public Footpath 101 from Pagham Road; and
- Views from the Village Hall, recreation ground and ANOGS.

2.13.10 The landscape proposals show a significant increase in the native buffer along the eastern boundary to enhance the screening, biodiversity and longevity



View southeast from Public Footpath 108 - northwest of the sites northern boundary



View south from Summer Lane/Public Footpath 100 along the northern boundary



View west from Pagham Road, east

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View west from FP101

of the boundary. As the planting matures views will become restricted to filtered winter views of the housing, primary school and care home along the eastern boundary.

Views from the South

2.13.11 Views from the south are restricted to residential dwellings and users of Pagham Road (south) and Church Lane

2.13.12 The low lying topography and residential curtilage screens views from the properties and holiday village further south.

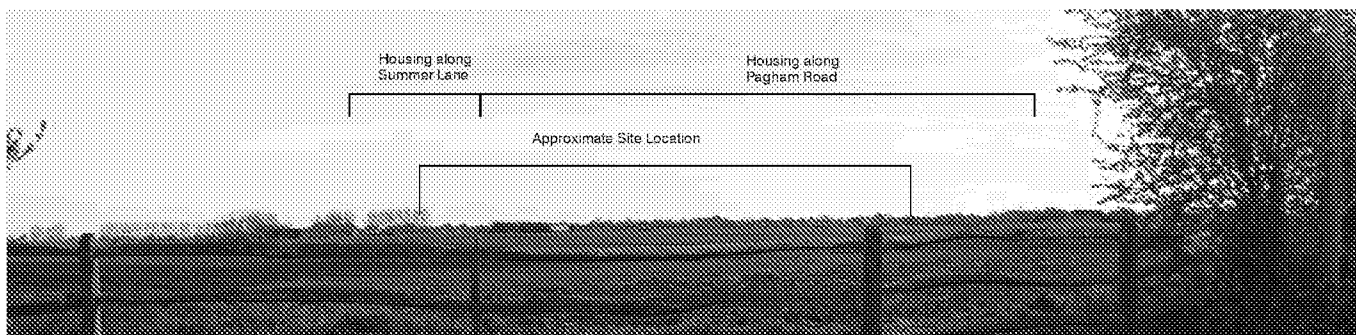
2.13.13 The availability of views alters notably due to the amount of intervening garden vegetation and the condition of the hedgerows along Church Lane.

2.13.14 The receptors are identified as;

- Views from users of Church Lane and Pagham Road;
- Potential view from gardens of properties north of Church Lane [11]; and
- Upperstorey views from properties to the south east [8, 9] and south of Church Lane [10].



View west from Pagham Road, south of Seaway



View north from Church Lane, at Grey Barn

2.13.15 From this direction views will be filtered by the proposed hedgerow and tree planting along both the southern site boundary and the southern development boundary. There will also be potential tree planting within the intervening Scout field.

Views from the West

2.13.16 The low lying topography and intervening tree-belts restrict views from Public Footpath 101 towards Pagham and the site to within a 500m radius of the site. The footpath is afforded open views into the site as it follows the western boundary.

2.13.17 Views from Church Lane are restricted to an open view through a gap in the hedgerow. This lane is used to provide an access to the Pagham Harbour Local Nature reserve which lies to the west of the lane.

2.13.18 In summary the potential receptors are:

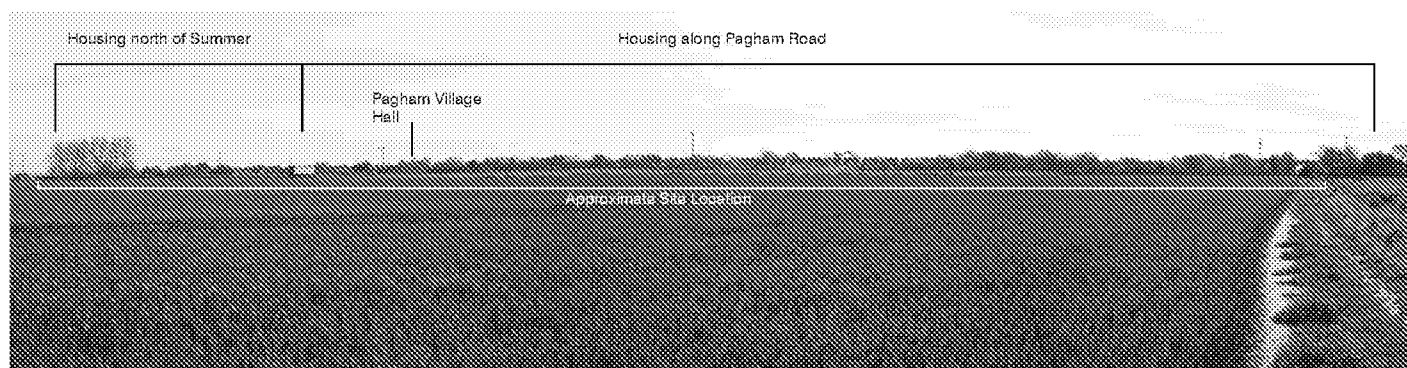
- Church Lane;
- [19] Church Barton House;
- [12] Housing at Little Welbourne; and
- Public Footpath 101.

2.13.19 Within views from the west, the existing views of the housing and Pagham Road will initially be screened by the proposed housing along the western boundary. The native buffer and hedgebank along this boundary will mature to provide a notable screen and new landscape feature along this boundary restricting views to filtered winter glimpses once it has begun to mature.

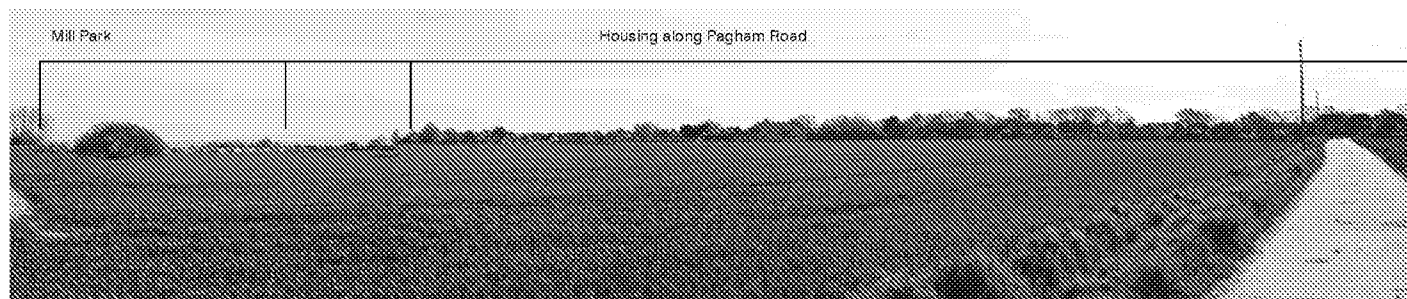
2.13.20 Where the footpath runs through a green corridor within the site, a hedgerow to the north will separate the landscape corridor from the school and playing fields. There will be open views to the street frontage along the southern aspect of the footpath. Along this frontage the housing will be considered to provide a



View northeast from Public footpath 101, within the Pagham Rife and estuary



View northeast from FP 101



View northeast from FP 101 along the site's western boundary

high quality street scene that will provide a transition between the rural and existing urban edge.

OPPORTUNITIES & CONSTRAINTS



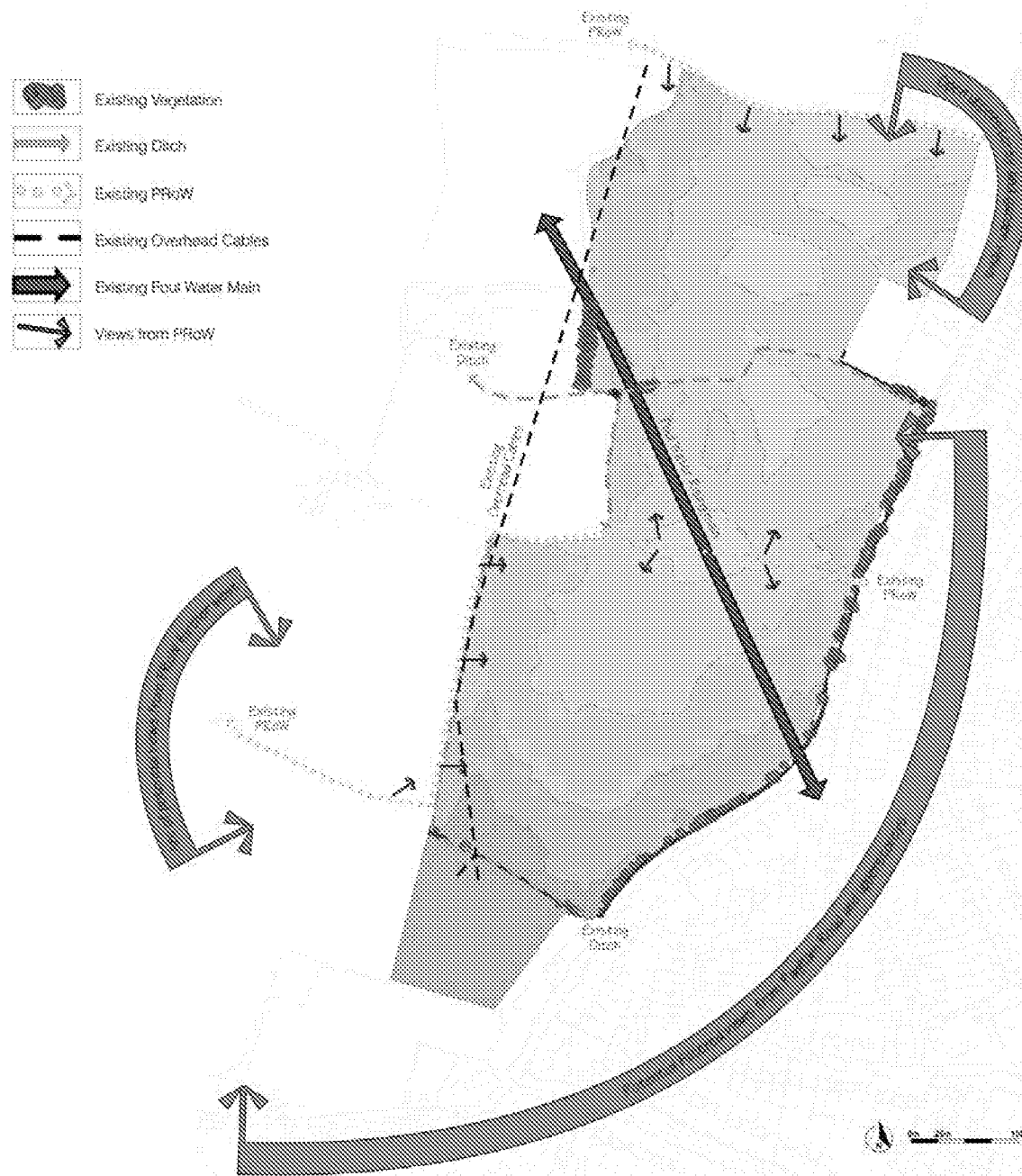
3 CONSTRAINTS AND OPPORTUNITIES

3.1 Summary of Opportunities and Constraints

- 3.1.1 In summary, the assessment has identified the following opportunities and constraints that should be carefully considered to minimise harm to the landscape, its character and the visual amenity of local residents.

3.2 Key Constraints

- Location on the urban-rural fringe (LPPV Policy CSP1) with an open boundary to the west;
- PRoW 101 running through the site, and 100 along the northern boundary;
- Existing visual amenity of adjacent residential properties, overlooking or overshadowing of their gardens and properties (LP GEN7);
- Visual amenity of footpaths outside the site with potential for open views into the site;
- Open ditches (LP W DM3);
- Landscape character, including all of its natural features such as existing green corridors and field boundaries, significant trees and hedgerows (LP Policy GEN28 and LPPV policies LAN DM1, ENV DM4); and
- Pylons and foul sewer easements.



