

Report following a request for further information, negotiations or consultation

REF NO:	P/153/21/RES
LOCATION:	Land South of Summer Lane and West of Pagham Road Pagham
PROPOSAL:	Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 350 No. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

This application was presented to the Planning Committee on 13 December 2023. Members resolved to defer the application in order to secure clarification as to the height of the proposed dwellings and the impact this would have on the setting of St Thomas a Becket Church.

Officers understood that the concerns related to the height of the dwellings and the impact this would have on views, specifically from the PROW, towards St Thomas a Becket Church. Therefore, the application is unchanged, however further informative material has been provided by the applicant in order to visually demonstrate the height of the dwellings and the impact the development would have on views of the church.

The ridge height of the two storey dwellings within the southern parcel measure between 8.4m and 9m with an eaves height of 4.7m and 5.2m. The ridge height of the one and half storey dwellings, which are located adjacent to Pagham Road to the southeast, measure between 6.5m and 8m with an eaves height of between 2.45 and 2.9m.

The Council's Conservation Officer had already provided comments on the reserved matters application, but it was verbally confirmed that these comments had taken into account the height of the dwellings as part of the assessment.

Since the application was presented to committee, the NPPF September 2023 has now been revised to NPPF December 2023, and therefore some paragraph numbers within the officer report have changed. For clarity, paragraph 202 was directly quoted within the officer report, and is now paragraph 208 with no change to the wording of said paragraph. Where reference is made to the NPPF as a whole, the relevant paragraphs do not impact upon the recommendation by officers.

REPORT UPDATE

Application No: P/153/21/RES

Reason for the Update / Changes

The applicants have provided a number of minor changes to the layout, and landscaping details in accordance with comments received by WSCC Highways.

1. FURTHER REPRESENTATIONS:

A further 7 (no.) objections, and 1 (no.) comment have been made. The following additional matters have been raised:

- Oppose the exit point of the footpath from the estate being located opposite an existing property - there is already a path outside the property built by Drew Smith. With no street lighting there will be potential for anti-social activity.
- Clumped social housing.

2. UPDATED CONSULTATION RESPONSES:

Natural England: No Objection. Natural England have reviewed the proposals alongside the Council's Appropriate Assessment (Habitats Regulation Assessment). They concur with the results of the Council's AA, and as a result had no objection to the proposals as with mitigation they would not result in a likely significant adverse effect on the status or qualifying features of the Pagham Harbour SPA.

WSCC Highways: No objection subject to conditions. The majority of comments have been addressed, and request that appropriate conditions are included to secure details in relation to bicycle storage, and the provision of parking in line with occupation.

Greenspace Officer: No objection. Soft landscaping details are appropriate to the location and sufficiently detailed. With regards to play provision they do not recommend approval of the submitted plans. However, it has been confirmed that they are comfortable for these details to be secured through the Section 106.

Ecology Officer: No objection. Soft landscaping details are acceptable.

3. CONDITION AMENDMENTS

Condition 1 has been amended to include the relevant drawing numbers and Condition 2 has been added to restrict occupation until such time as vehicular access has been provided to serve the adjoining development.

Condition 11 has been added to secure details of the boundary treatment for the allotments.

Officer Comments on report updates:

1. The footpath will provide connection between existing development and the application site. This is acceptable and would not result in unacceptably adverse impacts on residential amenity or be likely to generate additional anti-social behaviour. The proposed affordable housing is considered to be

appropriately distributed across the site in accordance with policy AH SP2 of the Arun Local Plan.

2. Comments from WSCC Highways are noted and the conditions are appropriate and as such have been incorporated as part of the recommendation (Condition 3 and 4).

3. No comments.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Approval of Reserved Matters Following Outline Approval

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SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The description of development was amended during the life of the application with the total number of units being reduced from 375 to 350 dwellings.
SITE AREA	Approximately 19.43 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	Approximately 18 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The eastern boundary of the site adjacent to Pagham Road features mature hedgerow and tree planting measuring between 2m and 5m in height. The western, southern and northern boundaries of the site features low planting of between 0.5m and 1.5m in height.
SITE CHARACTERISTICS	The existing land use is a greenfield site in agricultural use, adjacent to the built up area boundary of Pagham. The application site is situated to the west of Pagham Road. Further agricultural land is situated to the west of the application site, with the Pagham Harbour situated approximately 614m to the south-west.

Summer Lane is situated to the north of the application site

and is identified as a Public Right of Way (PROW). A PROW also crosses the site from east to west which leads towards the Pagham Harbour. Adjoining the western boundary of the application site is Church Barton House which is currently the subject of a reserved matters application (P/139/22/RES) for the erection of up to 65 dwellings under planning reference P/25/17/OUT.

The vast majority of the site is identified by the Environment Agency as falling within Flood Zone 1. However, an area of the site measuring approximately 0.82 hectares is identified as Flood Zone 3 and an even smaller portion of the site (measuring approximately 0.44 hectares) is identified as falling within Flood Zone 2. Various drainage ditches are present which cross the site and run along the boundaries.

A portion of the site measuring approximately 548.1m² is identified as falling within 500m of the Pagham Harbour SSSI with the remainder of the site falling within the 5km zone from Pagham Harbour. Pagham Harbour is also designated as a Special Protection Area (SPA) and Ramsar Site.

CHARACTER OF LOCALITY

The locality of the site is predominantly rural in character. However, development is present to the east of Pagham Road which is characterised predominantly by two storey dwellings and chalet bungalows of various designs and styles which are set back from the highway. Further two storey development is situated to the north of the application site (to the west of Pagham Road).

Bus stops are situated to the east of the site along Pagham Road and the application site will surround Pagham Village Hall which is situated to the west of Pagham Road. White Rocks (21 Pagham Road) which abuts the eastern boundary of the site is a Grade II Listed Building.

RELEVANT SITE HISTORY

P/155/21/RES	Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home.	ApproveConditionally 31-05-22
P/140/16/OUT	Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision	App Cond with S106 22-11-18

of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved.

Outline planning permission was granted for the erection of up to 400 dwellings under reference P/140/16/OUT. A subsequent reserved matters relating to the local centre was approved under reference P/155/21/RES.

REPRESENTATIONS

PAGHAM PARISH COUNCIL - Objection for the following reasons:

- Views of St Thomas A Becket Church and Chichester cathedral are not respected.
- Standard of design of properties were poor - dwellings were boxy and roof heights too high.
- Insufficient character detail and too much red brick.
- No frontages to dwellings.
- Overdevelopment and cramped layout.
- Lack of respect for Village Design Statement.
- Land raising by 1.5m will have further landscape impacts.
- No bungalows in the development.
- Insufficient detail of the allotments.
- Brent Geese mitigation plan unreliable.
- Wider spine road needed due to traffic from school and residents/paring etc.
- Development needs to provide a cycle route.
- Drainage information insufficient.

