

RIDGE

PLANNING STATEMENT

APPLICATION FOR THE APPROVAL OF RESERVED
MATTERS FOR THE LOCAL CENTRE AND CARE HOME
AT LAND SOUTH OF SUMMER LANE & WEST OF PAGHAM
ROAD, PAGHAM, WEST SUSSEX

OCTOBER 2021

**PLANNING STATEMENT
IN SUPPORT OF AN APPLICATION FOR THE APPROVAL OF RESERVED
MATTERS FOR THE LOCAL CENTRE AND CARE HOME
AT LAND SOUTH OF SUMMER LANE & WEST OF PAGHAM ROAD, PAGHAM,
WEST SUSSEX**

October 2021

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1. INTRODUCTION

Statement Background

- 1.1 This Planning Statement has been prepared by Ridge and Partners on behalf of Hanbury (PM) Ltd in support of an application for the approval of reserved matters for the local centre and care home at land south of Summer Lane & west of Pagham Road, Pagham, West Sussex. This follows the approval of outline planning permission (reference P/140/16/OUT) on 22nd November 2018 for:

"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 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."

- 1.2 Following the approval of the above outline application, the site has been split into parcels. The two residential phases are proposed to be delivered by Foreman Homes. This application for the approval of reserved matters is for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 residential apartments and a 70 bed care home.

- 1.3 The access details of the site were approved in detail as part of the above outline planning application. All other matters were reserved for future consideration, with Condition 1 of the outline planning permission stating:

Condition 1: "The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Layout;*
- (b) Scale;*
- (c) Appearance;*
- (d) Landscaping.*

Reason: To enable the Local Planning Authority to control, the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended)."

- 1.4 In accordance with the above condition, this application is seeking Arun District Council's approval of matters in relation to layout, scale, appearance and landscaping. It has been made within 3 years of the approval of the outline planning application, as required by the Condition.

Statement Structure

- 1.5 This Statement is divided into eight sections. Firstly, the context of the application site will be described (Section 2), followed by an assessment of relevant planning history, including a summary of the pre-application discussions undertaken with Arun District Council (Section 3). A detailed description of the proposals is then set out (Section 4 and 5) before providing a summary of the relevant planning policy (Section 6). An assessment will then be made which addresses the key planning considerations of the scheme and provides an overall planning balance (Section 7). Finally, conclusions will be made on the key points raised in this Statement (Section 8).
- 1.6 This statement should be read in conjunction with the plans prepared by Roberts Limbrick Architects and Davies Landscape Architects, and the following documents:
- Design and Access Statement prepared by Roberts Limbrick;
 - Transport Statement prepared by Highgate Transportation;
 - Arboricultural Method Statement prepared by Bosky Trees;
 - Ecological Walkover Study prepared by Ecology Solutions;
 - Flood Risk Assessment and Drainage Strategy, prepared by Ridge and Partners LLP.

2. SITE AND SURROUNDING AREA

Site Description

- 2.1 The site is located in the administrative area of Arun District Council. The site is located to the west of Pagham, adjacent to existing residential development along Pagham Road and Summer Lane.
- 2.2 The site comprises of an open, flat, agricultural field. North-west and south of the site are open fields. These fields, as well as the application site, formed part of the site for the original outline planning permission (reference: P/140/16/OUT).
- 2.3 Further west is Church Barton Farm, where outline planning permission has been granted for the *“erection of up to 65 No. dwellings, access roads, landscaping, open space & associated works”* (reference: P/25/17/OUT).
- 2.4 The site subject to the outline planning permission, as well as Church Barton Farm, form the strategic site allocation Pagham South (SD1) as allocated under Policy H SP1 of the Arun Local Plan 2018. Pagham South is allocated for a mixed-use development including employment, residential and community uses.
- 2.5 Immediately east of the site is a screen of mature trees which acts as a green buffer along Pagham Road. Beyond the north-eastern corner of the site is the village hall. Additionally, to the north of the site is an area with permission for use as a Public Open Space (POS), secured as part of an outline planning permission for a site to the north of Summer Lane (reference: P/58/15/OUT).
- 2.6 Beyond the site subject to the outline planning permission are agricultural fields to the west, and further east of the site are existing residential dwellings.