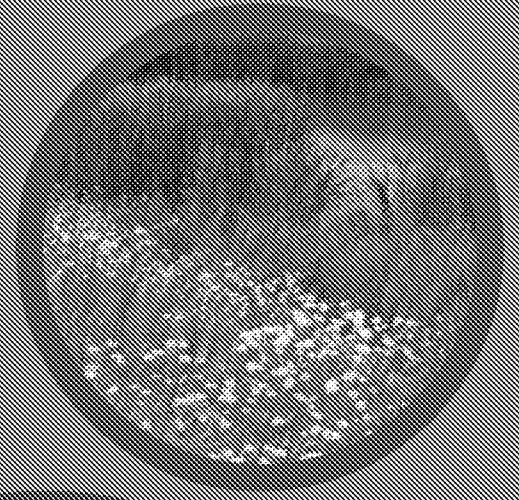
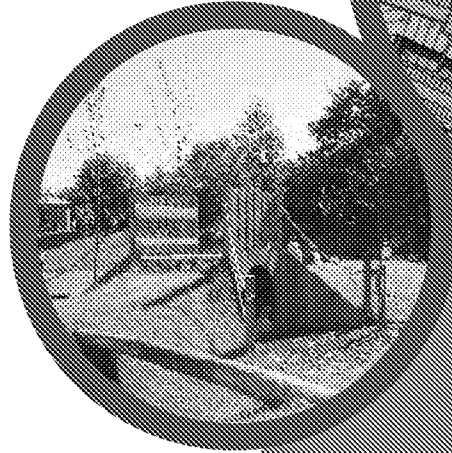
3.3 Key Opportunities:

- Provide pedestrian and cycle links through the site linking informal open space with PProW, proposed ANOGS and village centre;
- Provide land to help create a cycle link between Pagham Road and the Pagham Harbour Cycle Route to Chichester;
- Create a community hub to the south of the Village Hall including a local centre, primary school and health facilities. This will help reduce the need to travel;
- Increase tree planting around the perimeter, including a minimum 15m buffer between the adjoining residents. Create green corridors to reintroduce and enhance key habitat and character features;
- Provide much needed housing with a mix of house types and tenures, including 30% affordable;
- Provide an attractive transition between the rural and Pagham Road along the pedestrian approach via Summer Lane;
- Enhance biodiversity opportunities through a range of habitats;
- Encourage biodiversity to the west of the development area through Sustainable Urban Drainage links;
- Round off of the western fringes of the settlement to appear contiguous with the permitted development to the north; and
- Create a defensible and naturalised buffer with the countryside on the western edge.



Fig 12 - Landscape Strategy

DESIGN EVOLUTION



4 DESIGN EVOLUTION

4.3.1 The identification of the constraints and opportunities has resulted in a development framework that has subsequently been used to provide a parameter plan for the various iterations of layouts. Each subsequent layout has been further informed through ongoing consultation and technical work.

4.1 Design Objectives

4.1.1 Key design objectives are to:

- Respect the needs of the community and provide a mix of house types and tenures;
- Ensure inclusive design - should achieve environments that can be used by everyone regardless of age, gender, ethnicity or ability. The proposed development will integrate the principles of inclusive design in a number of ways:
- Create a layout that respects local character and responds to the positive observations made through the NDP;
- Create an attractive environment that accommodates both formal and informal recreation needs which are well connected;
- Create a large semi-natural landscape that enhances biodiversity and has attractive routes for dog-walkers;
- Create safe and overlooked public realm spaces;
- Create a broken edge with the countryside through lower densities and open spaces to avoid a build up of massing and solid walls of development; and

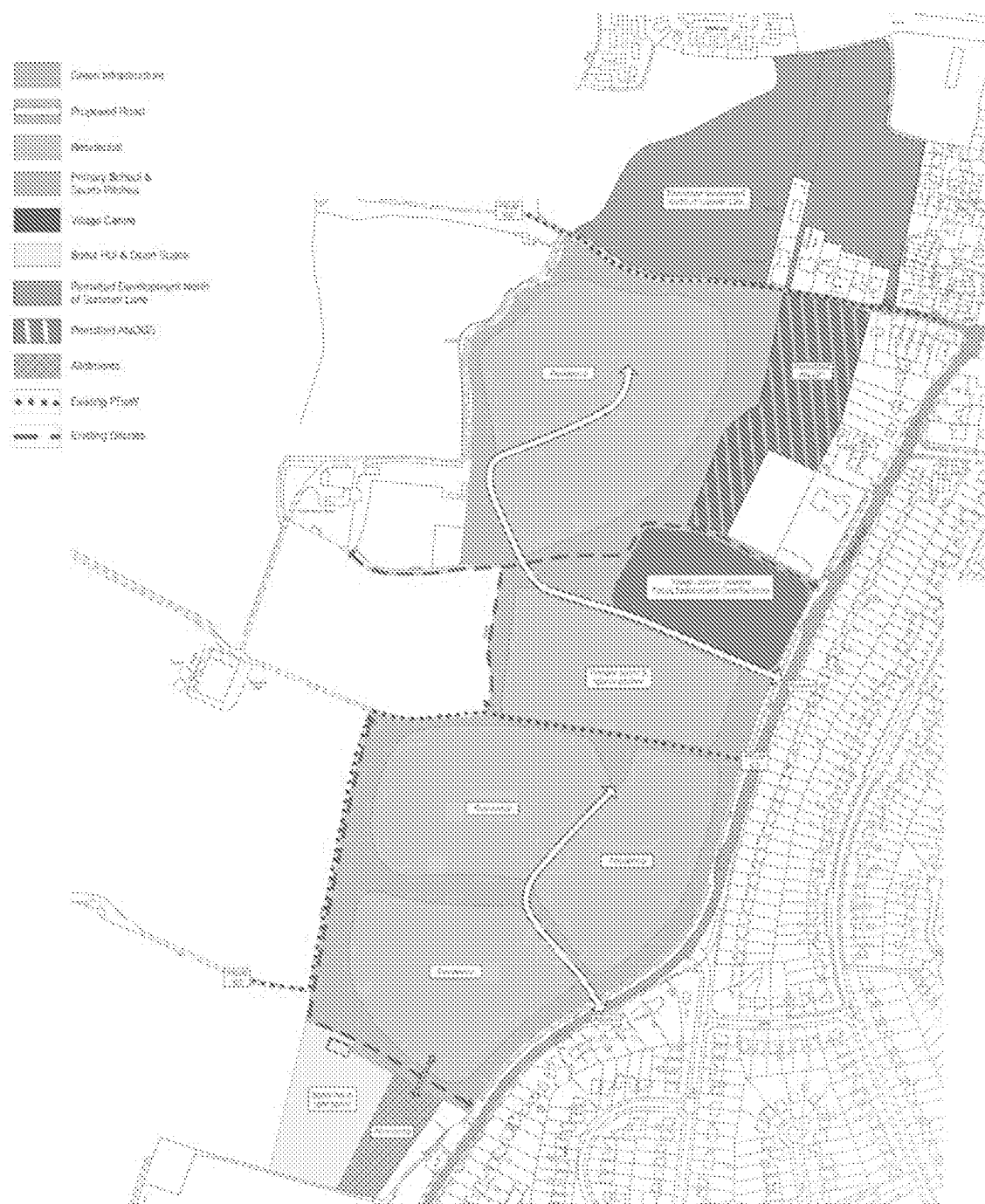


Fig. 19 - Development Framework

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- Create a development that has strong physical and visual connections that will be embraced and treasured by the community who will take ownership of it.
- Ensure that the development has an appropriate level of connectivity between the proposed uses and the adjacent existing uses;
- Ensure priority is given to pedestrians and cyclists over the private car;
- Ensure that the development will give safe access for all members of the community, including the elderly, the disabled and parents with young children;
- Ensure that appropriate levels of parking will be provided to prevent parking in areas that are unsuitable;
- Ensure convenient and safe access to bus stops;
- Provide at grade pedestrian crossings where required and the public realm will be designed to satisfy DDA standards; and
- Provide two new junctions on to Pagham Road that will provide safe access for all and should also slow traffic down.

4.2.2

4.2.3

4.2.4

4.2.5

demonstrating the deliverability of the site for a mixed use scheme. Discussions were also held with Natural England and West Sussex County Council (WSCC) at this stage who did not raise any objection to the principle of 400 dwellings in this location.

On 8th September 2016, a pre-application meeting was held with Arun District Council officers, including Claire Potts (Strategic Development Team Leader), Joe Russell-Wells (Environmental Services and Emergency Planning Manager) and Gareth Ryman (Ecologist). The Applicant and its design team explained the background to the scheme and the design principles that have informed the layout, including discussions with the Parish Council and the local community.

In respect of landscape, discussions related to the buffers around the boundaries, open space standards and playing pitch standards, as set out in the Council's updated evidence base for the Emerging Local Plan. Officers confirmed that the quantum of open space is important and should be clearly identified in the application documents/plans.

In respect of ecology, results of the ecological surveys were discussed as well as potential mitigation/enhancement measures that could be introduced across the site. Furthermore, the impact on the SPA was discussed, whereby the Applicant's ecologist set out the discussions that had taken place to date with Natural England.

A detailed pre-application response was received on the 18th October (appendix 1 of the Planning Statement) which considers the principle of the

development as well as key matters for consideration. The pre-application response concludes that there is a lack of adequate housing land supply in Arun District, and whilst the site is outside the settlement boundary, it is considered suitable in principle for the proposed development of housing, school and community facilities, because of its accessibility to facilities, job opportunities and public transport. The pre-application response highlights technical matters which would need to be satisfactorily addressed within the planning submission, as well as validation requirements. This includes the need to take a co-ordinated approach to consider the cumulative impact of this proposal as well as other potential developments in the area, and ensure a joint approach to infrastructure provision.

Pagham Parish Council and Stakeholders

4.2.6 On 23rd August 2016 the Applicant and the design team presented the scheme to local stakeholders and the Parish Council and displayed an iteration of the layout. Discussions primarily related to the community facilities on offer and what is needed in the village. Particular concerns relate to traffic impact, pedestrian and cycle connectivity and flooding, which have been addressed comprehensively within the application package.

Public Consultation

4.2.7 On 6th September 2016, a public exhibition was held at Pagham Village Hall for members of the community. Full details of this exhibition can be found within the accompanying Statement of Community Involvement.

4.2

Consultations

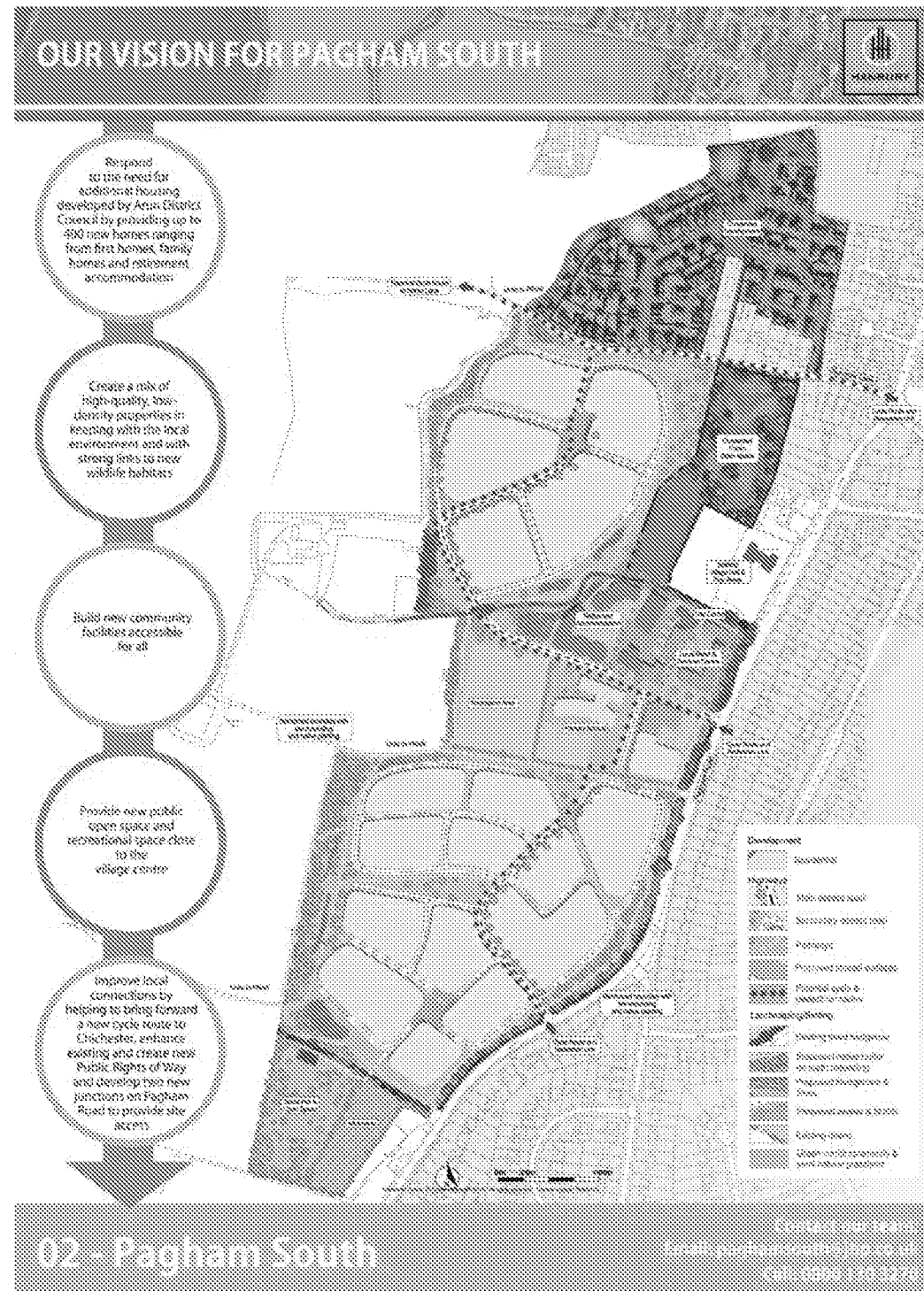
4.2.1

Discussions were held with Planning Policy officers in June 2016 regarding the site and the potential for it to be included in the Emerging Local Plan. Representations were made following this meeting

4.2.9 Key findings from the exhibition were as follows:

- The biggest challenges facing Pagham as a place to work and live include protection of wildlife and habitats and traffic levels on and around Pagham Road; (63%).
- New housing that is most appropriate for the Village included smaller homes suitable for older residents and downsizers and family homes;
- Local residents were concerned about the increased pressure on local facilities and services, and although healthcare provision was scored highly in terms of new community facilities. There was also concern about who would take responsibility for providing these and the ability to source healthcare professionals;
- The most important benefits from the development for local residents should be getting the right mix and types of homes while providing for cyclists and enhancing public open space wherever possible;
- Community facilities which scored most favourably with residents include the provision of more healthcare facilities (30%), new cycle routes (27%) and new and improved schools for local children (26%);
- Most questions and comments from local residents were in relation to traffic concerns, speeding traffic and the provision of parking for new residents. Residents were keen to know about any road improvement work that could be taken as part of the development; and
- Flooding and the existing water/sewage network was raised as a concern, including existing problems with the network and the capacity for the proposed development.

