



Mr David Easton
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Email: g [REDACTED]

5 November 2021

Dear Mr Easton,

LAND SOUTH OF SUMMER LANE AND WEST OF PAGHAM ROAD, PAGHAM

RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION P/140/16/OUT FOR DEVELOPMENT AT THE ABOVE SITE

On behalf of Pagham Homes I am pleased to confirm that we have today submitted an application via the Planning Portal (ref. PP-10302353) for the approval of Reserved Matters pursuant to Outline planning permission P/140/16/OUT (dated 22 November 2018), for development at Land South of Summer Lane and West of Pagham Road, Pagham.

The description of development for this application is as follows:

"Application for approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. P/140/16/OUT, for the erection of 375 dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road."

Please note that details of 'Access' were approved as part of the Outline planning permission.

The plans and documents that comprise this submission are set out in **Schedule 1 below**.

Payment of the relevant application fee of £67,709, plus the Planning Portal service charge, will be made separately by the applicant.

Unit 1, Station Industrial Park, Duncan Road,
Park Gate, Southampton SO30 1BY



The application fee has been determined based on the “First Submissions of Reserved Matters” for “New Dwellinghouses” in excess of 50 dwellinghouses and the following calculation:

- £22,859 + £138 for each additional dwellinghouse in excess of 50, up to a max. fee of £300,000.
- The application relates to 375 dwellings.
- First 50 dwellings = £22,859.
- Additional 325 dwellings: £138 x 325 = £44,850.
- £22,859 + £44,850 = **£67,709**.

This fee and calculation has been agreed in recent correspondence with yourself.

Please also note that in addition to submitting details for the reserved matters, we have also provided information to satisfy and partially discharge a number of conditions attached to the Outline planning permission, insofar as they relate to the proposals and application area.

We have also submitted – via separate discharge of condition (DoC) applications – the same details to seek the discharge of these conditions. This relates to the following conditions:

DoC Application 1 – Planning Portal ref. PP-10309081

- Condition 7: Landscaping and Layout.
- Condition 9: Arboricultural Method Statement and Tree Protection Plan.

DoC Application 2 – Planning Portal ref. PP-10309131

- Condition 10: Surface Water Drainage.
- Condition 13: Foul Water Drainage.

I trust that this information is sufficient to enable you to validate the application and look forward to receiving your confirmation of this in due course.

Please contact me if you have any queries or require any further clarification. We look forward to discussing the application with you in due course.

Yours sincerely,



Luke Vallins

Planning Manager
Foreman Homes

Enc Schedule 1: Submission Information

Unit 1, Station Industrial Park, Duncan Road,
Park Gate, Southampton SO30 1BX

Schedule 1: Submission Information

TITLE	REFERENCE	SCALE	PAPER SIZE
Documents			
Application Form	N/A		
CIL Form 1: Additional Information	N/A		
Planning Statement, including Affordable Housing Statement	N/A		
Ecological Survey Summary Report	N/A		
Transport Statement	N/A		
Drainage Strategy Report	N/A		
Arboricultural Method Statement	N/A		
General Plans			
Location Plan	21.003.01	A2	1:2500
Site Plan	21.003.02	A1	1:1250
Northern House Types Key Plan	21.003.64	A2	1:1250
Southern House Types Key Plan	21.003.65	A2	1:1250
Northern Affordable Housing Plan	21.003.66	A2	1:1250
Southern Affordable Housing Plan	21.003.67	A2	1:1250
Street Scenes – Page 1 of 4	21.003.68	A1	1:200
Street Scenes – Page 2 of 4	21.003.69	A1	1:200
Street Scenes – Page 3 of 4	21.003.70	A1	1:200
Street Scenes – Page 4 of 4	21.003.71	A1	1:200
House Types – Character Area 1: Park View (CA1)			
Block G	21.003.03	A2	1:100
House Type A	21.003.04	A2	1:100
House Type B	21.003.05	A2	1:100
House Type C	21.003.06	A2	1:100
House Type D	21.003.07	A2	1:100
House Type F	21.003.08	A2	1:100
House Type G	21.003.09	A2	1:100
House Types – Character Area 2a: Rural Edge North (CA2a)			
Block B	21.003.10	A2	1:100
Block C	21.003.11	A2	1:100
Block K	21.003.12	A1	1:100
Block R	21.003.13	A1	1:100
House Types – Character Area 2b: Rural Edge South (CA2b)			
House Type A	21.003.14	A2	1:100
House Type B	21.003.15	A2	1:100
House Type D	21.003.16	A2	1:100
House Type F	21.003.17	A2	1:100