Further consultation was requested after amended plans, which the PC have added further comments to their objection, in addition to those above:

- Drainage arrangements have not been planned with neighbouring developments.
- Footpath is shown which crosses the SUDS area, which may become submerged at times.
- Footpath is accessed via Summer Lane, which there is no footpath or lighting on this side and is dangerous.
- No connectivity to the POS to be delivered as part of the Summer Fields development.
- Insufficient visitor parking.
- Layout does not accommodate refuse trucks.
- Landscaping could be improved (large amounts of hardstanding).
- Access is shown for the proposed Church Barton development and does not support access for an up to an additional 65 units through the spine road.
- Play equipment lacks imagination. Further detail is required to ensure no areas where anti-social behaviour could be encouraged.

73 letters of objection were received to the application.

Ecology and Biodiversity (Brent Geese)

- Lack of screening within the landscape plans along western boundary, which will affect birds due to disturbance.
- Landscape plans adversely impact bats.
- Concern that dogs can go through dry SUDS features and out onto agricultural fields to disturb Brent

Geese habitat.

- Impacting upon natural beauty of area.
- Inadequate parking both within and outside of development.
- The layout does not accommodate any space either side of the public right of way, which is needed as compensation for the loss of countryside.
- Consideration of public right of way walking environment has not occurred.

The following matters have been raised which are not material to the consideration of a reserved matters application having been considered through the determination of the outline consent where the principle of development was established..

Infrastructure and public services

- Lack of infrastructure, hospitals doctors, dentists, schools, police and services etc.
- Shortage of school spaces in local schools.
- Need the school site and sports pitches within outline to progress at the same pace.

Drainage and Flooding

- The surface water drainage plan is not sustainable.
- No consideration of existing soakaways during building work undertaken. Impacts of land waste on areas within the site altering ability of land to drain.
- Local Road Network unable to cope with current flooding.
- No capacity for foul water.
- The location is at high risk from flooding due to rising sea levels.
- The site has recently been flooded.
- New build development in the area is causing flooding.

Roads and Parking

- Congestion will be exacerbated.
- Concern over road safety with additional traffic.
- Lack of money towards services and infrastructure.
- Increase in housing will damage attractiveness of Pagham to tourists, which help the area financially.
- Delays due to roadworks to facilitate developments.
- Increase in children needing to be taken to schools outside of catchment, increasing vehicular traffic, pollution.
- Construction disruption to residents and road users.
- Current traffic through village is dangerous, and more vehicles will exacerbate this.
- No school nearby which has capacity - children will need to be transported to school.

Economy

- No local jobs for the number of new residents.
- More houses may damage the attractiveness of the area for holiday makers.

Ecology and Biodiversity (Brent Geese)

- Southern Water are unable to handle the increased foul water volume and there is an increased risk of sewerage overflows into Pagham Harbour.
- Dwellings close to Nature Reserve so shouldn't be allowed.
- Loss of agricultural land.
- Need to protect Arun's assets which include Pagham Harbour, SPA etc.
- Loss of biodiversity.
- Loss of habitats for wildlife.
- Nature reserve will be at threat due to increased footfall.

- Increased vehicular levels leading to increased nitrate levels.
- Concern over lack of progress in developing mitigation plans to compensate for loss of Brent Geese foraging habitat.
- Concern that mitigation strategy (monitoring site for Brent Geese for five years) is insufficient.
- This reserved matter is premature in relation to the mitigation that is recommended for the Brent Geese. Brent Geese mitigation surveys show that it is not working.
- Loss of Pagham's semi-rural character as a "quiet village".
- Cycle parking required.
- Electric bike and car charging points needed.
- The site requires active travel and all user paths across the site/ Route needs to be created across summer lane to Honer Farm.
- No local jobs, so resident will have to commute up to the A27, which does not have a foot or cycle path.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments are noted and will be considered further in the conclusion to this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

GREENSPACE - Recommend approval of soft landscaping proposals, however LAP, LEAP, ELEAP proposals are inadequate and would object to these.

SOUTHERN WATER - Advice provided. Recommends that no discharge of foul sewerage from the site is discharged to public system until offsite drainage works have been completed to provide sufficient capacity.

NATURAL ENGLAND - Require further information on whether the application provides sufficient certainty that the on-site mitigation measures agreed as part of P/140/16/OUT can be delivered.

ENVIRONMENT AGENCY - No objection, and requested conditions.

WSCC LEAD LOCAL FLOOD AUTHORITY - Original consultation response raise no objection and no comments. A subsequent consultation response was submitted which objected on the basis of insufficient information.

WSCC HIGHWAYS - Initial comments have been addressed. A further consultation response has raised queries in relation to the siting of turning heads, footway provision and merits of traffic calming measures. The consultation identifies that some of the issues are not planning related but would have implications for the potential adoption of the roads in the future.

ENVIRONMENTAL HEALTH - Requested further information on the potential noise impact arising from traffic on Pagham road and Summer Lane. Proposed conditions in relation to contaminated land, lighting, EV, Internal noise levels, CEMP, Occupancy before development completed.

SUSSEX POLICE (Designing out Crime) - General advice provided (sufficient overlooking of POS, security measures etc).

WSCC FIRE AND RESCUE - No objection, provided condition to provide fire hydrants prior to

occupation.

NATIONAL HIGHWAYS - No objection as there would be no material affect on the safety, reliability and/or operation of the Strategic Road Network.

DRAINAGE ENGINEERS - Holding Objection due to further information needed.

ECOLOGY - No objection subject to delivery of biodiversity mitigation and enhancement measures secured by conditions on outline consent.

- Satisfied that there is sufficient ecological information available for determination of this application.

AFFORDABLE HOUSING - Objection as whilst the provision of affordable housing is supported, the current distribution of affordable homes is not supported as this would result in large areas of affordable homes.

HISTORIC ENGLAND - No comments to add. Consultation with the Council's specialists should be sought where relevant.

CONSERVATION OFFICER - The development will not impact on the setting of most of the listed buildings with the exception of The Parish Church of St. Thomas a Becket and The Old Cottage. The level of harm identified to the two aforementioned assets can be described as less than substantial harm. The level of harm to these two assets is on the lower end of the scale.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

AHSP2	AH SP2 Affordable Housing
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
GISP1	GI SP1 Green Infrastructure and Development
HDM1	H DM1 Housing mix
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
OSRSP1	OSR SP1 Allotments
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
TDM1	T DM1 Sustainable Travel and Public Rights of Way

TSP1 T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
SPD11	Arun Parking Standards 2020
SPD8	Areas of Special Character

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it results in a development of an appropriate scale, layout and appearance which is not harmful to the character and appearance of the area, the amenities of existing residents or the existing road and public footpath network.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

The proposal affects the setting of nearby Grade II Listed Buildings and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with section 66 (1) and this has been considered in further detail in

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the conclusion below.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The application seeks to secure reserved matters approval for appearance, landscaping, layout and scale. These are the only matters for consideration through the determination of this application. All other matters were considered through the granting of permission P/140/16/OUT with conditions included in relation to the following matters which will require discharge prior to the commencement of development:

- Materials and Finishes (Condition 5);
- Arboricultural Method Statement and Tree Protection Plan (Condition 9);
- Surface Water Drainage (Condition 10, 11 and 12);
- Foul Drainage (Condition 13);
- Ecology (Condition 15);
- Construction Management Plan (Condition 17);
- Employment and Skills Plan (Condition 20);
- Climate Change and Renewable Energy (Condition 24);
- Travel Plan (Condition 26);
- Archaeology (Condition 27);
- Electric Vehicle Charging (Condition 29); and
- Pagham Harbour SPA (Condition 30).