Fig 20 - Development Framework Tabled at Pre-App and Public Exhibition - September 2016 (superseded)





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Legibility

- 4.3.4 The layout has been developed to provide a clear division between private and public land to promote mutual protection through territorial belonging.
- 4.3.5 Footpaths within the open green corridors will afford formal and informal recreation and provide opportunities for vistas, framed views towards the countryside and public open space.
- 4.3.6 The main footpath links will be clearly signposted at its junctions with Pagham Road, Summer Lane and Footpath 101 to promote permeability in and through the site.
- 4.3.7 Open spaces and public realm will benefit from overlooking and natural surveillance.
- 4.3.8 Landmarks, gateway features and focal points are an important aspect of way marking and sense of place and will be considered as part of the reserved matters.
- 4.3.9 Within the development the street hierarchy will be well defined through tree planting, surfacing materials and building character.



Fig 22 - Illustrative Block Masterplan - Illustrative Purposes Only

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Tenure Mix

4.3.10 The development will provide a mix of housing types to create a broad social spectrum of society through inclusive design. The layout affords the flexibility to provide a range of homes that can be adjusted to reflect ADC's and Pagham current policy for affordable housing (split 70/30 between rented and intermediate) located in groups of 10-15 around the development.

4.3.11 The Illustrative Masterplan has been based on the following indicative tenures:

Table 3 - Indicative Tenure Types

No. Bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedrooms
Affordable Rented	35 - 40% (29-34)	35 - 40% (29-34)	15 - 20% (13-17)	5 - 10% (4-9)
<i>Illustrative shows</i>	33	34	13	4
Intermediate/ Starter Homes	15 - 20% (5-7)	50 - 55% (18-20)	25 - 30% (9-11)	0 - 5% (0-2)
<i>Illustrative shows</i>	7	19	10	0
Market	5 - 10% (14-28)	40 - 45% (112-126)	35 - 40% (98-112)	10 - 15% (28-42)
<i>Illustrative shows</i>	14	112	112	42
TOTAL	54	165	135	46

Density

4.3.12 The illustrative layout is based on the provision of an overall density of at least 30 dwellings per hectare (dph) – which is reflective of the housing located to the east of the site. This density will drop towards the western edge to reflect the countryside location.

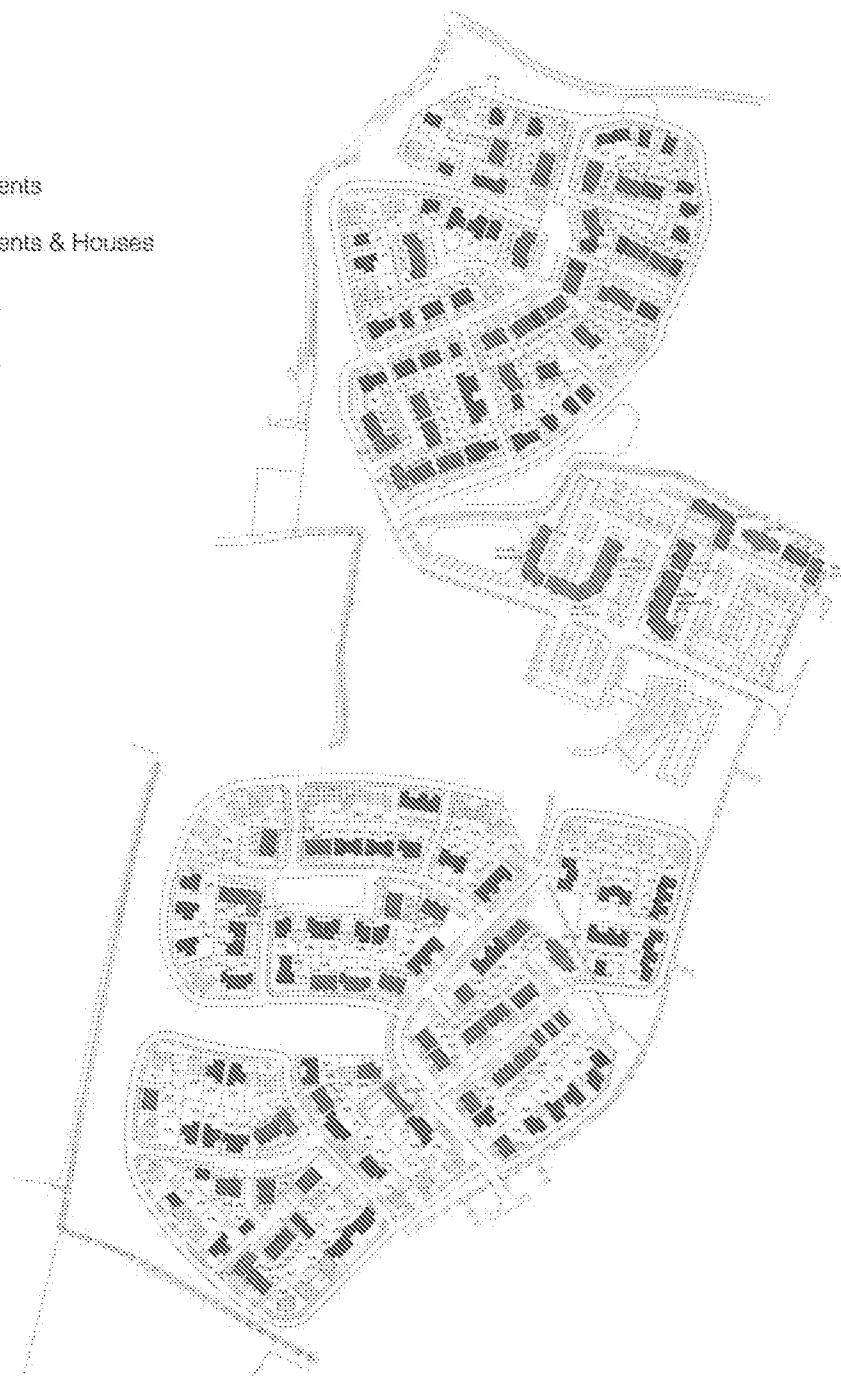


Fig 23 Indicative Tenure Mix - Illustrative Purposes Only

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Building Heights

- 4.3.13 Building heights will be predominantly 2 storeys to reflect the prevailing scale of residential development in the village. Occasional 2.5/3 storey buildings could be considered in the local centre and at thresholds within the development to provide way markers and focal points.

- 4.3.14 There is potential for single and 1.5 storey bungalows to be provided along the eastern edge dependant on the demand.

Scale and Massing

- 4.3.15 The scale and massing of the proposals will be designed to reflect the pattern and character of the housing along Summer Lane and Pagham Lane, reducing and becoming more broken towards the western edge to provide a suitable transition between the current urban edge and the proposed semi-rural boundary.

Materials and Architectural details

- 4.3.16 The house design has not been considered in detail at this outline stage however it is considered that the material will reflect the key local characteristics identified within the Village Design Statement such as the inclusion of traditional materials including cobble, slate and flint.

Crime Prevention

- 4.3.17 With respect to crime prevention, the design has been considered to incorporate the principles outlined within the NPPF with further reference to 'New Homes 2010 - Secured by Design' and the 'Safer Places - The

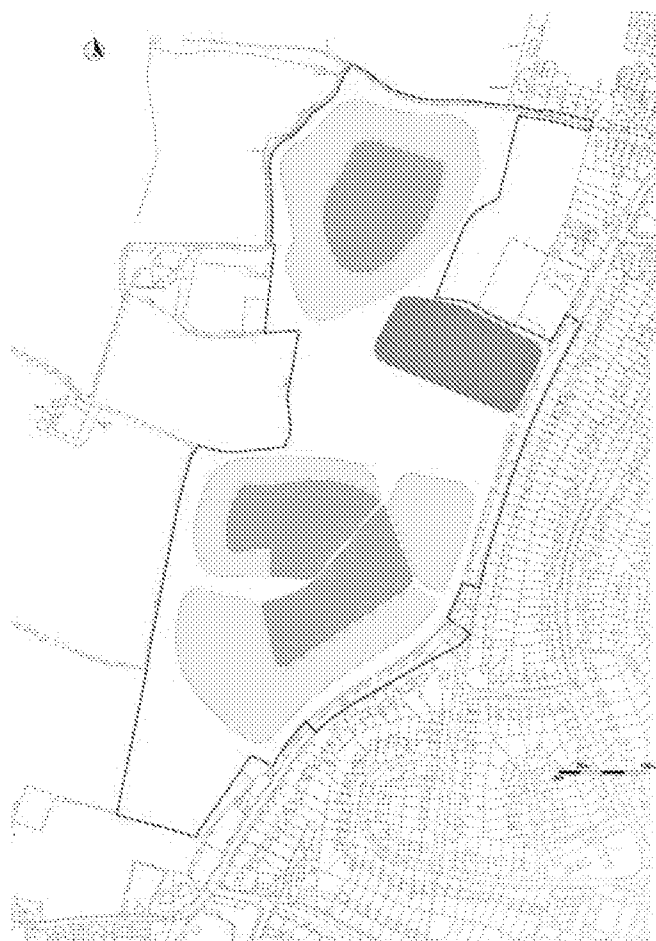


Fig 25 - Storey Parameters

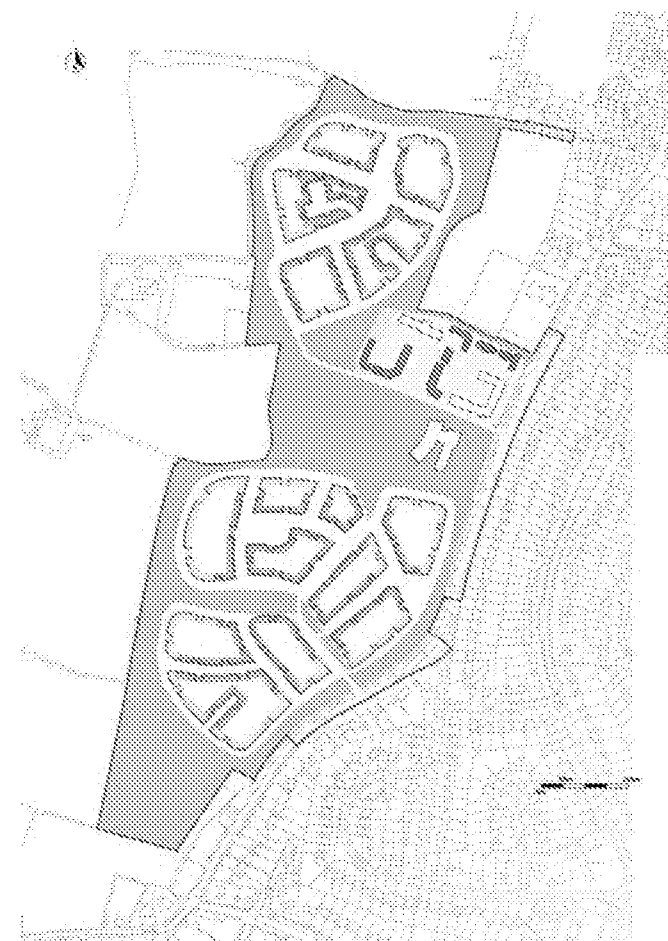
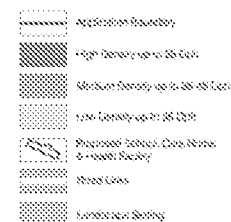


Fig 26 - Density



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Planning System and Crime Prevention'. These have been summarised under the following headings which were identified as important in reducing crime and anti social behaviour within sustainable communities.