FOREMAN
HOMES

TITLE	REFERENCE	SCALE	PAPER SIZE
House Types – Character Area 3: Community Streets (CA3)			
Block B	21.003.18	A2	1:100
Block C	21.003.19	A2	1:100
Block D	21.003.20	A2	1:100
Block F	21.003.21	A2	1:100
Block G	21.003.22	A2	1:100
Block H	21.003.23	A2	1:100
Block I	21.003.24	A2	1:100
Block J	21.003.25	A2	1:100
Block K	21.003.26	A1	1:100
Block N	21.003.27	A2	1:100
Block O	21.003.28	A1	1:100
Block P	21.003.29	A2	1:100
Block Q	21.003.30	A2	1:100
Block S	21.003.31	A1	1:100
House Type A	21.003.32	A2	1:100
House Type B	21.003.33	A2	1:100
House Type C	21.003.34	A2	1:100
House Type F	21.003.35	A2	1:100
House Type G	21.003.36	A2	1:100
House Types – Character Area 4a: Transitional Perimeter South (CA4a)			
Block C	21.003.44	A2	1:100
Block L	21.003.45	A2	1:100
House Type E	21.003.46	A2	1:100
House Types – Character Area 4b: Transitional Perimeter North (CA4b)			
Block A	21.003.37	A2	1:100
Block F	21.003.38	A2	1:100
Block M	21.003.39	A2	1:100
Block U	21.003.40	A1	1:100
Block V	21.003.41	A1	1:100
Block W	21.003.42	A1	1:100
Block X	21.003.43	A1	1:100
Key Building Plans			
Block A (Flint)	21.003.47	A1	1:100
Block C (Painted)	21.003.48	A2	1:100
Block E1 (Timber)	21.003.49	A2	1:100
Block E2 (Painted)	21.003.50	A2	1:100
Block F1 (Timber)	21.003.51	A2	1:100
Block F2 (Painted)	21.003.52	A2	1:100
Block M (Painted)	21.003.53	A2	1:100

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TITLE	REFERENCE	SCALE	PAPER SIZE
Block T (Painted)	21.003.54	A2	1:100
HT A1 (Flint)	21.003.55	A2	1:100
HT A2 (Tile Hung)	21.003.56	A2	1:100
HT B (Flint)	21.003.57	A2	1:100
HT C (Flint)	21.003.58	A2	1:100
HT D1 (Flint)	21.003.59	A2	1:100
HT D2 (Tile Hung)	21.003.60	A2	1:100
HT F (Tile Hung)	21.003.61	A2	1:100
Garage Plans			
Double Garage	21.003.62	A3	1:100
Single Garage	21.003.63	A3	1:100
Landscape Plans			
Landscape General Arrangement Plan 1 of 5	DD494L01 Rev A	A1	1:500
Landscape General Arrangement Plan 2 of 5	DD494L02 Rev A	A1	1:500
Landscape General Arrangement Plan 3 of 5	DD494L03 Rev A	A1	1:500
Landscape General Arrangement Plan 4 of 5	DD494L04 Rev A	A1	1:500
Landscape General Arrangement Plan 5 of 5	DD494L05 Rev A	A1	1:500
Local Equipped Area of Play (LEAP) North	DD494L06	A1	1:100
Local Equipped Area of Play (LEAP) South	DD494L07	A1	1:100
Local Area for Play (LAP) Equipment Trail	DD494L08	A1	1:1500
Transport Plans – Contained within Transport Statement			
Swept Path Analysis – Fire Tender	ITB16481-GA-001 Rev E	A3	1:2000
Swept Path Analysis – Refuse Collection Vehicle / Water Tanker	ITB16481-GA-002 Rev E	A3	1:2000
Visibility Checks	ITB16481-GA-003 Rev E	A3	1:2000
Road Geometry Plan	ITB16481-GA-005 Rev C	A3	1:2000
Road Adoption Plan	ITB16481-GA-006 Rev C	A3	1:2000
Drainage Plans			
Proposed Levels & Contours (Southern) Sheet 1 of 2	D1915-200 Rev A	A1	1:500
Proposed Levels & Contours (Southern) Sheet 2 of 2	D1915-201 Rev A	A1	1:500
Proposed Levels & Contours (Northern) Sheet 1 of 2	D1915-202 Rev A	A1	1:500
Proposed Levels & Contours (Northern) Sheet 2 of 2	D1915-203 Rev A	A1	1:500
Proposed FW & SW Drainage Strategy (Southern) Sheet 1 of 2	D1915-300 Rev C	A1	1:500
Proposed FW & SW Drainage Strategy (Southern) Sheet 2 of 2	D1915-301 Rev C	A1	1:500
Proposed FW & SW Drainage Strategy (Northern) Sheet 1 of 2	D1915-302 Rev C	A1	1:500
Proposed FW & SW Drainage Strategy (Northern) Sheet 2 of 2	D1915-303 Rev C	A1	1:500
Proposed FW Drainage Strategy Off-Site Discharge	D1915-304 Rev C	A1	1:500
Proposed Impermeable Area Southern Parcel	D1915-PL400 Rev A	A1	1:750
Proposed Impermeable Area Northern Parcel	D1915-PL401 Rev A	A1	1:750
Proposed Site Catchment Southern Parcel	D1915-PL402 Rev A	A1	1:750
Proposed Site Catchment Northern Parcel	D1915-PL403 Rev A	A1	1:750



TITLE	REFERENCE	SCALE	PAPER SIZE
Surface Water Flow Model Catchments Southern Parcel	D1915-PL404 Rev A	A1	1:750
Surface Water Flow Model Catchments Northern Parcel	D1915-PL405 Rev A	A1	1:750
Tree Plans – Contained within Arboricultural Method Statement			
Tree Removal Plan	TR-1 Rev E	A0	1:1800
Tree Protection Plan	TPP-1 Rev E	A0	1:1800