The Wider Area

- 2.7 The site is situated in a primarily residential area but there are a range of services and facilities within close proximity of the site, including Rose Green Infant and Junior Schools, a Village Hall, GP surgery, churches, a number of small convenience stores, a Post Office, a public house, and sports and recreation clubs.
- 2.8 Neighbouring Bognor Regis and Chichester offer a wider range of services and facilities, including supermarkets, hospitals, leisure centres and secondary schools, as well as employment opportunities.

Designations

- 2.9 As above, the site falls within the Pagham South strategic allocation as defined within the Arun Local Plan 2018. Pagham South is allocated for a mixed-use development including residential, employment and community uses (allocation SD1).
- 2.10 The site does not contain any statutory landscape or environmental designations. The site is situated within Pagham Harbour buffer zone B which requires all residential developments to undertake access management measures to create green space for recreation. This was secured as part of the outline planning permission.
- 2.11 The site is located in Flood Zone 1 according to the Governments mapping service and therefore is at the lowest risk of flooding. The site also has 'low risk/very low risk' surface water flooding probability. However, there are drainage ditches along the northern and eastern boundary of the site.
- 2.12 There is also one tree protection order on site TPO/P/3/19, and a Public Right of Way (PROW) is adjacent to the southern boundary of the site.
- 2.13 There are no listed buildings on site, but there are Listed Buildings along Pagham Road to the south-east and Church Lane to the far south of the site. This includes the Grade I Listed Parish Church of St Thomas a Becket. There are also various listed buildings to the north-east of the site along Pagham Road and an Area of Special Character at Barton Close.

3. PLANNING HISTORY

Outline Application

- 3.1 The site forms part of wider outline planning permission P/140/16/OUT which was granted planning permission on 22nd November 2018 for a 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 of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route and other community uses including public open space and allotments. Access was submitted and approved in detail and all other matters were reserved.
- 3.2 The outline planning permission was subject to a S106 Agreement securing obligations in relation to affordable housing, public open space, sports and recreation, leisure facilities, education, libraries, fire and rescue, police, highway works and contributions, NHS, and Pagham Harbour SPA Enhancement Land Management Plan.

Design Code

- 3.3 Condition 6 of the outline planning permission highlights the following:

"Prior to the submission of any reserved matters application a design code masterplan shall be submitted to, and approved in writing, by the Local Planning Authority. This document shall demonstrate how the detailed proposals will reflect the objectives of the;

- *Illustrative Masterplan (Dwg No. DLA.1731.L003.05 Rev F);*
- *Design and Access Statement (DLA.1731.DAS.RPT.02.PLANNING ISSUE);*
- *Density Plan (DLA.1731.L003.07 Rev B);*
- *Storeys Parameter Plan (DLA.1731.L003.10);*
- *Development Framework Plan (DLA.1731.L003.02 Rev B); and*
- *Internal Movement Strategy (DLA.1731.L003.12 Rev B).*

The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code."

- 3.4 The Design Code for the Land South of Summer Lane was approved on 13th October 2021. It sets a framework for the two residential parcels and local centre parcel as permitted by the outline

permission. It looks to ensure that the overall development remains cohesive, despite the site being delivered in separate parcels.

- 3.5 In respect of the local centre parcel specifically, the Design Code sets the parameters for this parcel in terms of street typologies, building frontages, building types, architectural details, boundary treatments and house details (including roofs, walls, windows and entrances). Reference will be made to the proposals' compliance with the Design Code throughout this Statement. The relevant pages of the Design Code, which refer to the 'Community Hub', are included at **appendix 1** of this document.