Structure and Security

- The layout has been considered to minimise conflicts between users. The new access roads have been contained within the proposed development and away from adjacent properties.
- Small development blocks will be created that enclose rear gardens with front elevations facing the street.
- Play areas will be located at the recommended distance from residential properties to avoid nuisance.

Surveillance

- All public spaces will have natural surveillance, whether from overlooking by housing or regularly used main access routes. All access routes have been designed to provide appropriately lit, direct access with open visibility. Landscaping and development will be considered to minimise hiding places adjacent to the routes.

Physical Protection

- Dwelling boundaries will be considered to provide privacy and security where appropriate, with 1.8m high sub divisional boundaries between neighbours.
- Where boundaries are to be created against the local green space, these will be provided by native species which will include Hawthorn and Sloe as a natural deterrent.

- Housing will be orientated to provide natural surveillance with blank gable ends onto public open spaces avoided.

4.4 Landscape

Layout and setting

4.4.1 The scheme has been landscape led in response to its edge of countryside location where high densities and tall buildings would not be appropriate.

4.4.2 As an initial constraint all key landscape features have been retained and incorporated into the public realm to provide key focal points, structure, and habitat connectivity ensuring the easy management and longevity of these features.

4.4.3 A minimum of 15m set back from the site boundaries has been incorporated to allow a landscape buffer between the proposed and existing receptors avoiding overlooking and shadowing.

4.4.4 Footpath 100 has been located within a green corridor, with a hedgerow to the north. The corridor forms one of many that interlink footpaths and cycle routes through the development to the central green 'spine'. The central green spaces provide a range of open space experiences and uses ranging from formal sports provision to equipped and informal play areas and natural green open space. Overall, the illustrative layout provides a strong green infrastructure and setting with good habitat connectivity, natural surveillance and recreational opportunities.

4.4.5 Lighting within the development will be considered

to avoid impacts upon neighbouring properties and the wider landscape, limiting the potential glare and spillage, in particular, in light sensitive locations such as habitat corridors and the rural edge.

Open Space

The current adopted Open Space requirements are set out in the 2000 Open Space and Recreation Standard SPD however as part of the Local Plan and Policy OSR DM1 examination the Open Space standards are being reassessed.

Following the suspension of the examination to reassess the housing requirement figures, the Council have taken the opportunity to revise its current adopted Open Space, Sport and Recreation Study which is now considered out of date.

In September 2016 ADC published its 'Open Space Assessment Report'. This report has been prepared to identify the current condition, distribution and quality of open space within the area.

A notable difference to the SPD is the extended range of open space typologies which provide a wider range of recreational opportunities for the whole community rather than focusing on sport and play provision.

In addition, ADC also published an Open Space Standards Paper (Sept 2016) which follows on from the Open Space Assessment Report and identifies deficiencies and surpluses in existing and future provision. These documents will form part of the evidence base for the Emerging Local Plan and SPD and have set out indicative requirements for strategic

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sites coming forward such as Pagham South.

4.4.11 Following discussions with ADC Open Space Officers on the current and emerging Arun standards it was considered that these should be used as guidance and that a pragmatic approach was to identify local need and to allocate the open space to provide the best range of experiences and recreational opportunities to compliment the existing.

4.4.12 Discussions with the stakeholders and public consultation identified that the provision of formal sports pitches was not considered a priority or need. Ongoing discussions identified that there was a desire to investigate the alternative uses of existing facilities such as the Parish Hall. It was also identified that other local groups would potentially benefit from allocation of land that did not necessarily fall into the open space typologies such as the Pagham Scout Group.

4.4.13 In addition, the layout takes into consideration the existing provision of a NEAP (Neighbourhood Area of Play) adjacent to the site at the Village Hall which provides adequate provision within the FIT/SPD standards for the application site and the adjoining public playing field (3500m²/0.3ha) which provides a football pitch/public amenity space.

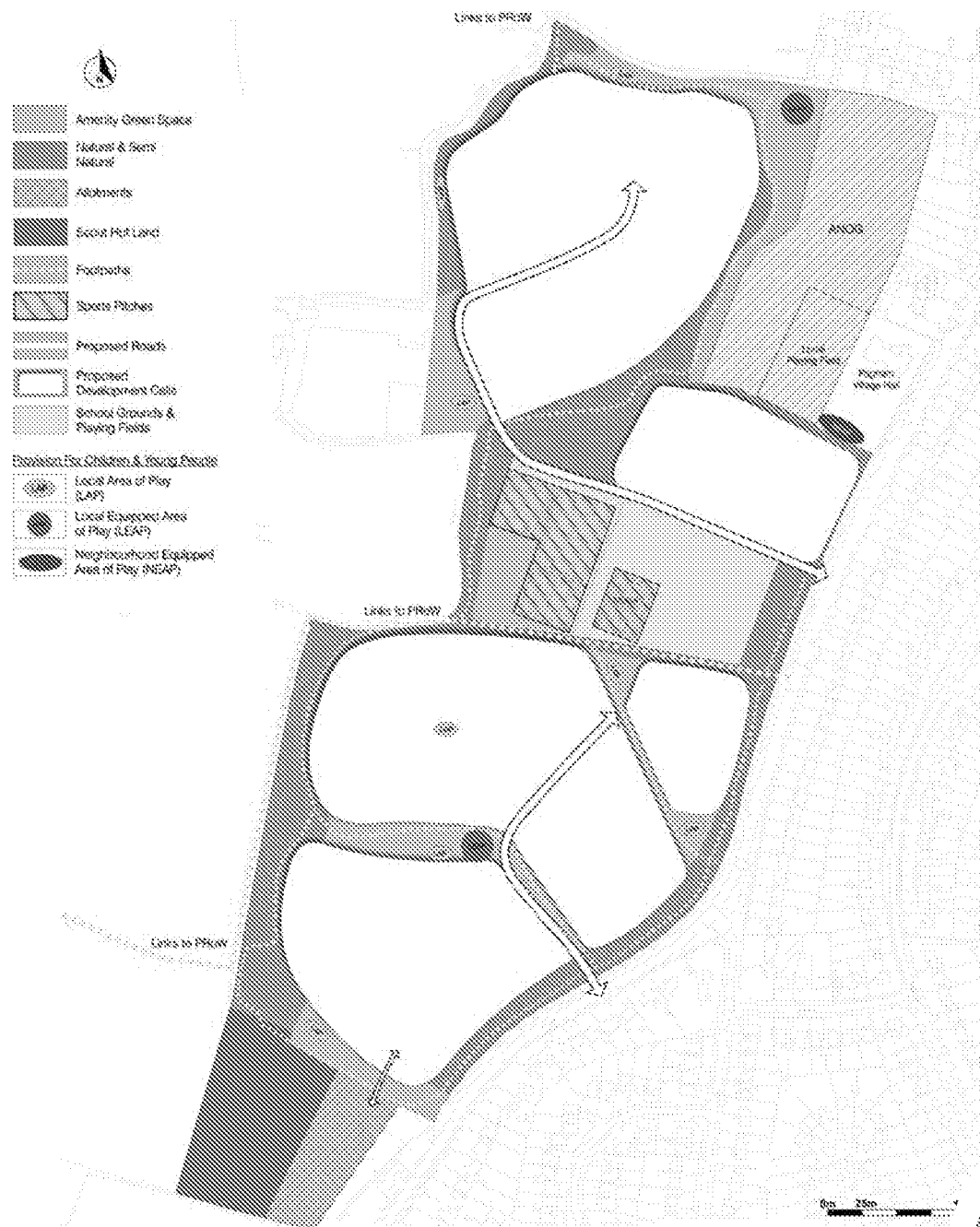


Fig 27 - Green Infrastructure Strategy

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2000 Open Space and Recreation Standard SPD

- 4.4.14 The SPD uses 2.4 persons per dwellings (taken from the 1991 Census) giving a 960 population. Applying these calculations the sites SPD requirements/provision is as follows.

Table 4 - Open Space Provision 2000 SPD

Provision type	Standard requirement per person	Site requirement (based on 960 population)	Illustrative layout provision
	m2	m2 (ha)	m2
Outdoor Sport Requirement			
Sports Pitches	12m2	11520m2 (1.2ha)	5827m2 (0.6ha)
Non Pitch Sports	4m2	3840m2 (0.4ha)	1577m2 (0.16ha) MUGA in school
Children's Playing Space			
Equipped	2.5m2	2400m2 (0.24ha)	1500m2 (0.15ha)
Informal	5.5 m2	5280m2 (0.53ha)	52119m2 (5.2ha)
Total		23040m2 (2.3ha)	61023m2 (6.1ha)

- 4.4.15 The site does not provide the required level of SPD outdoor sport requirement however this has been a result of discussions with the parish, public and stakeholders. Provision for the quantum has been included within the site layout but allocated as informal open space. The site therefore currently provides an additional 37983m2 (3.3ha) of open space to the overall SPD total.

- 4.4.16 Whilst below the equipped play standards the site lies adjacent to a NEAP (Village Hall) and has been set out to provide the FIT/SPD requirements and catchment distances. The site offers an excess of informal open space (+4.7 ha amenity green space and natural/semi natural open space) which offers alternative play options.

- 4.4.17 In addition, the site will also provide 5000m2 (0.5ha) of allotments and 1ha of land for the Scouts.

ADC Open Space Standards Paper - Sept 2016

- 4.4.18 The Open Space Standards Paper uses 2.5 persons per dwelling providing a population of 1000.

Table 5 - Open Space Provision - Open Space Standards Paper - Sept 2016

Provision type	Site requirement (based on 1000 population) m2 (ha)	Illustrative layout provision
Allotment	2500m2 (0.25ha)	5000 m2 (0.5ha)
Amenity Green Space	1070m2 (1.07ha)	19206m2 (1.9ha)
Natural and Semi-natural	5000m2 (0.5ha)	32913m2 (3.3ha)
Parks and Gardens included in Amenity Green Space provision	2000m2 (0.2ha)	0
Provision for children and young people (equipped + play pitches)	400m2 (0.04ha)	8904m2 (0.9ha)
Total	10970m2 (1.1ha)	66023m2 (6.6ha)

- 4.4.19 The difference in open space total relates to the inclusion of allotments within the Open space Standard Paper. Allotments were requested during the public and stakeholder consultation and have been included to the south of the site (approximately 20 allotments). Against the Open Space Standards paper provision for Pagham South the site provides in excess of each landscape typography.

- 4.4.20 The provision for Parks and Gardens has been incorporated into the Amenity Green Space quantum. ADC have noted they have adequate provision of existing parks and gardens and that no further provision would be sought.

- 4.4.21 The illustrative masterplan shows an additional 55053m2 (5.5ha) of public open space than the overall quantum set out within the Open Space Paper.

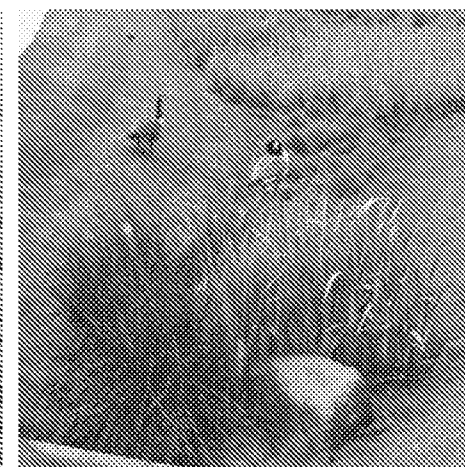
- 4.4.22 Overall, the site provides a significant excess of open space than required by the current and emerging open space standards. The open space is set within a well defined and varied Green Infrastructure which provides links between amenity and semi natural open space and links a series of circular walks both within the development and to and from existing PROW.