PRINCIPLE

The principle of the proposed development has been established by outline permission P/140/16/OUT which granted planning permission for up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace with two points of access from Pagham Road. The outline planning permission established the principle of development and considered matters of flood risk, impact on wildlife, loss of agricultural land, countryside location, foul drainage, flood risk and the provision of affordable housing, public open space, children's play and other related infrastructure.

This outline approval relates to the Pagham South Strategic Allocation with this application relating to the remainder of the allocation following approval of P/155/21/RES in relation to the local centre.

COMPLIANCE OF THE PROPOSAL WITH OUTLINE CONDITIONS

Condition (3) states that development shall be carried out in accordance with approved plans which consist of;

Location Plan - dwg no. DLA.1731.L003.03;
 Red Line Boundary - DLA.1731.L003.01;
 Proposed Northern Site Access - 1616/01 Rev L; and
 Proposed Southern Site Access - 1616/02 Rev K.

In this case the development accords with the plans approved under reference P/140/16/OUT in so far as it relates to the proposals.

Condition (6) required that a Design Code Masterplan be approved prior to the submission of the

Reserved Matters application and that the development then be prepared and carried out in accordance with the approved details. The Design Code in relation to the site was approved under reference P/83/21/DOC. The proposed development in this case accords with the Design Code.

Condition (7) required any Reserved Matters application to be accompanied by details concerning landscaping and layout particulars in relation to trees. The proposed application accords with the requirements with Condition (7) and this will be considered in more detail later in the report.

LAYOUT, APPEARANCE AND SCALE

Arun Local Plan policies D DM1, D SP1 and LAN DM1 are relevant in respect of design and character. In addition Policy AH SP2 seeks to ensure that affordable housing is visually indistinguishable from market housing and that layouts avoid large clusters of affordable dwellings.

The National Design Guide (NDG) is a material consideration in the determination of this application as well as the Arun Design Guide. The application has been prepared in accordance with the Design Code, approved through the discharge of Condition 6, which was itself prepared and assessed against the requirements of the Pagham Village Design Statement, NDG and Arun Design Guide as well as the parameter plans approved through P/140/16/OUT.

The design code in respect of the residential development identifies 4 character areas with variation between two of the character areas between the northern and southern parcels of the site. Each character area has defining principles and in this case the proposed development is deemed to be in accordance with these details. The character areas and defining principles are as follows:

Park View (CA 1)

- Grand homes with verdant landscaping.
- Built form faces the village green or avenue.
- Georgian inspired architecture.
- Prominent key buildings.
- Green link through site.

Rural Edge North (CA 2a)

- Traditional farmyard workers terraced cottages.
- Built form faces outwards to surrounding countryside.
- Rural vernacular.
- Landscaped parking to hide cars.

Rural Edge South (CA 2b)

- Tile hung housing.
- Built form faces outwards to surrounding countryside.
- Rural vernacular.

Community Streets (CA 3)

- Simple architecture.
- Inward looking perimeter blocks.
- Occasional views to wider realm.
- Vistas and key building create passive way-finding.

Transitional Perimeter South (CA 4a)

- Architecture to match immediate context.
- Build form faces outwards.
- Adjacent to enhanced natural buffer along Pagham Road.

Transitional Perimeter North (CA 4b)

- Architecture to match immediate context.
- Build form faces outwards.
- Adjacent to enhanced natural buffer along Pagham Road.

Following the initial submission of the application in November 2021 the proposals were presented to the Aldwick and Pagham Advisory Group on 9 December 2021. Comments were made by the Advisory Group in relation to the scale of development; the uniform height and repetitive nature of the street scenes; and that materials proposed were too urban (specifically the use of red brick).

In early 2022 feedback was also provided by the Local Planning Authority (LPA) on the proposals with concerns being raised with the development being car dominated; that house types were repeated and often clustered together with little to no variation; a lack of green infrastructure or planting; and the proposed increase in site levels of 1.5m on a significant proportion of the site. The developer was then provided with an opportunity to amend the proposals in order to overcome these issues.

The revised proposals (following meetings between the Planning Officer and developer) were presented to the Aldwick and Pagham Advisory Group on 28 June 2022. In response to this the Advisory Group stated that they were grateful that the developers had listened to the concerns of residents to create a more village feel with the Advisory Group concluding that the revised proposals drastically improved the aesthetics of the development adjacent to Pagham Road.

Further amendments were then made by the developer to address the final outstanding issues with the revised proposal and ensure that all comments from the advisory group had been fully addressed in the revised submission. The revised proposals were then submitted to the LPA in September 2022 for re-consultation and determination.

The revised proposals addressed the initial concerns with the layout insofar as they related to the design of dwellings and parking arrangements with the amendments addressing the dominance of cars. Where parking had a presence within the street scene planting has been incorporated to break this up and soften its presence. In addition, to this some buildings have been re-orientated to provide screening and further mitigate the dominance of car parking in views within the site.

The house types have also been reviewed with a minimisation of the same building type appearing next to each other and varied roof heights and designs in order to provide greater variation to the street scenes. In order to address comments from the Advisory Group more bungalows have been included and materials have been amended to exclude those identified as insensitive to Pagham (specifically black weatherboarding and red brick).

The proposed house types are an appropriate response to the local context and development adjacent to Pagham Road which reflects the established character of the locality whilst providing an appropriate transition between existing built form and the wider application site. The parking layout has also been amended to address the dominance of car parking within the street scene and this in conjunction with street planting results in a development which is not dominated by cars.

However, despite these positive amendments concerns remained in relation to the provision of open space within the site. This matter carries significant weight given that the open space provision on site was one of the measures considered as necessary to mitigate the impact of the development upon the Pagham Harbour SPA/Ramsar site through the Appropriate Assessment (AA) undertaken as part of the outline application (P/140/16/OUT).

The proposals as submitted in September 2022 secured a total on-site provision of open space of just 2.589ha and this included a significant amount of incidental spaces and narrow spaces which would not be viewed as usable by the LPA. Excluding these small, narrow open spaces the total provision was approximately 1.8ha. This fell significantly below the open space provision of 5.36ha identified through the outline planning permission and considered through the AA.

It was also concerning for the LPA that the open spaces lacked any significant interconnectivity and did not provide adequate or appropriate opportunities for on-site recreation in order to adequately mitigate the impact of the development upon Pagham Harbour SPA/Ramsar Site. This resulted in a development which was also in conflict with the conclusions of the AA.

Following these concerns being highlighted by the LPA and further discussions between the parties, the developer requested additional time to review and revise the proposals in order to overcome these concerns. The fully revised proposals were submitted to the Council on 1 August 2023.

Following further revision the proposals now provide a total on-site provision of 5.37ha of public open space with 3.29ha to be provided as usable semi-natural green space. In addition to this the development provides 0.21ha of equipped play areas resulting in a total on-site provision of 5.58ha. The applicant has identified a total provision of 0.47ha of incidental open space consisting of verges and other incidental non-recreational spaces.