Pre-Application Discussions

- 3.6 Pre-application discussions have been undertaken with Arun District Council prior to the submission of the application. Two virtual meetings have been held with officers in which discussions primarily focussed on the proposed layout.
- 3.7 Comments were made on the original layout presented to officers which mainly concerned pedestrian circulation, legibility through the site, and the lack of private amenity space (balconies) proposed for the residential units. The proposed layout has since been updated to ensure that pedestrian movements across the site are prioritised, with the introduction of 2 boulevards connected by a series of shared open spaces that link the site to the surrounding area and the wider landscape. The proposed development now also incorporates balconies.

Other Relevant Planning Applications

- 3.8 The planning history of the site itself is limited to the outline planning permission outlined above. Whilst not relating to the site itself, the following applications are within close proximity to the site:
- Land to the North of Summer Lane has outline planning permission (reference: P/58/15/OUT) for 90 dwellings. Applications for the approval of reserved matters (reference: P/70/RES) and discharge of conditions have since been approved. The residential development is well underway, with Drew Smith Homes currently marketing the site¹. As part of this application a roughly rectangular strip of land was allocated as public open space (POS) to be transferred to the Parish Council. This land is to directly north of the site subject to this application.
 - Outline planning permission was granted at Church Barton House in September 2019 for the erection of up to 65 No. dwellings, access roads, landscaping, open space & associated works

¹ <https://www.drewsmithhomes.co.uk/developments/summer-fields>

(reference: P/25/17/OUT). This site sits immediately west of the site subject to the outline planning permission.

3.9 In addition to the above, planning applications have been submitted to the north of Pagham. These sites make up the Pagham North Strategic Allocation SD1 under Policy H SP1 of the Arun Local Plan 2018, as follows:

- Land to the north of Hook Lane, Pagham has outline planning permission for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane and Pagham Road, new pedestrian and cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure (reference: P/6/17/OUT). Since the approval of outline planning permission, the Design Code condition has subsequently been discharged (reference: P/57/20/DOC), an application for reserved matters has been approved (reference: P/132/20/RES), as well as applications to discharge conditions. A further reserved matters application (reference: P/79/21/RES) is currently being determined.
- Land north of Sefter Road and 80 Rose Green Road has outline planning permission for *'the development of up to 280 dwellings (including affordable homes), land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and creation of a pedestrian and emergency only access. Provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks'* (reference: P/134/16/OUT). An application for the approval of reserved matters has been refused (reference: P/24/20/RES), but a subsequent application for reserved matters has been approved (reference: P/49/21/RES). A further application for approval of Reserved Matters is awaiting determination (reference: P/127/21/RES). Applications for discharge of conditions have been submitted and approved.

4. THE RESERVED MATTERS APPLICATION

Condition 1

4.1. Condition 1 of the outline planning permission states:

“The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Layout;*
- (b) Scale;*
- (c) Appearance;*
- (d) Landscaping.*

Reason: To enable the Local Planning Authority to control, the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).”

4.2. This application includes the submission of matters relating to layout, scale, appearance, and landscaping, as required by the above condition, in relation to the local centre and care home parcel only. The application is being submitted within the three year timeframe.

4.3. Application/s for the approval of reserved matters for the residential parcel and associated areas of public open space will be submitted separately by Foreman Homes. Consultation has been undertaken with Foreman Homes on the content of the reserved matters applications to ensure consistency.

Condition 2

4.4. Condition 7 is below:

“The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:

- i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;*
- ii. Details of the positions, height, design, materials and type of boundary treatment to be provided;*
- iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retaining tree*

iv. *The detailed landscape design for the development including the layout and design of the public realm within the development;*

v. *Details of the surfacing, lighting and signage of all footpaths, cycle routes and a phasing plan for their provision;*

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority."

4.5. In order to comply with condition 7, this application contains all the landscape and layout particulars listed above. This includes an Arboricultural Method Statement.

Matters not Included

Information Required to Discharge Conditions

4.6. This application is solely for the approval of reserved matters for the local centre and care home. A number of conditions have been added to the outline planning permission, many of which require submission of information prior to a certain stage of development. This application does not look to provide the information to discharge these conditions.