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4.5 Habitats

- 4.5.1 The mitigation to be delivered in relation to the Pagham Harbour SSSI/SPA/Ramsar site includes a financial contribution towards strategic level visitor access management initiatives at the designated site itself.
- 4.5.2 Further more the proposals deliver a significant area of informal open space for use by new and existing residents as a recreation resource (including dog walking) and boundary features are to be enhanced to provide a visual screen, preventing a significant increase in disturbance to wintering Brent Geese which may utilise habitat to the north and west of the Application Site.
- 4.5.3 Secondary measures to be delivered are centred around awareness raising and include signage and homeowner welcome packs describing the sensitivities of the designated sites and the alternative recreation resources available.
- 4.5.4 Appropriate mitigation and enhancement measures have been proposed in order to avoid any adverse impacts on any protected species and moreover, deliver enhancements over the current situation.
- 4.5.5 Overall it is considered that there is no evidence to suggest that there are any overriding ecological constraints to the development of the site. Furthermore proposals will lead to a net gain in the ecological value of the Application Site and that the proposals fully conform to the relevant legislative and planning policy framework pursuant to ecology and nature conservation.



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4.6 Parking and access

- 4.6.1 The application is in outline so yet to be determined but will be provided to WSCC standards.
- 4.6.2 Parking will be provided to ensure that it is well located to the houses that it serves to ensure that unnecessary on-street car parking does not occur.
- 4.6.3 Car parking at the local centre will be provided to ensure that overspill parking does not occur.
- 4.6.4 Appropriate levels of cycle parking and storage will be provided throughout the development.
- 4.6.5 This approach recognises the need to provide sufficient parking spaces to avoid car parking that would adversely affect the operation of surrounding streets, but not providing parking to a level that would encourage car usage. This is a balanced approach that is consistent with local and national planning policies.
- 4.6.6 The road layout has been designed for use by larger vehicles such as refuse and delivery vehicles and by the emergency services.

Movement and Access - Strategy and Impact

- 4.6.7 Our movement and access strategy comprises:
- The provision of two new vehicular accesses from Pagham Road to serve the development as shown in figures 29 and 30. Each site access junction has been designed as a priority junction with ghost island right turn lane and uncontrolled pedestrian crossing facilities. They have already been the subject of an independent Stage 1 Road Safety Audit to ensure that they are safe for all users.

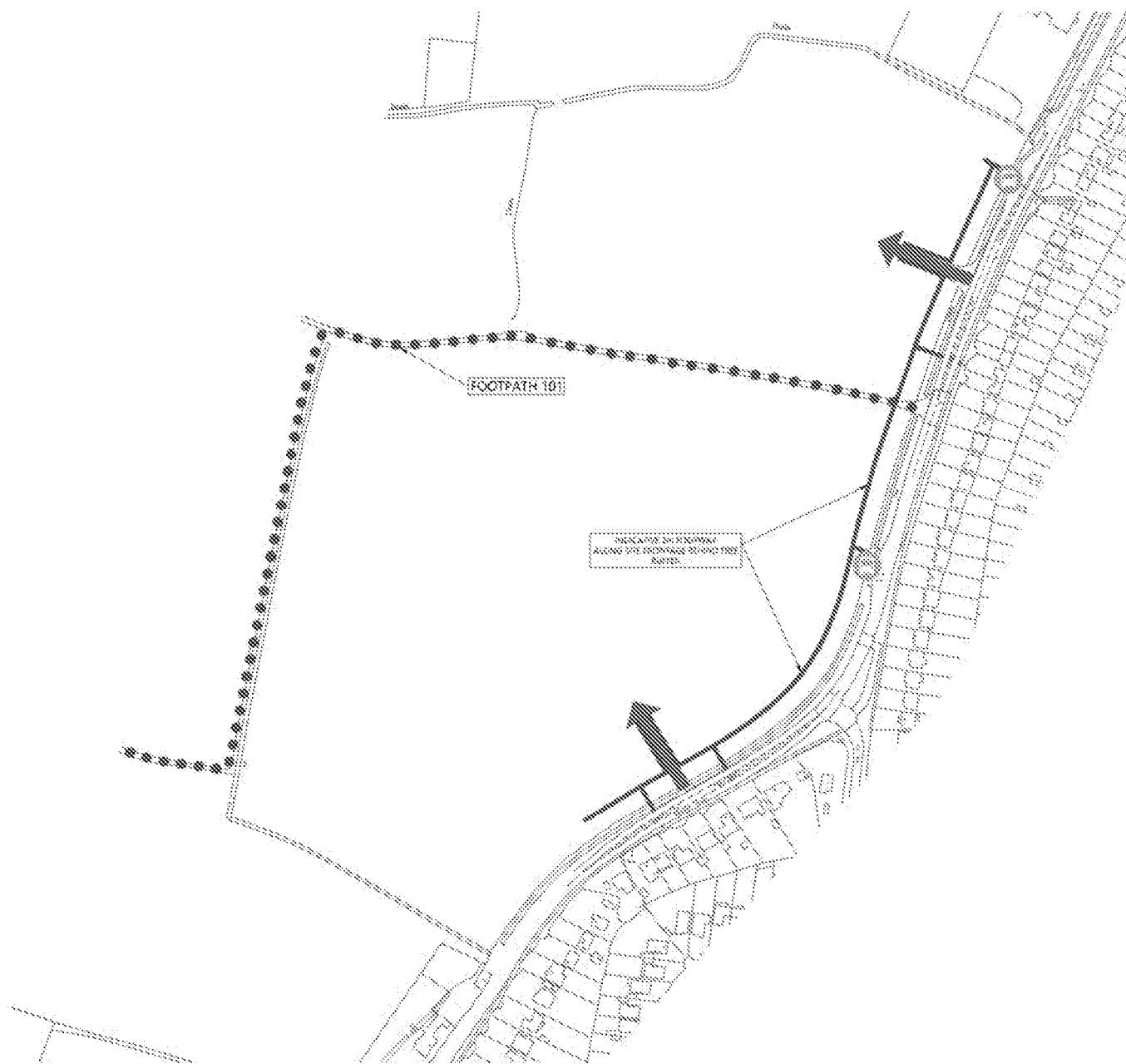


Fig 28 - Movement and Access Arrangements

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- A Manual for Streets based development that includes a high level of permeability through the site for pedestrians and cyclists and good connections to the existing footway and PROW network as well as an internal layout that encourages walking and cycling.
 - Ensuring easy access for bus passengers between the site and the bus stops in Pagham Road.
 - Having a local centre, primary school with health and other facilities as part the proposals to help encourage walking and cycling trips from within the development and from adjacent residential areas. The local centre will be located close to existing bus stops in Pagham Road.
 - Providing land to help create a link between Pagham Road and the Pagham Harbour to Chichester Cycle Route.
 - Ensuring that there will be no vehicular access on to Summer Lane.
 - Providing appropriate levels of car parking to reduce the likelihood of on street parking.
 - Supporting the development with comprehensive Travel Plan measures.
- 4.6.8 A detailed and comprehensive Transport Assessment has been prepared by Highgate Transportation Limited in conjunction with Highways England and highway officers at WSCC.

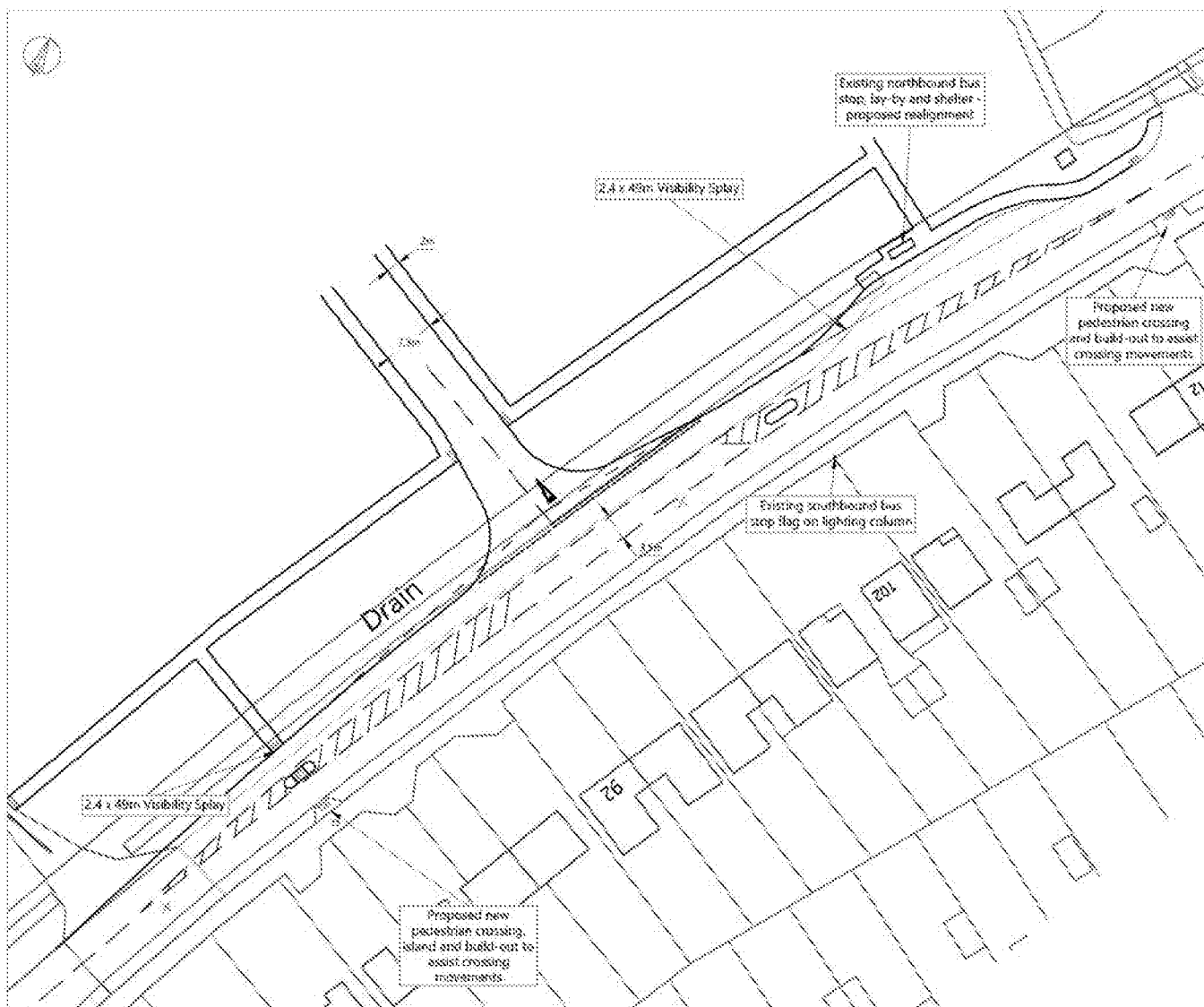


Fig 29 - Junction Arrangements - North Pagham Road Access

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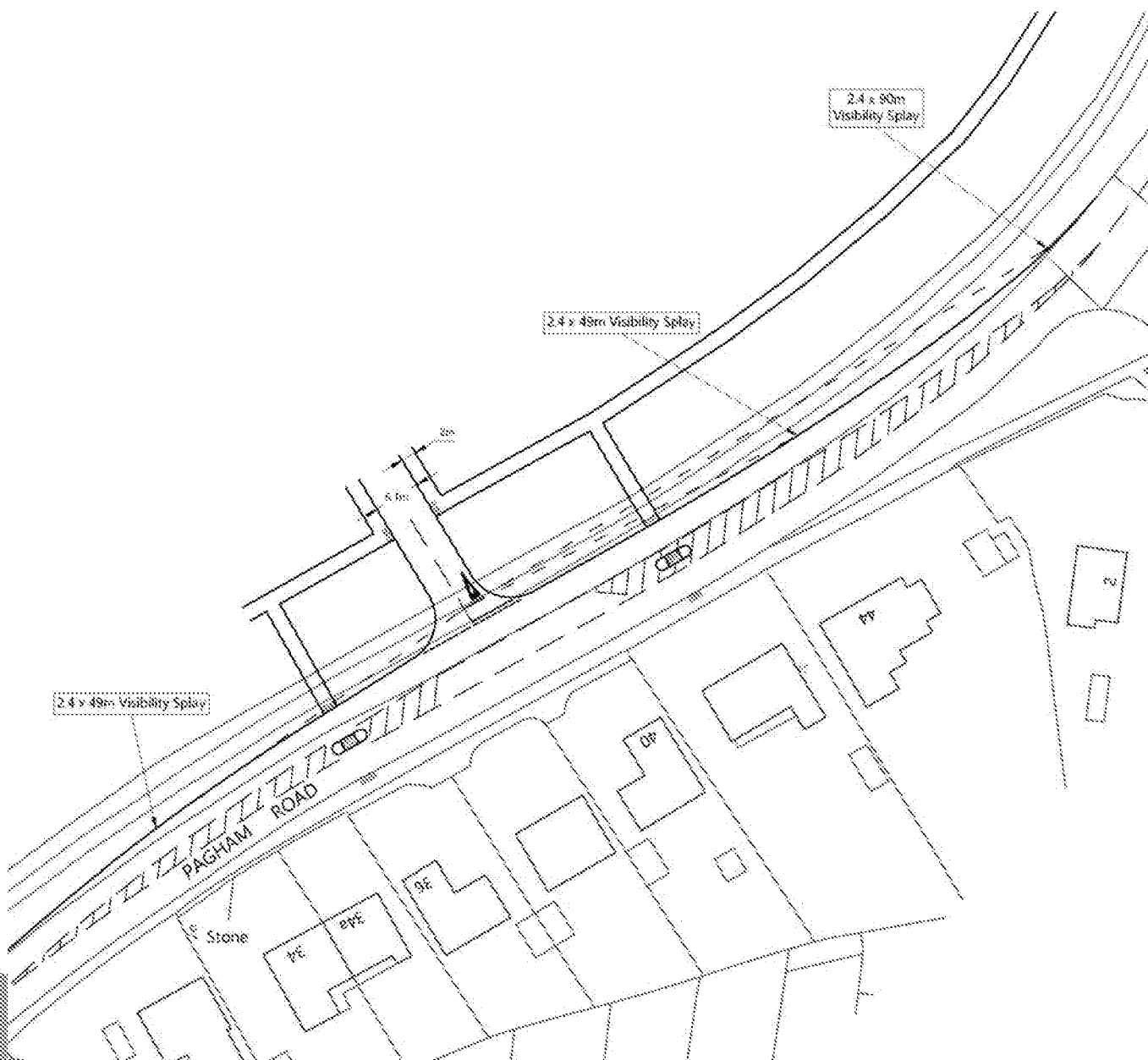


Fig 30 - Junction Arrangements - South Pagham Road Access

4.7 Lighting

4.7.1 ADC policies require the consideration of the impact of light on both the wider landscape and neighbouring uses.

4.7.2 As the application is outline and the layout not fixed it is considered that a detailed lighting design will be conditioned.