However, as identified above it is necessary for the open space provision to provide adequate opportunities for on-site recreation. As proposed the open space provision would consist of a larger central space which extends from the northern parcel through to the southern parcel measuring a combined area of 2.29ha. An area of open space measuring 1.39ha is shown to the south of the site alongside allotment provision. An area of open space measuring 0.96ha is provided along the eastern boundary of the site adjacent to the southern parcel. A central open space measuring 0.15ha is featured centrally within the northern parcel with the remaining open spaces around the periphery of the site consisting primarily of narrower areas which contain drainage features.

Some of the open spaces feature footways running through them but along the eastern boundary of the southern parcel and the western boundary of the northern parcel pedestrian routes run adjacent to the internal roads.

The application also provides allotment provision measuring 0.2ha which is a significant reduction from the 1.629ha area originally identified through the outline approval. The amended application proposes that 1.429ha of the previous allotment land is instead utilised as open space provision. However, through the outline approval this area of the site was shown as either being for allotment or provision of the new scout hut. With the replacement scout hut being provided at the Sefton Road site there is no requirement for the scout hut to be delivered on this site.

On-site allotment provision was not requested at outline stage by Greenspace, with the site falling below the threshold for on-site provision, but it was included within the description of development. Based upon the scale of development proposed by this proposal and taking into account the Local Centre (20 dwellings) which were previously approved under P/155/21/RES the allotment provision meets the requirements established through the Open Space and Recreation SPD. The proposed allotment provision is deemed to be acceptable and would not conflict with the outline approval under P/140/16/OUT.

Following the amendments the layout, appearance and scale of the proposed development is considered appropriate with the development responding positively to the established character of the locality whilst reflecting the key principles established through the Design Code. Therefore, the proposals are in

accordance with policies D DM1, D SP1 and LAN DM1 of the Arun Local Plan as well as the Pagham Village Design Statement.

PUBLIC OPEN SPACE AND PLAY

ALP policy OSR DM1 and HWB SP1 are relevant. The Council's supplementary planning document (SPD) 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' (January 2020) sets out specific requirements for on-site public open space (POS) and play provision.

As identified above the indicative masterplan which accompanied the planning application identified a total open space provision on site of 5.36ha which exceeds the requirements for a development of this size as set out within the Council's Open Space, Playing Pitches, Indoor and Built Sport Facilities SPD, Jan 2020 by approximately 2.15ha. This open space provision was deemed acceptable and would ensure that sufficient open space was provided on site to encourage future residents to walk/exercise within the development rather than accessing the neighbouring Pagham Harbour Special Protection Area (SPA).

The public open space (POS) provided, following amended of the proposals, aligns with the requirements of the outline planning approval and accords with the numerical requirements tested through the Appropriate Assessment (AA). A detailed assessment of the layout of the open space provision has been undertaken as part of the layout section above.

The outline approval (under reference P/140/16/OUT) secured the provision of 8 Local Areas of Play (LAP), 1 Local Equipped Area of Play (LEAP) and 1 enhanced Local Equipped Area of Play (ELEAP). Whilst details of play provision are to be secured through the S106 agreement details have been provided as part of this application.

The play provision has been the subject of consideration by the Council's Greenspace Officer who has raised an objection on the basis that the information provided for the LAP Play Trail contained insufficient detail and specification; similarly with the northern LEAP it has been advised that the equipment appears limited in terms of experiences offered; and in relation to the ELEAP it has been advised that the design appears inadequate in terms of accessible play provision as required by the Arun Design Guide. Equipment between the LEAP and ELEAP is repetitive and fails to deliver an exciting and challenging play offer. It has also been identified that across all play areas the indicated grass play mounds have no contour or height detail or detail of how these would interface with the adjacent fencing. There is also a lack of detail to demonstrate what is proposed in terms of pathway connection and surfacing to public open space (POS) areas, the application shows self-binding gravel which would potentially result in maintenance issues in high traffic areas especially when seeking all-weather accessibility and to meet the needs of wheeled users.

Given the issues with the proposed play provision and that these details were originally intended to be secured through the S106 Agreement it has been recommended by the LPA that the play provision is removed from the submission with the details to be submitted in line with the S106 requirements for approval by the Local Planning Authority (LPA) in consultation with the Greenspace Officer.

On this basis the proposals are acceptable and would accord with the requirements of policies OSR DM1 and HWB SP1 of the Arun Local Plan as well as the requirements of the 'Open Space, Playing Pitches, Indoor and Built Sports Facilities' (January 2020) SPD.

LANDSCAPING AND TREES

ALP policies D DM1, LAN DM1 and D SP1 are relevant to the consideration of landscaping and trees. A Tree Preservation Order (TPO) is present on the site under reference TPO/P/3/19 and relates to trees which are located adjacent to Pagham Road (G2) as well as a Pedunculate Oak (T1) sited in the south-

western corner of the southern parcel.

A drainage feature is shown in close proximity to G2 and it is unclear from the detail provided in support of the application if this is a new or existing feature, but it appears to fall within the root protection areas (RPA) for the trees which form G2 under tree preservation order TPO/P/3/19. Any new feature in this location would not be supported by the Planning Authority who would expect to see a 3m buffer between any tree and any new drainage feature. However, this will be considered in more detail through the discharge of the drainage conditions.

In relation to T1 a footpath is shown on the revised layout which appears to run in close proximity to the TPO tree and may intersect with the RPA of the protected tree. However, Condition 9 imposed on P/140/16/OUT requires the submission of an Arboricultural Method Statement and Tree Protection Plan and it is anticipated that this submission will need to consider this matter with a no dig solution implemented as required to minimise any disturbance within the RPA.

Whilst no formal comments have been submitted the above assessment has been discussed with the Council's Tree Officer who has confirmed their support of officer's conclusions on these matters and as such the impact of the proposals upon trees are considered acceptable.

Revised landscaping details have been provided in support of the planning application. The Appropriate Assessment (AA) undertaken at outline stage identified that dense tree planting should be present along the western boundary of the site in order to mitigate disturbance from the development upon Brent Geese foraging on fields neighbouring the development. The landscaping details submitted in support of the application show that hedgerow planting will be present adjacent to the eastern boundary of the site and this is identified as consisting of a mix of native species such as field maple, dogwood, hazel, hawthorn, blackthorn and dog rose which is an appropriate mix. This is considered an appropriate mix of species but it is identified that this will consist of whips measuring between 60-80cm in height. However, some of the areas of the hedgerow planting proposed are identified as featuring additional tree planting of heavy and extra heavy standard to ensure adequate screening.

Landscaping adjacent to the western boundary of the southernmost open space is identified as providing 'Native Woodland Planting'. Given this is one of the largest open spaces on site as well as accommodating the allotments it is considered essential that adequate planting is provided to avoid disturbance associated with use of this land for recreational purposes. The woodland mix is considered to be appropriate as proposed but again this is identified as consisting of whips measuring between 60-80cm. Given the species mix it is likely that this will take between 4 and 5 years for the tree planting to reach a height of approx. 2 metres.

In order to address this issue it has been identified by officer's that the planting on the western boundary of the site should be provided at the earliest opportunity during development to provide an opportunity for this planting to mature and provide adequate screening of the development prior to occupation. In addition to this fencing is to be provided along the western boundary and this would consist of a 1.1m high post and rail fence which would feature dog proof mesh. This is considered an appropriate feature given the edge of settlement location of the site whilst restricting access to the functionally linked habitat to the west by dogs being exercised off lead.