4.7. Whilst these conditions are not being discharged at this stage, where they are relevant to the reserved matters application, these issues have been taken into account. The application for the approval of reserved matters is accompanied by a drainage statement, Arboricultural Impact assessment and Ecological Walkover study to demonstrate that these issues have been taken into account in the preparation of the layout. These are discussed further below.

S106 Requirements

4.8. All of the obligations set out within the S106 are also not to be considered as part of the approval of reserved matters. The obligations will be delivered by Foreman Homes in due course.

Environmental Impact Assessment

4.9. The outline planning application was subject to an Environmental Impact Assessment (EIA) Screening Direction from the Secretary of State. It was confirmed that the Secretary of State did not consider that the proposal is likely to have significant effects on the environment, and accordingly, was not considered to be 'EIA development' within the meaning of the 2011 Regulations.

5. THE PROPOSED DEVELOPMENT

- 5.1 All matters were reserved as part of the outline planning permission, with the exception of access. This reserved matters application is therefore specifically seeking approval of details in respect of the layout, scale, appearance and landscaping for the local centre parcel, to be delivered as part of the overall Pagham South development.

Proposed Uses

- 5.2 As part of the outline planning permission, the following elements were approved as part of the local centre parcel, as follows:
- Residential care home with up to 70 beds;
 - 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);
- 5.3 It is noted that since the original permission, the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 has been updated. Whilst transitional arrangements existed for those applications submitted prior to 1 September 2020, applications submitted post September 2020 should be referring to the new use classes. As such, for the purposes of the reserved matters submission, the following use classes are of relevance: Class E (a, b, c, e, f) and Class F1. **Table 1** sets out the new use classes applicable to the proposed development, in comparison to those approved under the outline permission.

Table 1: Old vs New Use Classes

USE CLASS UP TO 31 AUGUST 2020	USE CLASS FROM 1 SEPTEMBER 2020
A1 Retail	E(a) Display or retail sale of goods, other than hot food
A2 Financial and professional services	E(c) Provision of: • E(c)(i) Financial services, • E(c)(ii) Professional services (other than health or medical services), or • E(c)(iii) Other appropriate services in a commercial, business or service locality
A3 Restaurants and cafés	E(b) Sale of food and drink for consumption (mostly) on the premises
D1 Non-residential institutions	• E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) • E(f) Creche, day nursery or day centre (not including a residential use)

	• F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts: • F1(a) Provision of education • F1(b) Display of works of art (otherwise than for sale or hire) • F1(c) Museums • F1(d) Public libraries or public reading rooms • F1(e) Public halls or exhibition halls • F1(f) Public worship or religious instruction (or in connection with such use) • F1(g) Law courts
Sui generis	Sui generis

- 5.4 The local centre element of the proposed development comprises of three buildings which will have retail, commercial and community uses on the ground floor, and residential uses above (Blocks A, B and C), and another building solely in community use (Block D). Whilst the end users of the buildings are currently unknown, the proposed development provides a mix of floorspace in line with the outline planning permission and the aspirations of the policy covering the site. A summary of the proposed uses and floorspace is set out in **Table 2** below.

Table 2: Proposed Uses

Block	E(a) sqm	E(b) sqm	E(a)/E(c) sqm	E(c), E(e), E(f), F1 sqm	Residential Apartments	Total Floorspace sqm
A	550				10	
B	230				6	
C			230		6	
D		50		600		
Total	780	50	230	600	22	1660

- 5.5 The land to the south of the spine road is safeguarded land for a future Primary School. The S106 Agreement secured the setting aside of the Primary School Land, which will be transferred to West Sussex County Council once a Primary School Land Notice has been served. The boundary for this application includes the land safeguarded for the school and this will be fenced appropriately. This application also includes the stretch of the internal access road to serve these development parcels.