4.7.3 Any lighting design will be considered against several criteria that have evolved through stakeholder discussions, site assessment, ecological constraints and good practice. These are primarily the potential effect of lighting against:

- Housing and access along Pagham Road and Summer Lane;
- Potential cumulative impacts with existing street lightning along Pagham Road;
- The open countryside edge; and
- Potential sporting facilities;

4.7.4 Within the site consideration will also be given to the key access routes and inner estate roads. Any detailed design will ensure that light levels provide the minimum glare and spillage without compromising security and effectiveness.

Lighting Assessment

4.7.5 Prior to a detailed lighting scheme being submitted an assessment of the existing lighting standards and lux levels will be undertaken. This should identify the existing lux levels adjacent to the site, in particular along Pagham Road and Summer Lane (including

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any proposed lighting relating to the permitted development to the north of the lane.)

- 4.7.6 This assessment will provide an understanding of the current lighting impacts along the existing rural edge and identify opportunities to reduce the potential cumulative effects of existing and proposed lighting.

Lighting Proposals

- 4.7.7 Any lighting proposals should be considered in relation to the guidelines set out in accordance to EN13201, ILP (Institute of Lighting Professionals) Environmental zones and CIBSE LG06 lighting the external environment.
- 4.7.8 The ILP guidelines consider the site and its surroundings are considered to lie within Environmental Zone E2 as identified in the ILP tables

Table 1 - Environmental Zones

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, BDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Table 7 - Extract from ILP Guidelines - Lux levels for Zones

Environment al Zone	Sky Glow ULR (Max %) ⁽¹⁾	Light Intrusion (into Windows) E _v [lux] ⁽²⁾		Luminance Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾
		Pre- curfew	Post- curfew	Pre- curfew	Post- curfew	Average, L [cd/m ²]
E0	0	0	0	0	0	0
E1	0	2	0 (1*)	2,500	0	0
E2	2.5	5	2	2,500	500	5
E3	5.0	10	2	10,000	1,000	10
E4	15	25	5	25,000	2,500	25

Adoptable Key Access Roads

Where streets are to be adopted the scheme will be designed to reflect the requirements of West Sussex County Council as well as the E2 lux levels. An example would be column mounted LED luminaires IP66 rated with Optical control for Street Lighting.

Inner Estate Roads and Public Car parks

In addition to the above, lighting control will incorporate, along side a Photo cell, Eco Step Basic dimming which allows for a preset dimming to a reduced level, activated via external timeclock.

Lighting will be carefully considered to ensure that visual clutter is kept to a minimum whilst not compromising light levels and security.

Village Edge

Lighting along the development edge will be kept to a minimum, with low level lighting used only to identify way marking and will be considered in conjunction with the guidelines published by the Bat Conservation Trust.

Wherever possible within the development proposals, low pressure sodium lamps (or equivalent) should be used in preference to high pressure sodium or mercury lamps for external lighting. The brightness of the lights should be as low as practicable, with the times during which the lighting is used limited to provide some dark periods. The lighting should be directed to where it is needed thereby avoiding light spillage onto habitat features and any upward lighting will be negligible to avoid light pollution. Where necessary, hoods should be fitted to lights, directing the light below the horizontal plane to where

it is required, thus reducing the ecological impact of the light.

As a guide, ecologists generally advise that lighting levels of up to 1 lux on an ecological feature are sufficient to avoid an adverse effect and it is recommended that the lighting scheme aims to meet this wherever possible.

Countryside Edge

There will be no lighting within the western landscape buffer zone.

Playing Pitches

Initial discussions with the Parish identified that there was not considered a need for flood lit pitches in this location. Any lighting required will be limited by design and curfew.

4.8

Bin Storage

Each dwelling will be provided with the required residual waste storage bin capacity (240 litres) either in the form of communal facilities (i.e. for flats) or wheelie bins. An equivalent provision will be provided for recyclable materials.

Any detailed application will be compliant with current standards and Emerging Local Plan Policy D DM3 and will include:

- Details of locations and external provision;
- Compliant highway standards; and
- Pulling distances compliant with Health and Safety legislation.

4.9 Character Areas

Design, Appearance and Character

4.9.1 The design of the buildings will be developed in detail through the reserved matters stage, using materials and detailing that complements the key characteristics of the existing village.

4.9.2 Although it is proposed to provide a mix of house styles and sizes, the majority of homes will be smaller to medium sized two and three bedroom homes suitable for smaller households and families.

4.9.3 The site is considered to have four core character areas that have required careful consideration and development of key design principles to respond to the various constraints and opportunities identified throughout the design process. These are:

- Summer Lane;
- Local Centre;
- Western Edge; and
- Pagham Road.

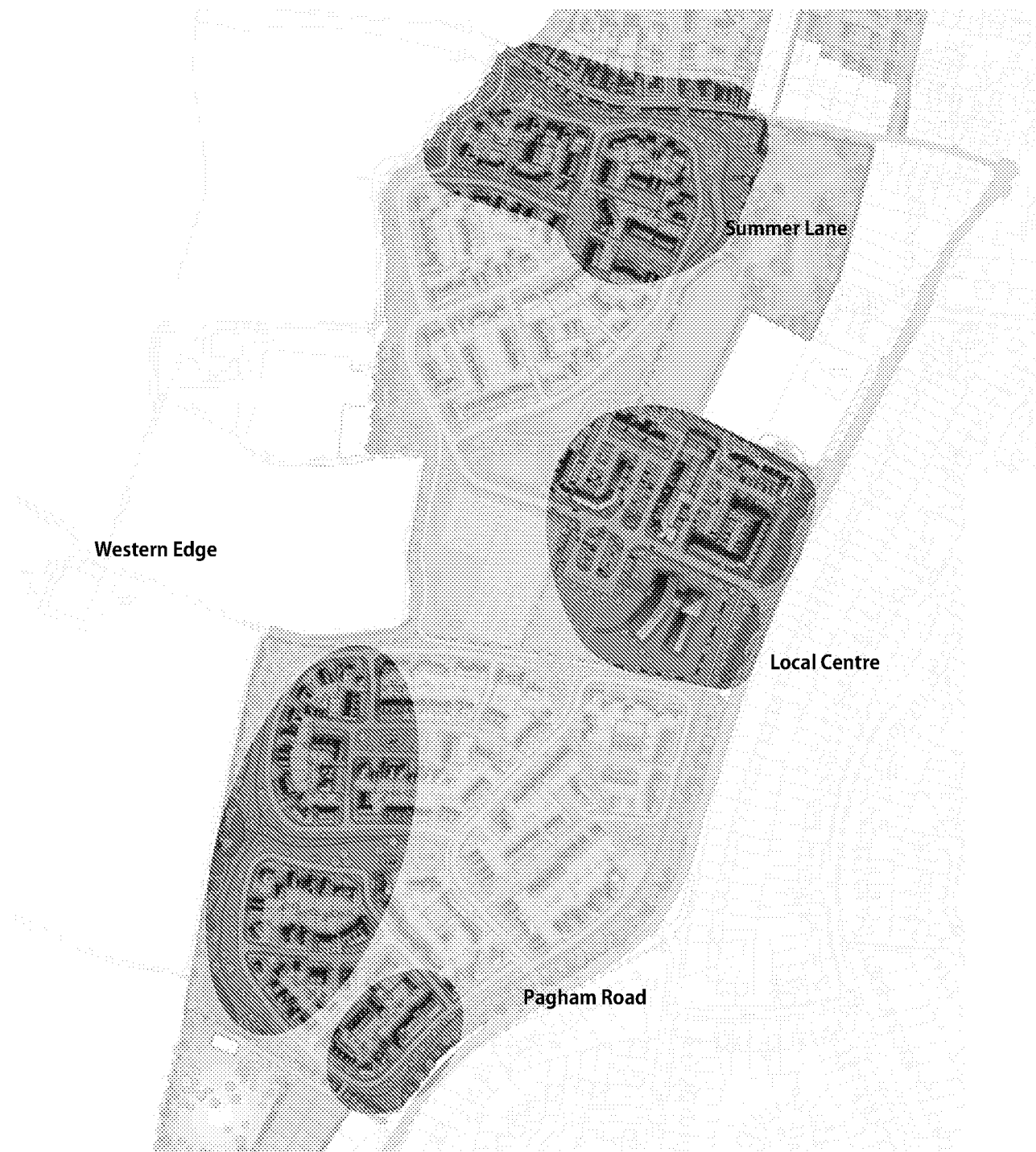


Fig 31 - Character Area Location Plan - Illustrative Purposes Only

4.10 Summer Lane Character Area

Key Features

- Low density housing, predominantly detached 2 storeys located around the perimeter to reflect the built form to the north of Summer Lane;
- A new native hedgerow on a wildflower hedgebank will form a new boundary to Summer Lane providing a semi-rural transition between the current urban settlement boundary and the countryside to the west;
- The housing is to be set back from the boundary to provide a wide naturalised landscape buffer between the housing and the lane (15-20m) to provide an attractive setting along the northern boundary;
- Housing along this section is to reflect key qualities and characteristics of the traditional vernacular of the village to provide a contextual link along this approach;
- Garden boundary treatments to be a mix of low/medium hedgerows, fences and with occasional low brick/flint walling;
- Equipped play areas for toddlers and young children; easily accessible from Summer Lane and Pagham, the additional setting will provide informal areas for recreation and play, with natural surveillance;
- Permeability between the landscape buffer and the adjacent ANOGS; and
- Native tree planting, wildflower grassland and swales provide range of habitat opportunities linking the ANOGS to the countryside beyond.