The only other outstanding matter in relation to the developments impact upon the Pagham Harbour SPA/Ramsar Site is the requirement to provide signage to inform and discourage access to the protected site by future residents. The plans submitted in support of the application do not provide any locations or details of signage, however it is appropriate for this detail to be secured via a suitably worded planning condition. The condition would require input from the Strategic Access Management and Monitoring (SAMM) plan to ensure consistent messaging.

The above conclusions on these matters are reflected in the Appropriate Assessment (AA) which is currently the subject of consultation with Natural England. Once comments have been received from Natural England on the AA these will be reported to Members as a written update prior to the Planning Committee meeting.

However, subject to no objection being raised by Natural England to the conclusions of the AA the proposed development would accord with policies D DM1, LAN DM1 and D SP1 of the Arun Local Plan.

HERITAGE

ALP policies HER SP1, HER DM1 and HER DM4 are relevant to the consideration of impacts of the development upon heritage. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is also relevant to the consideration of the proposals.

The heritage impacts of the development were considered at outline stage where it was concluded that the development of the site would preserve the setting of nearby listed buildings. It was also identified by the Council's Conservation Officer that given the limited inter-visibility between the application site and the Barton Close Area of Special Character (ASC) that the proposed development would have little impact upon its locally distinctive qualities.

However, given that detailed design has now been provided for the development it is necessary to undertake a further assessment of the impact of the development upon nearby heritage assets. The application is accompanied by a Heritage Statement (January 2022) which concludes that the proposed development would preserve the significance of the listed buildings. This conclusion is consistent with the conclusions on the outline consent under reference P/140/16/OUT.

A consultation response from the Council's Conservation Officer has confirmed that the proposals would not give rise to any harm to any of the nearby listed buildings with the exception of St Thomas a Becket and The Old Cottage. It is then identified that the proposal would result in less than substantial harm on the lower end of the scale. Therefore, in accordance with paragraph 202 of the NPPF this harm must be balanced against the benefits of the development.

In this case the benefits of the development would consist of;

- Provision of 350 homes which contribute towards the Council's current housing land supply shortfall;
- Provision of new affordable housing;
- Provision of contributions and other infrastructure improvements as set out in the S106 Agreement for application P/140/16/OUT;
- Either create new construction jobs or help to maintain existing ones during development; and
- Result in additional spending by new residents on goods and services including within the local area.

The public benefits are of a level that the identified 'less than substantial harm' to The Parish Church of St. Thomas a Becket and The Old Cottage can be outweighed and as such the proposals are in accordance with the NPPF guidance and compliant with the relevant development plan policies insofar as the impact on Listed Buildings is concerned.

The Barton Close Area of Character (AOC) is located to the north-east of the application site. It is identified that upon entering Barton Close, a single track is bordered by grass verges, with a semirural enclave created. Established hedges, cleft oak fencing and the grass verges are distinguishing features of the rural character, with the pond in the grounds of Barton Granary being an attractive focal point.

The impact of development upon the AOC was considered through the determination of P/140/16/OUT

where it was identified that there would be little intervisibility between the site and the AOC. Policy HER DM4 relates to development within the AOC and as such is not applicable to the determination of this application. However, the impact of the development upon the AOC has been reviewed and there will be no harm to the setting or significance of this non-designated heritage asset.

In respect of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, whilst the setting of the Parish Church of St. Thomas a Becket will be subject to less than substantial harm, this harm can be outweighed by the strength of the public benefits. Furthermore, no harm has been identified to any non-designated heritage assets. Therefore, the proposed development will accord with policies HER SP1 and HER DM1 of the Arun Local Plan.

HOUSING MIX AND AFFORDABLE HOUSING

ALP policy H DM1 provides for a mix of housing to meet local needs and requires that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The policy preamble (12.2.4) acknowledges that the final mix will be negotiated on a site by site basis, having regard to the most up to date Strategic Housing Market Assessment (SHMA). The SHMA seeks to achieve the following market dwelling distribution:

- 1 bed dwelling - 5-10%
- 2 bed dwelling - 40-45%
- 3 bed dwelling - 25-40%
- 4 bed dwelling - 10-15%

The application following amendment proposes a total of 350 dwellings (a reduction of 25 dwellings), this reduction in the number of dwellings was to meet the open space requirements identified through the outline approval. The application as amended proposes the following dwelling mix for market housing:

- 1 bed dwelling - 0 (0%)
- 2 bed dwelling - 69 (28.2%)
- 3 bed dwelling - 137 (55.9%)
- 4 bed dwelling - 39 (15.9%)

The proposed mix deviates from what would be a SHMA compliant mix result in an under-provision of between 5-10% for 1 bed dwellings and 11.8-16.8% 2 bed dwellings with an overprovision of between 30.9-15.9% for 3 bed dwellings and 5.9-0.9% for 4 bed dwellings.

This deviation is largely as a direct response to the developments location on the edge of settlement with the layout of the proposals seeking to provide a transition between the existing edge of Pagham and the rural countryside further to the west. Therefore, larger dwellings by their nature allow for a looser grain of development which can enhance the transition and soften the settlement edge.

The applicant in their covering letter in support of the amended proposals has identified that they (Pagham Homes) have entered into a contract with Vivid (the housing association) for 114 of the market units to be delivered as affordable tenures resulting in an overall affordable housing provision of 62.6%, an additional 32.6% beyond that secured through the S106. This results in a total market provision of 37.4%. However, these homes are not 'affordable dwellings' secured in perpetuity for the purposes of policy consideration as they are to be sold on the open market and would not be defined as affordable dwellings for the purposes of the S106 agreement signed under reference P/140/16/OUT.

It should also be noted that this application alongside the previous approval under reference P/155/21/RES for the local centre make up the full allocation. The previous approval for the local centre (P/155/21/RES) delivered 2 x 1 bed units and 18 x 2 bed units. Taking these dwelling into account brings

the 4 bed provision in line with the SHMA requirements, and increases 2 bed provision to 32.8% whilst reducing 3 bed dwellings to 51.69% of the overall mix. Whilst, this still remains contrary to the identified SHMA mix the mix as proposed is an appropriate response to the character of the site and its edge of settlement location adjacent to the countryside.

As identified above the housing mix will be identified on a site by site basis and in this case the proposed mix leans slightly towards three and four bed dwellings which is deemed acceptable. This mix will ensure that lower density development is present along the south-western boundaries of the site with the open countryside. Therefore, the proposed housing mix is deemed to be acceptable and ensure the provision of housing which will meet local needs whilst respecting the setting of the site in accordance with policy H DM1 of the Arun Local Plan.