Layout and Design

- 5.6 The layout of the proposed development has been developed following an analysis of the opportunities and constraints of the site, the content of the approved Design Code, as well as the pre-application discussions undertaken with the Council.
- 5.7 The key opportunities of the site layout were identified as follows:
- To create an active frontage along Pagham Road and the main access road;
 - To create a green buffer to reduce noise from Pagham Road/spine road;
 - To maximise the views towards the wider landscape;
 - To create a community focused layout with the introduction of key buildings to link the existing community centre and the future school; and
 - To connect to the wider landscape strategy.
- 5.8 The proposed primary vehicular access to the Pagham South development is at the south-east site boundary as approved as part of the outline planning permission. A key pedestrian route runs parallel to the main spine road which runs past the local centre to the wider residential development beyond. Pedestrian movement within the site itself is also given priority with the introduction of two strong boulevard style public footpaths that run across the main north-south and east-west axis. Beyond the site, these pedestrian routes connect to Pagham Road to the north-east and the Public Open Space to the north. The layout also incorporates shared open spaces that link the site to the surrounding area and the wider landscape.
- 5.9 The residential care home is situated to the west of the site in a C-shape, facing private amenity space for the care home to use. There are three L-shaped buildings within the eastern and central sections of the site. These buildings consist of E(a/c/e/f)/F1 uses at ground floor level (as set out in Table 1) and 20 apartments and the first and second floor. At the northern end of the site sits a rectangular building for community use which includes a café. The location and orientation of these buildings has aimed to achieve pedestrian permeability across the site, active frontages along key movement corridors, as well as maximise views and solar gain.
- 5.10 To the south of the spine road is land safeguarded for the primary school.

Scale and Appearance

- 5.11 The development has been carefully designed to sit comfortably within its setting and provide a focal point for the local community. The proposed buildings are predominantly two and three storey

with the highest blocks reinforcing the streetscape onto the spine road and the lower blocks stepping down to blend with the wider landscape and allow long views from within the wider site.

- 5.12 Following pre-application discussions with the Council, the approach to the fenestration of the buildings is for traditional vernacular, to help the proposed development reflect the design approach being taken for the wider residential development, as well as existing development in Pagham.

Landscape

- 5.13 The landscape of the site softens the local parcel to integrate it cohesively into the surrounding development, as well as the public open space to the north of the proposed development. As established under the outline planning permission, the proposed development seeks to retain a strong green buffer along Pagham Road, retaining the majority of the existing trees (except where required for the visibility splays for the approved main access into the site). All other trees will be retained.
- 5.14 A key aspect of the design is the tree-lined boulevards which seek to improve the legibility of the site through aiding pedestrian movement. Moreover, the large plaza overlooking the public open space will provide greater connectivity to the wider area, as well as amenity for the proposed residents.

Access and Parking

- 5.15 The main access points into the proposed development were established under the outline planning permission. These included 2 points of access onto Pagham Road; 1 in the northern part of the site, and 1 in the southern part of the site. The local centre and care home parcel is served off the northern access and associated spine road which sits to the south of the local centre and north of the proposed school land.
- 5.16 The outline permission established the following:
- *"A raised table at the eastern access to the local centre to help reduce vehicle speeds along the access road.*
 - *Informal pedestrian crossings including tactile paving of the Spine Road at the junction with Pagham Road and at the raised table.*
 - *Visibility splays of 2.4 x 25 metres which are conducive with the 20mph speed restriction along the spine road."*

- 5.17 Parking provision has been informed by the relevant parking standards, and provision has been made for 149 spaces, of which 102 are for the retail/commercial space, and 44 (including 4 visitor spaces) are specifically for the residential units. Moreover, the 70 bed care home has 25 spaces. 5% of parking for all of the above uses will be disabled car parking, and electrical vehicle charging will be provided at 20% of spaces.
- 5.18 Cycle parking proposed for the site consists of 36 spaces for the commercial use and 20 spaces for the flats. 10 cycle parking spaces are proposed for the Care Home.
- 5.19 The application is accompanied by a Transport Statement which sets out the access and parking arrangements for the site.