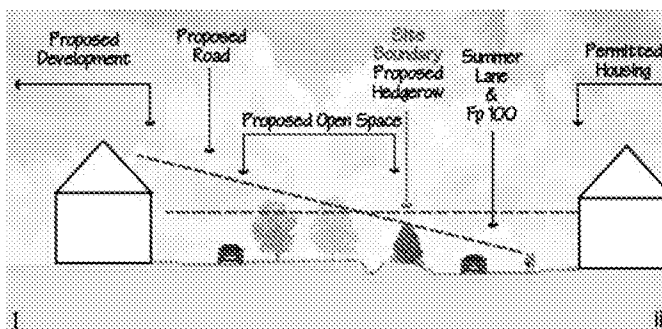
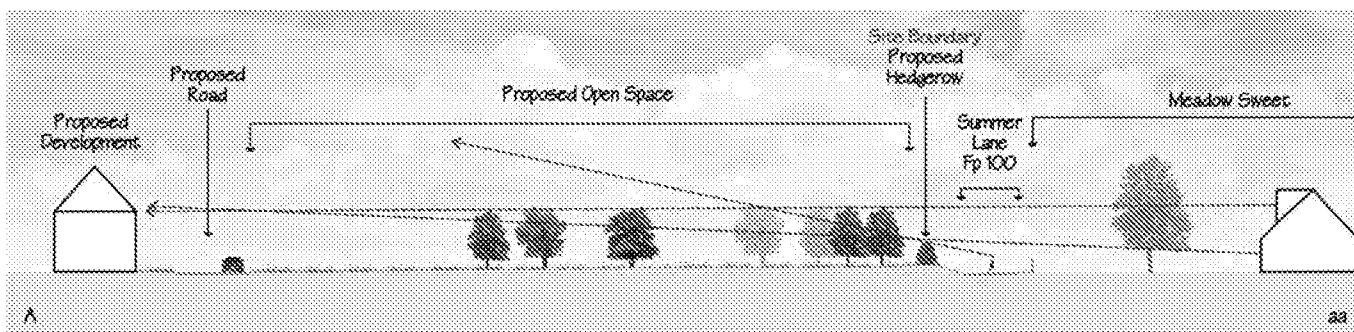


Fig 32 Summer Lane Character Area



Figs 33 & 34 - Summer Lane - Indicative Sections - Illustrative Purposes Only

4.11 Local Centre Character Area

Key Features

- Higher density housing providing a range of 1/2 bedroom apartments and some 2 bed houses. To include 3 storey buildings within the local centre.
- Some of the apartments will be located above shops, food store and 70 Bed 2 1/2-3 storey residential care facility.
- Within the public areas the landscaping will be predominantly high quality hard surfaces interspersed with semi-mature tree planting to provide seasonal interest and scale;
- All public areas and parking will have natural surveillance, clear way-marking and permeability;
- The high quality frontages will provide and opportunity for contemporary design, however careful use of materials and incorporation of traditional features will provide a contextual link to the village;
- The boundary along Pagham Road will be enhanced with native species to continue to provide screening with development set a minimum of 15m back; and
- School to be located near to the local centre within a 2.04ha plot defined by fences incorporated in to hedgerows and tree belts.

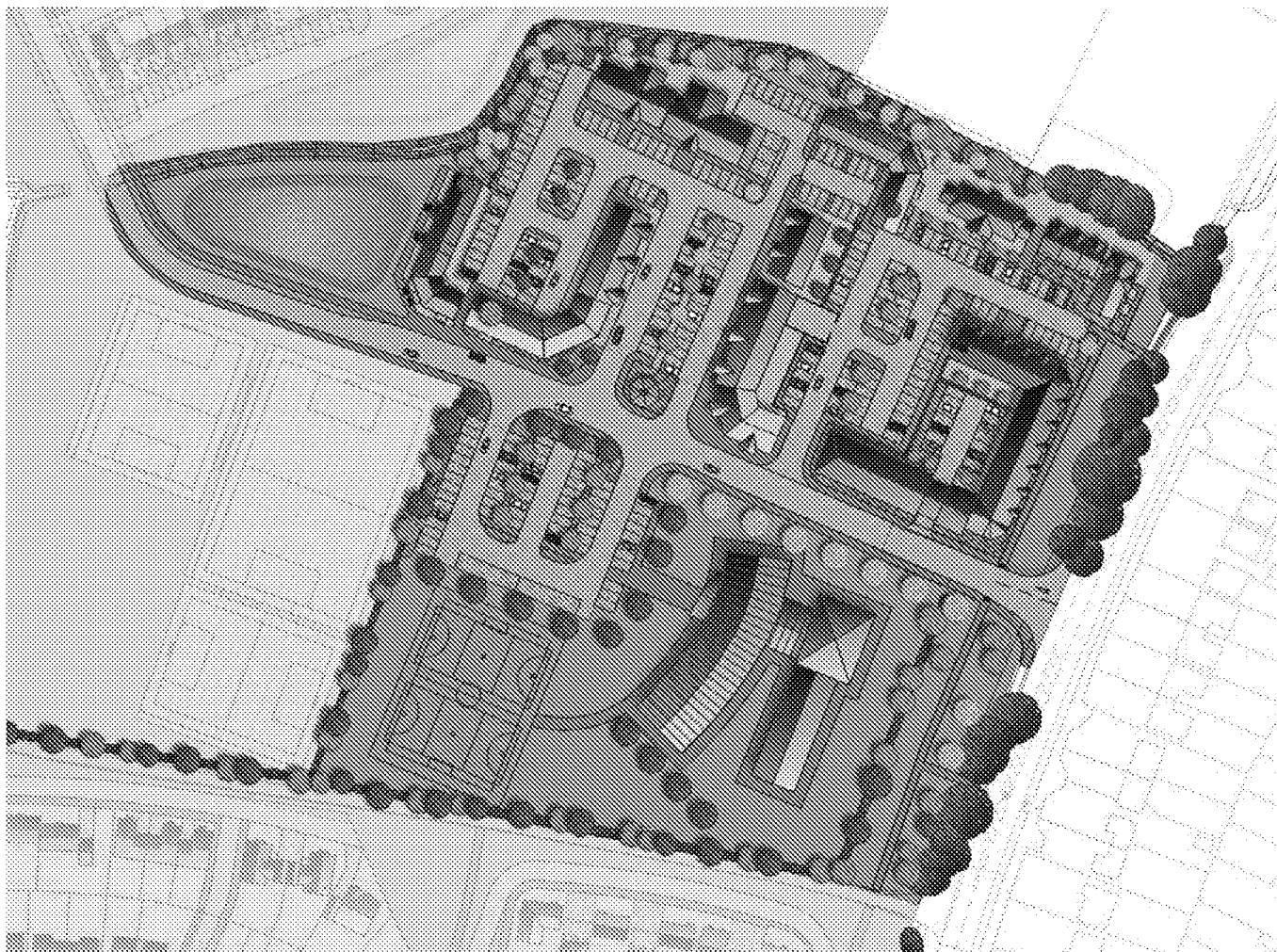


Fig 35 - Local Centre - Illustrative Character Area

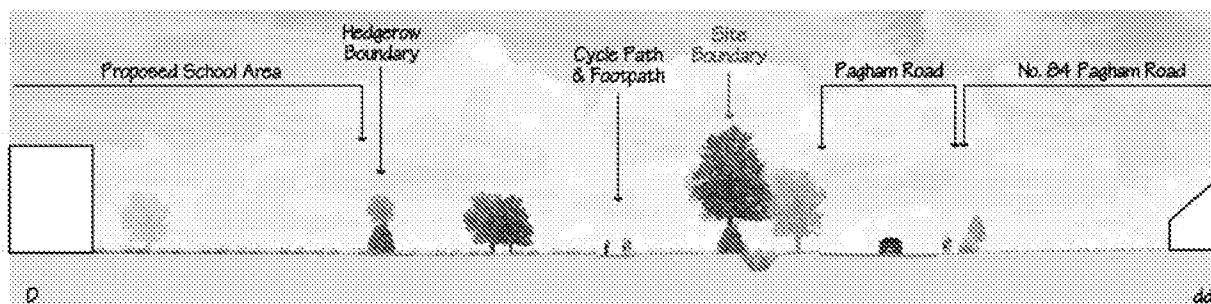


Fig 36 - Local Centre - Indicative Section from Pagham Road - Illustrative Purposes Only

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4.12 Pagham Road Character Area

Key Features

- Low density housing - 1-2 storey mix of detached and semi detached located around the perimeter. 10-15% bungalows if market viable.
- The housing is to be set back from the boundary (minimum 15m) to provide a wide landscape buffer between Pagham Road and the built frontages. The existing boundary hedgerow will be enhanced with native species and complimented with further native tree planting within the buffer. This will provide an attractive eastern setting to the development;
- Housing along this section is to reflect key qualities and characteristics of the traditional vernacular of the village to provide a contextual link along this approach;
- Garden boundary treatments to be a mix of low/ medium hedgerows, fences and with occasional low brick/flint walling;
- The landscape buffer will provide an open green corridor for potential informal play, additional pedestrian links from Pagham Road to the allotments, Scout area, and routes to the west, all with natural surveillance from the overlooking properties.

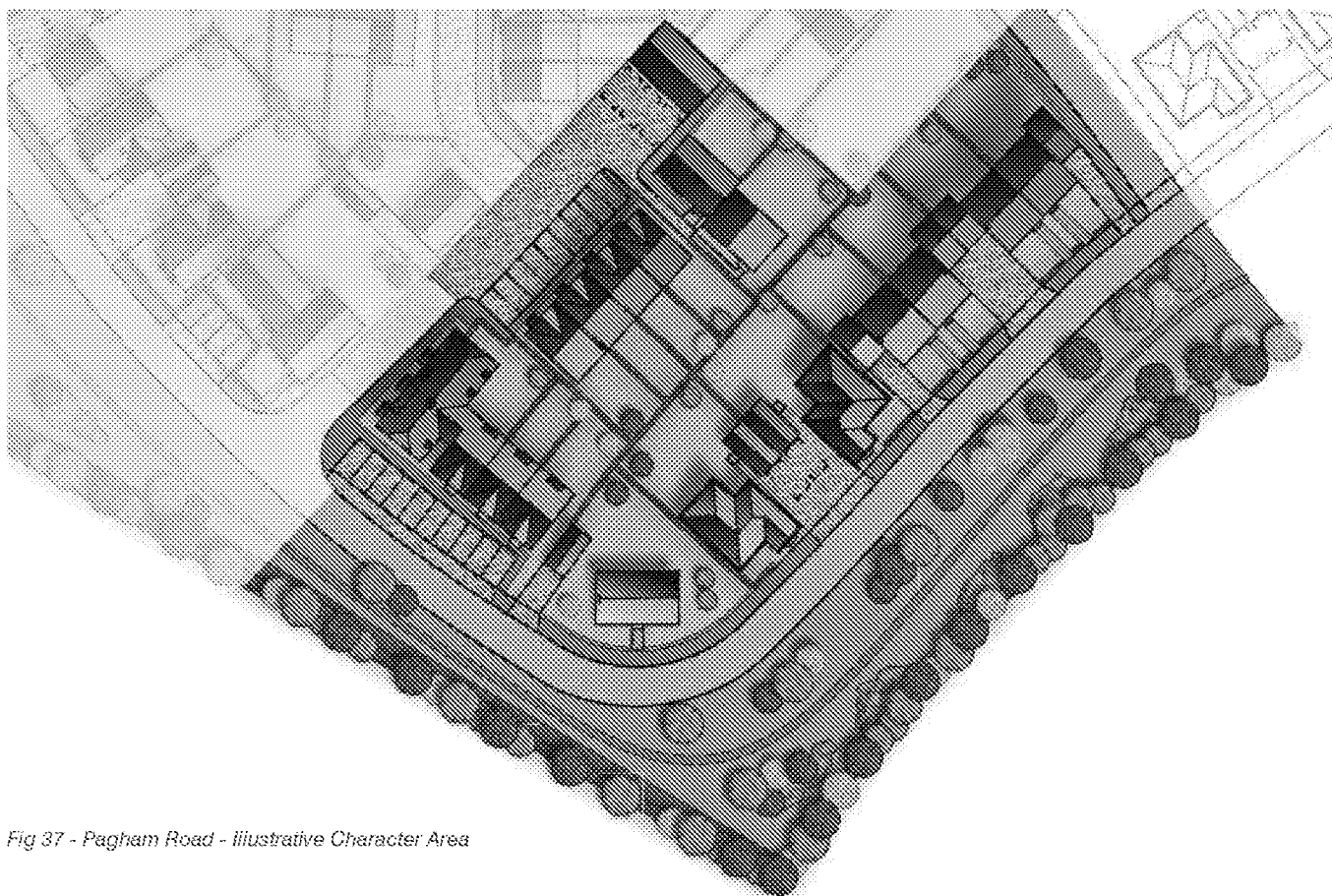


Fig 37 - Pagham Road - illustrative Character Area

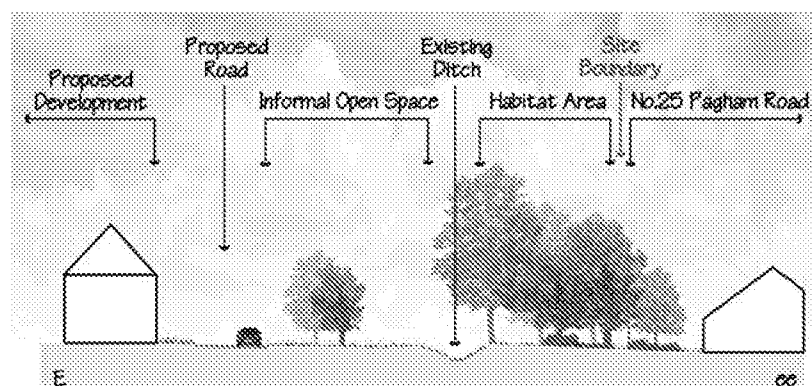


Fig 38 - Pagham Road - Indicative Section - Illustrative Purposes Only

4.13 Western Edge Character Area

Key Features

- Low density housing - predominantly detached 2 storeys located around the perimeter to provide a broken edge to the new development boundary;
- A new native hedgerow on a wildflower hedgebank will form a new boundary to the western boundary. Within the landscape buffer (min 10m but averaging 25m); native planting on low earth mounds will provide a well defined and naturalised buffer between the built form and the rural outlook to the west.
- The housing is to be set back from the boundary to provide a wide naturalised landscape buffer between the housing and the lane (15-20m) to provide an attractive setting along the northern boundary;
- Housing along this section to reflect key qualities and characteristics of the traditional vernacular of the village to provide a contextual link along this approach;
- Garden boundary treatments to be a mix of low/medium hedgerows, fences and with occasional low brick/flint walling;
- The landscape buffer will also provide an opportunity for circular walks, linking all the accesses crossing the site, three play areas for toddlers and a large informal area for recreation and play, all with natural surveillance from the overlooking housing; and
- Native tree planting, wildflower grassland and swales provide range of habitat opportunities.