In terms of affordable housing the following mix is proposed:

	Affordable Rent (AR)	Intermediate (I)
1 bed dwellings -	31 (36.9%)	2 (9.5%)
2 bed dwellings -	36 (42.9%)	11 (52.4%)
3 bed dwellings -	13 (15.5%)	7 (33.3%)
4 bed dwellings -	4 (4.8%)	1 (4.8%)

The majority of the affordable housing provision accords with the SHMA with some minor under provision of less than 0.5% for 4 bed (AR) and 1 bed (I). There is also a minor overprovision of 2.9% for 2 bed (AR) and 3.3% for 3 bed (I). Therefore, the mix as proposed is deemed to be acceptable and would substantially accord with the SHMA and would be in accordance with policy AH SP2 of the Arun Local Plan.

AH SP2 also identifies that affordable housing should be visually indistinguishable from market housing and large clusters of single tenure dwellings should be avoided. The affordable units in terms of their design are deemed acceptable whilst the distribution throughout the site is appropriate and avoids large clusters of affordable units.

Therefore, the layout and design of the affordable units is acceptable in accordance with policy AH SP2 of the Arun Local Plan.

RESIDENTIAL AMENITY

ALP policies D DM1 and QE SP1 are relevant. The Council's Design Guide sets out guidance on interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings.
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.
- Front to Front: min. 16m between habitable rooms of properties facing each other.
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.
- There are no standards for either side to side or front to back.

A review of the amended layout has revealed the following examples where the separation distances are insufficient:

- Plots 5-7 (12m back to side);
- Plots 89/90/91 - 87 (11.5-13m back to side);
- Plots 209-210 (11.5m back to side);
- Plots 306/307/308-309 (11.5-12.5m back to side); and
- Plots 334/335/333-336 (11.5-13m back to side).

A review of the proposed gardens has revealed a number of examples where the minimum 10.5m garden depth has not been achieved. However, in the majority of cases this is only marginally short and the 21m back to back separation distances have been achieved meaning that the residential amenity of future occupiers are not adversely impacted upon. However, three examples have been found where the garden depth is more than 1m below the 10.5m minimum which is considered an unacceptable shortfall.

Plot 279 - 9.4m average (max 10.5m)

Plot 163 - 9.2m average (min 8.6m - max 10m)

Plot 191 - 9.5m average (min 8.9 - max 9.75m)

The above issues were raised with the agent who has amended the layout to address these conflicts which ensures that the proposals accord with the Council's Design Guide criteria. Following these amendments the proposed garden depths are acceptable as are the separation distances which ensures that the proposed development does not give rise to any unacceptably adverse impacts to amenity for future or nearby occupiers of the site.

The Council's Environmental Health Officer in their consultation response identified that no information had been provided assessing the potential noise impacts arising from traffic on Pagham Road and Summer Lane. Whilst it was recommended that a report addressing these impacts was provided it was noted that Summer Lane is a residential cul-de-sac subject to a 30mph speed limit, Pagham Road is similarly subject to a 30mph restriction and features residential development along the eastern side of the road. The introduction of residential dwellings set back from the highway with mature planting screening the development is not unusual and is unlikely to result in any unacceptably adverse harm to residential amenity which could not be adequately managed through standard mitigation measures. Therefore, in this case a suitably worded condition to secure confirmation of the acoustic impacts of the road on future occupiers has been incorporated and this approach has been verbally agreed as appropriate with the Environmental Health Team.

Therefore, the proposal is in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

PARKING, ROADS AND PUBLIC FOOTPATHS

Arun Local Plan policies T DM1 and T SP1 are relevant although they carry reduced weight due to the adoption of the Arun Parking Standards SPD. Following the amendments to the layout of the development an additional consultation response has been received from WSCC requesting further information in relation to the siting of turning heads, footway provision and merits of traffic calming measures. The consultation from WSCC identifies that some of the issues identified in their response are not planning issues but would rather have implications for any potential adoption of the roads in the future.

The issues raised by WSCC have been passed through to the applicant who intends to provide updated plans in response to these issues. Therefore, once these amendments have been received they will be presented to Members as part of a report update.

Details of access to the site were approved by the outline planning permission and as such are not the subject of further consideration as part of this reserved matters submission. Therefore, in terms of highway safety the proposal are in accordance with policies T DM1 and T SP1 of the Arun Local Plan.

The application proposed a total parking provision of 826 parking spaces (70 of which are visitor bays) this exceeds the requirements of the Arun Parking SPD which identifies a total requirement of 813 spaces. Therefore, the level of parking proposed is acceptable and would not result in overspill car

parking within the development or the surrounding roads. Details of secure cycle parking provision for dwellings which do not benefit from a garage will be secured through an appropriately worded condition.

The submission is silent on the provision of disabled car parking spaces. The Arun Parking SPD identifies that proposals should accord with Manual for Streets which requires 5% of all parking spaces to be designed to meet these requirements. Further details have been requested from the applicant in relation to this element of the proposals and will be reported to Members of the Planning Committee as a report update once confirmation on this matter is received.

Road widths are in accordance with the principles of road hierarchy established through the Design Code which are as follows;

Primary Roads and Streets - 5.5m-7.3m wide with footways present.

Secondary Streets - 5m - 6.1m wide with at least one footway.

Tertiary Streets - Shared surface streets measuring 4.1m - 6m.

Quaternary Streets - 3.7m - 4.8m wide.

The proposal incorporates adequate recreational routes throughout the site and will not adversely impact upon pedestrians or cyclists. Given that the site layout respects and enhances existing public rights of way and provides new foot and cycle paths as part of the development the proposals are deemed to accord with Policy T DM1 as well as the Parking Standards SPD.

SURFACE WATER DRAINAGE

A holding objection has been raised by the Council's Drainage Engineers and an objection has also been raised by the Lead Local Flood Authority. However, Conditions 10, 11 and 12 imposed on the outline planning permission (P/140/16/OUT) relate to surface water drainage and require details to be submitted for approval prior to the commencement of development. Therefore, as drainage was considered at outline stage and these pre-commencement conditions were imposed there is no requirement to approve drainage details alongside this reserved matters submission.

Should it not be possible for the drainage scheme to be accommodated alongside the proposed layout then the applicant will not be able to implement the proposed layout. On this basis, this reserved matters application can be determined without the full support of Drainage Engineers and as such it is not necessary to demonstrate compliance with policy W DM3 at this time.

BIODIVERSITY AND ECOLOGY

The application was accompanied by an 'Ecological Survey Summary Report 2021' and has been the subject of consultation with the Council's Ecologist who has advised that there is sufficient ecological information available for the determination of this application. It was identified at the time of the original review by the Council's Ecologist that details of Biodiversity Net Gain (BNG) had not been provided.

However, BNG details were subsequently provided which demonstrated that the development would achieve in excess of 10% to each of the metrics which would accord with policy ENV DM5 of the Arun Local Plan which requires that development achieve a net gain in biodiversity. A number of conditions were imposed on the outline approval which pertained to ecological matters and these will need to be discharged prior to the commencement of development and would be subject to further scrutiny and assessment post determination of this reserved matters submission.

As identified earlier in the report it was necessary to undertake an Appropriate Assessment (AA) for this application. However, the measures which are for consideration as part of this application relate to the

provision of open space (for recreational purposes) and boundary screening in order to minimise disturbance of Brent geese foraging on functionally linked habitat to the west of the application site. More specific mitigation measures relevant to Brent geese will be considered through the determination of Condition 30 which pertains to land outside of the application site.

