

DECISION NOTICE

Application Ref: P/153/21/RES

1 To Addressee

Foreman Homes
Unit 1 Station Industrial Park
Duncan Road
Park Gate
Fareham
SO31 1BX

2 Site Address

Land South of Summer Lane
and West of Pagham Road
Pagham

3 Description of Development

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 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

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. This may consist of 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.

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>.



Neil Crowther
Group Head of Planning

Case Officer: Jessica Riches

Decision Issued: **19th January 2024**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).