Fig 39 - Western Edge - Illustrative Character Area

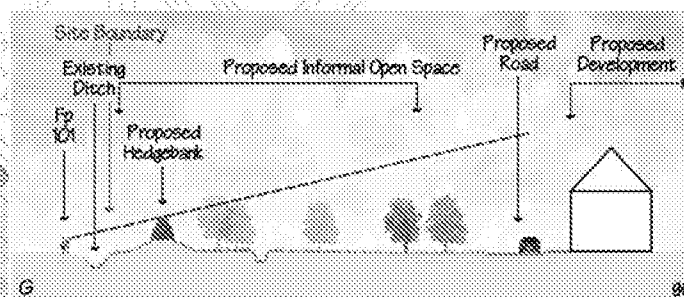
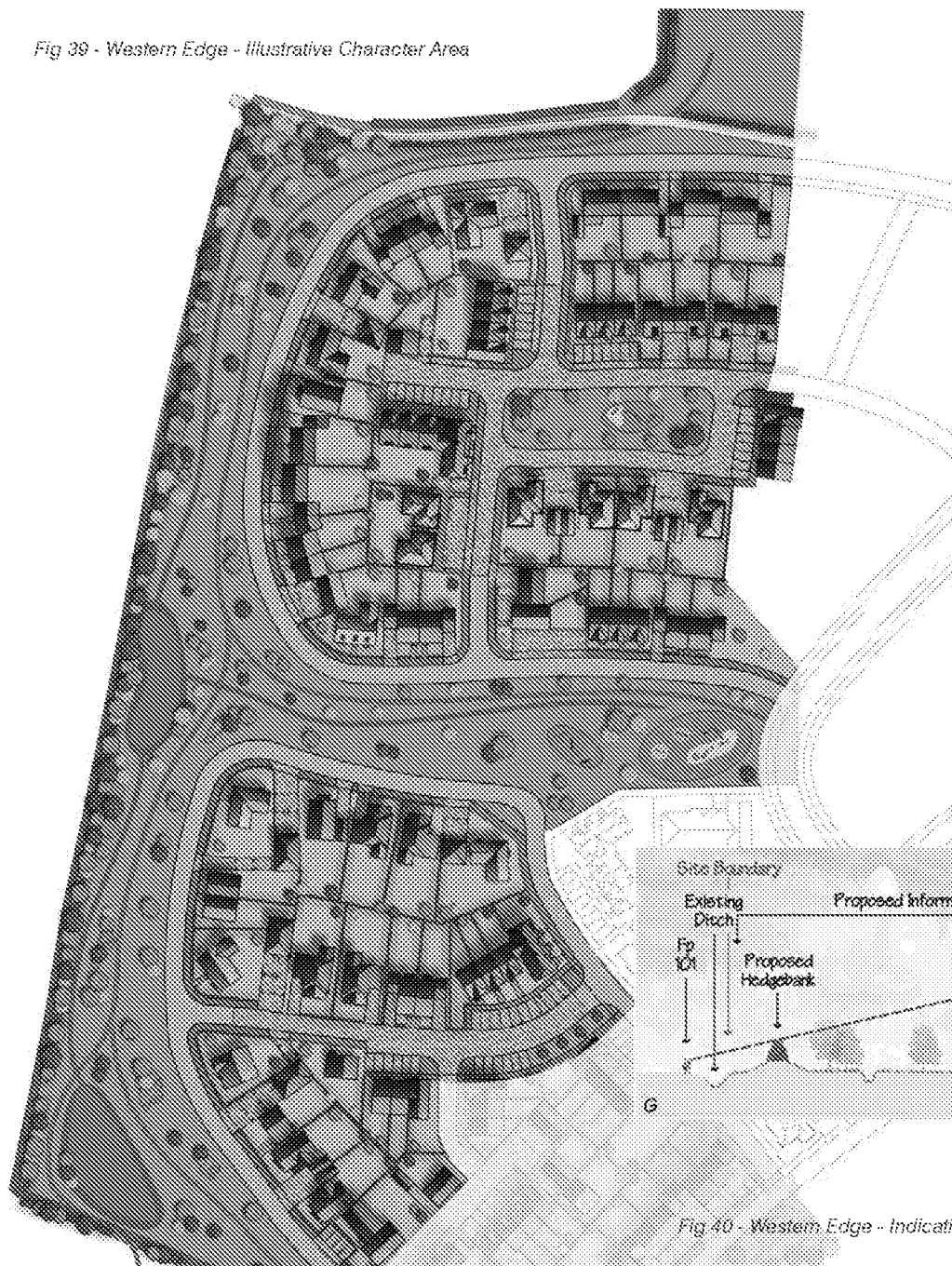


Fig 40 - Western Edge - Indicative Section

Proposed Mixed Use Development at Pagham South

Design and Access Statement - December 2016

4.14 Hydrology

- 4.14.1 This assessment has concluded that the development of this site as proposed, would not create or increase the risk of flooding from all potential sources, nor would it increase the risk of flooding to any offsite parties and land for the lifetime of the development.
- 4.14.2 The residential development area is located wholly within the lowest flood risk category 'Flood Zone 1' for the lifetime of the development, assessed as having a less than 1 in 1000 (<0.1% AEP) annual probability of flooding from a main river in each year.
- 4.14.3 Separate drainage systems are proposed for the surface water runoff and foul flows generated by the development.
- 4.14.4 Surface water runoff from impermeable areas at the new development will be managed via the use of Sustainable Drainage Systems (SuDS) with a controlled discharge from the site into the existing watercourses that bound the site. The peak rate of surface water runoff from the site will be restricted to a maximum of the existing greenfield runoff rate.
- 4.14.5 All storm attenuation volumes have been designed to accommodate the 100 year+40% storm event required for each catchment within the development area.
- 4.14.6 This strategy will not only ensure that the peak rate of surface water runoff from the site post development will be no greater than the existing greenfield runoff rate for all equivalent rainfall events, but will also

provide a high level of betterment in peak rates of runoff over existing conditions during intense rainfall events.

- 4.14.7 The proposed residential development area currently lies within Flood Zone 1 which is the lowest flood zone and acceptable for residential development.

4.15 Utilities

Water

- 4.15.1 Portsmouth Water has confirmed that the development can be served and that off-site network reinforcement is anticipated.

Gas

- 4.15.2 EPL&R have confirmed that the development can be served by a point of connection for a low pressure main within Pagham Road.

Electric

- 4.15.3 SSE Power Distribution has confirmed that the development can be served and it is anticipated that a 1000kva transformer sub station will be required.
- 4.15.4 Offsite upgrades and diversionary works may be required.

BT Openreach

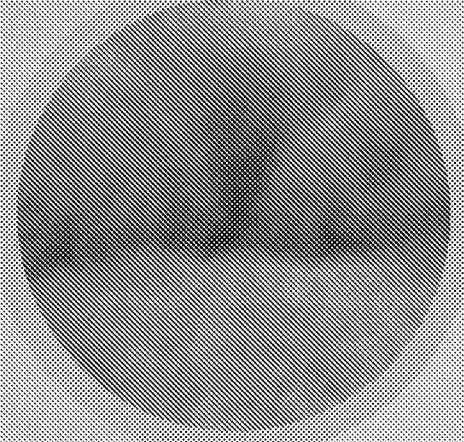
- 4.15.5 BT Openreach has confirmed the development can be served and BT fibre optic is being offered to new developments from mid-November 2016. It's

expected that off site works will be required.

Sewage

- 4.15.6 Southern Water has confirmed that capacity exists for a direct connection to the Pagham waste water treatment works for the proposed development and no upgrades are required.
- 4.15.7 The proposed foul water drainage does not utilise any existing public foul water sewers and a new direct connection from within the site to the treatment works will be provided.

SUSTAINABILITY CREDENTIALS



5 SUSTAINABILITY

- 5.15.1 The Applicant is committed to achieving new development in a sustainable manner to ensure that natural resources are used prudently.
- 5.15.2 The sustainability of the site has been considered not only in its design approach an opportunities for innovative design but also for its ability to adapt to the future environment.
- 5.15.3 The development will incorporate, as far as possible, a strategy for sustainable design, which encourages the reduction of energy consumption and as such will at the reserved matters stage examine the contribution of a range of measures.

5.1 Location and layout

- 5.1.1 The location of the scheme is considered a sustainable location by virtue of its central location and close proximity to a range of services and facilities in Pagham
- 5.1.2 The layout has been designed to make the most efficient use of land by thoroughly identifying constraints and proposing a development with an appropriate density for the village edge location.
- 5.1.3 The site provides an opportunity for development in a location that is considered out of flood risk and has the opportunities to provide a significant SUDS and drainage strategy within the site.

- 5.1.4 Maximise sunlight and passive solar energy – the majority of development to be positioned broadly south with streets predominantly east x west (Policy DDM1).

- 5.1.5 The proposal incorporates a substantial amount of new public open space, retains existing public footpaths and allows for a substantive improvement in ecological value of the open spaces and potential for wild-life habitat.

5.2 Drainage and SUDS

- 5.2.1 The following SUDS techniques are considered suitable for the development site subject to further ground investigations and engineering design. The following storm drainage strategy outlines how they could be utilised.

- Permeable paving / permeable sub base:
- Road side swales; and
- Attenuation / Bio-retention basin.

- 5.2.2 The final surface water runoff from the site will be strictly controlled via Sustainable Drainage Systems (SUDS) in the form of a series of attenuation basins. All main SUDS features will be designed to manage the 1 in 100 year return storm plus an extra allowance of 40% for the potential predicted increase in peak rainfall up to 2115.

5.3

Access and Movement

- 5.3.1 The site provides an opportunity for a development that will benefit from an existing high quality bus service which provides access to both Bognor and Chichester and with a range of local services within walking distance.
- 5.3.2 The development will also benefit from having a comprehensive footway and footpath network ensuring that pedestrian access can be integrated as a fundamental part of the framework proposals.
- 5.3.3 By having a primary school and local centre with health and other facilities as part of the proposals, this will help encourage walking and cycling trips from within the development and from adjacent residential areas. The local centre will be located close to existing bus stops on Pagham Road to help further encourage sustainable transport use.
- 5.3.4 By providing land to help create a link between Pagham Road and the Pagham Harbour to Chichester Cycle Route this will encourage cycling and remove some of the cars that currently use Pagham Road.
- 5.3.5 By supporting the development with comprehensive Travel Plan measures this will help reduce the need to travel, especially by car.

5.4 Water efficiency

5.4.1 Consideration will be given to the efficient use of water with up-to-date technologies.

- Landscaping will be designed to minimise irrigation needs;
- Consideration of water use in all stages of day to day living. Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals;
- Sanitary appliances will be specified featuring low water fittings and 'in built' white goods chosen for their low water use; and
- Water butts fitted to collect rainwater for garden use;

5.5 Shade cooling and solar gain

5.5.1 Consideration to be given to Solar water heating panels incorporated into the south roof slopes will collect and make use of the sun's energy to provide and supplement domestic hot water;

5.5.2 The properties have been carefully orientated to take full advantage of solar gain and have predominantly south facing roof slopes to accept solar panels;

5.6 Building and Materials

5.7 The details of the sustainable credentials of the built form are not known at this stage but would suggest that the following may be considered:

- In-built 'robustness' and ability of the development, to adapt to changes such as use, lifestyle and demography over time;
- Use of sustainably resourced natural and renewable materials;
- Low energy light fittings specified to reduce energy consumption;
- Mechanical ventilation systems with heat recovery and filters fitted to give a controlled internal environment;
- AAA appliances where provided will reduce power consumption;
- Minimise carbon emissions;
- Reduce energy demand to the lowest possible levels;
- Use the best available low or zero carbon technology; and
- Minimisation of waste throughout the project including construction.



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