Therefore, the proposals as submitted are acceptable and would accord with policy ENV DM5 of the Arun Local Plan.

SUMMARY

The applicant has made a number of amendments to the application in order to overcome the concerns raised by the LPA and statutory consultees. Following amendment the proposals are now in accordance with the Arun Design Guide as well as the site specific Design Code as well as relevant development plan policies. As such, it is recommended that the application is approved subject to the below conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan - 21.003.01

Site Plan - 21.129.02 Rev T

Block G (CA1) Floor Plans and Elevations - 21.129.03 Rev C

House Type Av (CA1) Floor Plans and Elevations- 21.129.04 Rev B
 House Type B (CA1) Floor Plans and Elevations- 21.129.05 Rev D
 House Type C (CA1) Floor Plans and Elevations - 21.129.06 Rev C
 HT D (CA1) Floor Plans and Elevations- 21.129.07 Rev C
 HT G (CA1) Floor Plans and Elevations- 21.129.09 Rev C
 Block Bv (CA2a) Floor Plans and Elevations- 21.129.10 Rev B
 Block Kv (CA4b) Floor Plans and Elevations- 21.129.12 Rev D
 Block R (CA2b) Floor Plans and Elevations- 21.129.13 Rev B
 HT A (CA2b) Floor Plans and Elevations- 21.129.14 Rev C
 HT B (CA2b) Floor Plans and Elevations- 21.129.15 Rev C
 HT F (CA2b) Floor Plans and Elevations- 21.129.17 Rev C
 Block B (CA3) Floor Plans and Elevations- 21.129.18 Rev C
 Block C (CA3) Floor Plans and Elevations- 21.129.19 Rev B
 Block D (CA3) Floor Plans and Elevations- 21.129.20 Rev B
 Block F (CA3) Floor Plans and Elevations - 21.129.21 Rev C
 Block G (CA3) Floor Plans and Elevations- 21.129.22 Rev B
 Block H Floor Plans and Elevations- (CA3) 21.129.23 Rev C
 Block J (CA1) Floor Plans and Elevations - 21.129.25 Rev B
 Block K (CA3) Floor Plans and Elevations- 21.129.26 Rev C
 Block N (CA3) Floor Plans and Elevations- 21.129.27 Rev B
 Block O (CA3) Floor Plans and Elevations - 21.129.28 Rev C
 Block P (CA2a) Floor Plans and Elevations- 21.129.29 Rev B
 Block Q (CA3) Floor Plans and Elevations- 21.129.30 Rev B
 Block S (CA3) Floor Plans and Elevations- 21.129.31 Rev D
 HT Av (CA3) Floor Plans and Elevations- 21.129.32 Rev C
 HT B (CA3) Floor Plans and Elevations- 21.129.33 Rev C
 HT F (CA3) Floor Plans and Elevations - 21.129.35 Rev C
 Block A2 (CA4b KB) Floor Plans and Elevations- 21.129.37 Rev C
 Block F (CA4b) Floor Plans and Elevations- 21.129.38 Rev C
 Block U (CA2a) Floor Plans and Elevations- 21.129.40 Rev B
 Block V (CA3) Floor Plans and Elevations- 21.129.41 Rev C
 Block W (CA3) Floor Plans and Elevations- 21.129.42 Rev C
 Block X (CA2a) Floor Plans and Elevations - 21.129.43 Rev C
 Block C (CA4a) Floor Plans and Elevations- 21.003.44 Rev C
 Block L (CA4a) Floor Plans and Elevations- 21.003.45 Rev B
 HT E (CA4a) Floor Plans and Elevations- 21.003.46 Rev D
 Block A1 (KB) Floor Plans and Elevations- 21.003.47 Rev C
 Block C (CA1) Floor Plans and Elevations - 21.003.48 Rev C
 Block E1 (CA4b KB) Floor Plans and Elevations- 21.129.49 Rev C
 Block E2 (KB) Floor Plans and Elevations- 21.129.50 Rev C
 Block F (CA4b (KB) Floor Plans and Elevations- 21.129.51 Rev C
 Block F (CA1) Floor Plans and Elevations- 21.129.52 Rev C
 Block M (KB) Floor Plans and Elevations- 21.129.53 Rev B
 Block T (CA4b) Floor Plans and Elevations- 21.129.54 Rev B
 HT B (CA1 KB) Floor Plans and Elevations- 21.129.57 Rev B
 HT D1(CA3 KB) Floor Plans and Elevations- 21.129.59 Rev C
 Small Double Garage - 21.129.62 Rev B
 Single Garage - 21.129.63 Rev B
 HT H - (CA4a) Floor Plans and Elevations- 21.129.73 Rev C
 Block B (CA4b) Floor Plans and Elevations- 21.129.74 Rev C
 Block F (CA2a) Floor Plans and Elevations- 21.129.75 Rev C
 Block Y Flats (CA4b) Floor Plans and Elevations- 21.129.76 Rev C

Block Y Flats (CA4b) Floor Plans and Elevations- 21.129.77 Rev C
 Block Z Flats (CA4b) Floor Plans and Elevations- 21.129.78 Rev C
 Block Z Flats (CA4b) Floor Plans and Elevations- 21.129.79 Rev C
 Block D (CA2a) Floor Plans and Elevations- 21.129.80 Rev A
 Block G (CA2a) Floor Plans and Elevations- 21.129.81 Rev A
 Block C (CA4b) Floor Plans and Elevations- 21.129.82 Rev A
 Bike Store - 21.129.84
 Large Single Garage - 21.129.88
 Block Ev (CA4a KB) Floor Plans and Elevations- 21.129.90
 Block Fv (CA1) Floor Plans and Elevations- 21.129.91
 Block Fv (CA2b) Floor Plans and Elevations- 21.129.92 Rev A
 HT J (CA1) Floor Plans and Elevations- 21.129.93
 HT L (CA3) Floor Plans and Elevations- 21.129.94 Rev A
 HT K (CA2b) Floor Plans and Elevations- 21.129.95
 HT I (CA1) Floor Plans and Elevations- 21.129.96 Rev A
 HT Iv (CA1 KB) Floor Plans and Elevations- 21.129.97 Rev A
 Blk D (CA1) Floor Plans and Elevations- 21.129.98
 Block H (CA2a) Floor Plans and Elevations- 21.129.99
 HT I (CA2b) Floor Plans and Elevations- 21.129.100 Rev A
 HT I CA3) Floor Plans and Elevations- 21.129.101 Rev A
 Block Fv (CA3) Floor Plans and Elevations- 21.129.102
 Block R (CA3) Floor Plans and Elevations- 21.129.103
 Block K (CA2b) Floor Plans and Elevations- 21.129.104

Northern House Type Key Plan - 21.129.64 Rev G
 Southern House Type Key Plan - 21.129.65 Rev G
 Northern Affordable Housing Plan - 21.129.66 Rev K
 Southern Affordable Housing Plan - 21.129.67 Rev K

Street Scenes 1 - 21.129.68 Rev D
 Street Scenes 2 - 21.129.69 Rev D
 Street Scenes 3 - 21.129.70 Rev D
 Street Scenes 4 - 21.129.71 Rev D

Site Dimensions Plan - 21.129.105 Rev A
 Northern Refuse Strategy Plan - 21.129.106 Rev A
 Southern Refuse Strategy Plan - 21.129.107 Rev A

General Arrangement On-plot Plan - 10095-FPCR-XX-XX-DR-L-0001 Rev P05
 Detailed On-plot Landscape Plan (Sheets 1 of 13) 10095-FPCR-XX-XX-DR-L-0002 Rev P05
 Detailed On-plot Landscape Plan (Sheets 2 of 13) 10095-FPCR-XX-XX-DR-L-0003 Rev P05
 Detailed On-plot Landscape Plan (Sheets 3 of 13) 10095-FPCR-XX-XX-DR-L-0004 Rev P05
 Detailed On-plot Landscape Plan (Sheets 4 of 13) 10095-FPCR-XX-XX-DR-L-0005 Rev P05
 Detailed On-plot Landscape Plan (Sheets 5 of 13) 10095-FPCR-XX-XX-DR-L-0006 Rev P05
 Detailed On-plot Landscape Plan (Sheets 6 of 13) 10095-FPCR-XX-XX-DR-L-0007 Rev P05
 Detailed On-plot Landscape Plan (Sheets 7 of 13) 10095-FPCR-XX-XX-DR-L-0008 Rev P05
 Detailed On-plot Landscape Plan (Sheets 8 of 13) 10095-FPCR-XX-XX-DR-L-0009 Rev P05
 Detailed On-plot Landscape Plan (Sheets 9 of 13) 10095-FPCR-XX-XX-DR-L-00010 Rev P05
 Detailed On-plot Landscape Plan (Sheets 10 of 13) 10095-FPCR-XX-XX-DR-L-00011 Rev P05
 Detailed On-plot Landscape Plan (Sheets 11 of 13) 10095-FPCR-XX-XX-DR-L-00012 Rev P05

Detailed On-plot Landscape Plan (Sheets 12 of 13) 10095-FPCR-XX-XX-DR-L-00013 Rev P05

Detailed On-plot Landscape Plan (Sheets 13 of 13) 10095-FPCR-XX-XX-DR-L-00014 Rev P05

Detailed POS Landscape Proposals (General Arrangement) - 10095-FPCR-XX-XX-DR-L-0015 Rev P07

Detailed POS Landscape Proposals (Sheets 1 of 5) - 10095-FPCR-XX-XX-DR-L-0016 Rev P07

Detailed POS Landscape Proposals (Sheets 2 of 5) - 10095-FPCR-XX-XX-DR-L-0017 Rev P07

Detailed POS Landscape Proposals (Sheets 3 of 5) - 10095-FPCR-XX-XX-DR-L-0018 Rev P07

Detailed POS Landscape Proposals (Sheets 4 of 5) - 10095-FPCR-XX-XX-DR-L-0019 Rev P07

Detailed POS Landscape Proposals (Sheets 5 of 5) - 10095-FPCR-XX-XX-DR-L-0020 Rev P07

General Arrangement Hard Landscape Plan - 10095-FPCR-XX-XX-DR-L-0021 Rev P06

Detailed Hard Landscape Plan (Sheets 1 to 3) - 10095-FPCR-XX-XX-DR-L-0022 Rev P06

Detailed Hard Landscape Plan (Sheets 2 of 3) - 10095-FPCR-XX-XX-DR-L-0023 Rev P06

Detailed Hard Landscape Plan (Sheets 3 of 3) - 10095-FPCR-XX-XX-DR-L-0024 Rev P06

Post and Rail Fencing Drawing - 10095-FPCR-XX-XX-DR-L-0025 Rev P02

Detailed Allotment Plan - 10095-FPCR-XX-XX-DR-L-0026 Rev P01

SWEPT PATH ANALYSIS - FIRE TENDER - ITB16481-GA-201 Rev C

SWEPT PATH ANALYSIS - REFUSE COLLECTION VEHICLE / WATER TANKER - ITB16481-GA-202 Rev D

ROAD GEOMETRY PLAN - ITB16481-GA-204 Rev C

VISIBILITY ASSESSMENT - ITB16481-GA-203 Rev C

Potential Pedestrian / Cyclist Access Arrangements - ITB16481-GA-007 Rev -

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

- 2 Prior to the occupation of any dwelling located within the northern parcel (Plots 1-158) as shown on drawing no. Site Plan - 21.129.02 Rev T the internal estate road shall ensure adequate connection for Highways and footpaths to the adjacent site known as Church Barton.

Reason: To ensure the delivery of an appropriate access and to ensure delivery of the entire allocation.

- 3 No individual dwelling shall be occupied until the respective car parking space serving that dwelling has been constructed in accordance with the Site Plan 21.129.02 Revision T, and available for use. Once provided in accordance with the approved plans, the spaces provided shall be retained in perpetuity for their designated use.

Reason: To provide adequate car parking provision in accordance with Arun Local Plan policy T SP1.

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

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

- 5 Prior to the occupation of any dwelling, a Landscape Ecological Management Plan (LEMP) shall be submitted and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the measures outlined within the LEMP.

Reason: To conserve the wildlife interest of an important natural habitat in accordance with policies ENV SP1 & ENV DM1 of the Arun Local Plan.

- 6 No individual dwelling hereby approved shall be occupied until the optional requirement for restricted water consumption in Part G of the Building Regulations (to meet the 110 litre/person/day) as demonstrated through the water calculator has been complied with for that dwelling.

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

- 7 Prior to the commencement of the development, a Mitigation Landscape Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable of when planting and fencing within 20m of the western boundary are to be implemented in relation to commencement of development and pre-construction activities and details showing the measures to protect and maintain the works during the construction phase. The approved detail will be implemented in full.

Reason: To conserve the wildlife interest of an important natural habitat in accordance with policy ENV DM2 of the Arun Local Plan.

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

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

- 9 Prior to the commencement of the development, a noise assessment, alongside a noise mitigation scheme for protecting the proposed dwellings from noise generated by Pagham Road, shall be submitted to and approved in writing by the local planning authority. The proposed scheme shall achieve the following noise levels, based on Table 4 of BS 8233:2014:

a) internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq,

16hr for habitable rooms (bedrooms and living rooms with windows open).

b) internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB LAeq, with individual noise events not exceeding 45dB L_{Amax} no more than 12 times per night (bedrooms windows open).

c) garden/external amenity spaces should not exceed 50 dB LAeq, 16hr.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and then permanently retained in good working order thereafter.

Reason: To protect the amenity of local residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.

- 10 If residential properties are to be completed and occupied prior to the whole of the development being finished, a scheme to protect those early occupants from noise and vibration should be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future occupiers in accordance with Policy QE DM1 of the Arun Local Plan.

- 11 Prior to the occupation of any dwelling, details of the boundary treatment for the allotments shall be submitted to and approved by the Local Planning Authority. The fencing shall be installed prior to the allotments coming into use.

Reason: To ensure appropriate standard of amenity for future occupiers and to restrict access to the allotments in accordance with D DM1 of the Arun local Plan.

- 12 INFORMATIVE: The following link provides information/guidance for the noise assessment and mitigation scheme: Planning Noise Advice Document - Sussex, September 2021 <https://www.arun.gov.uk/download>.