Ecology

- 5.20 An updated survey of the site has been undertaken, which has recorded the baseline conditions to remain largely consistent with the survey work undertaken at the outline stage. This confirms that the ecological recommendations previously set out remain valid and that further survey work is not required in support of this reserved matters application. The outline planning permission includes conditions requiring an updated badger survey, the submission of an Ecological Management and Mitigation Plan based on the Ecological Assessment submitted with the outline application, and management and maintenance scheme for the adjacent Pagham Harbour SPA Enhancement Land.

Drainage

- 5.21 The application is accompanied by a Flood Risk Assessment and Drainage Strategy. It identifies that the site is currently located within Flood Zone 1 and no other Flood Risks have been identified. The underlying soils present at the site are known to be unsuitable for soakaways due to the groundwater vulnerability therefore soakaways and other infiltration devices are considered to be unsuitable.
- 5.22 An outline drainage strategy has been prepared which looks to utilise permeable paving and overflow ponds to restrict the flow leaving the site to the Qbar greenfield run off rate of 5.1l/s and store up to the 1 in 100 yr event plus an allowance for 40% climate change. This solution would contribute to a reduction in flood risk associated with the exceedance of the public sewerage network within the vicinity of the site, by providing a significant reduction in peak discharge rates and avoiding an increase in total runoff volume.

- 5.23 It should be noted that this strategy presents one possible solution to demonstrate that the proposed development can be appropriately drained. The outline planning permission includes conditions requiring the submission and approval of a full surface water drainage strategy and foul drainage system, and therefore the detail will be considered through the discharge of conditions.

6. PLANNING POLICY CONTEXT

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This section provides an overview of relevant planning policy and guidance to the proposed development.
- 6.2 The development plan for the site comprises the Arun Local Plan 2011-2031 (adopted July 2018). Supplementary Planning Documents (SPD) of relevance include the Arun District Design Code (January 2021) and the Arun Parking Standards Supplementary Planning Document (January 2020).
- 6.3 There is no 'made' Neighbourhood Plan for Pagham. Pagham Parish Council previously were preparing a neighbourhood plan; however, Arun District Council received instruction from Pagham Parish Council on 25 February 2021 to withdraw the Pagham Neighbourhood Plan. Thus, no weight should be given to previous versions of the Neighbourhood Plan.
- 6.4 Material considerations include the National Planning Policy Framework (July 2021).

Arun Local Plan 2011-2031

- 6.5 **Policy SD SP1** states that Arun Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework when considering development proposals.
- 6.6 **Policy H SP1** establishes the local authorities housing requirement. The site is allocated as part of strategic site Pagham South, which is expected to deliver 400 homes.
- 6.7 **Policy H SP2** concerns the Strategic Site Allocations more generally and highlights that *"proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout."* The policy goes on to highlight key requirements that must be met. Of relevance to the local centre proposed in this case, key requirements are:
- integrate appropriately with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport,

- new community hubs should be well located taking account of the permeable layout to all transport modes and shall as far as possible cluster retail, commercial and community uses,
- community buildings should provide for a range of uses such as healthcare, police, faith and community groups
- integration of community hubs and local centres of an appropriate form and scale into the design and layout of development proposals where identified in the specific allocations policies in H SP2 a-c.

6.8 **Policy H SP2a** relates to both Strategic Site Allocations in Pagham (SD1 Pagham South and SD2 Pagham North). It states that development proposals will need to meet a number of key design and infrastructure requirements, as follows:

- a) *“ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text,*
- b) *be designed to take into account nearby heritage assets,*
- c) *provide a new one-form (expandable to two-form) entry primary school and nursery places,*
- d) *provide a care home facility,*
- e) *provide a Community Hub which includes;*
 - i. *shops and complementary uses,*
 - ii. *a community building (Tier 7 library, D1/sui generis floorspace),*
 - iii. *provision of land for a scout hut, and*
 - iv. *land for an Ambulance Community Response Post facility and contributions towards new healthcare facilities at West of Bersted (SD3). Alternatively, where appropriate proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council,*
- f) *provision of public open space including children’s play areas, landscaping, drainage and earthworks,*
- g) *contribute to the provision of an enhanced local cycle network by making on site provision and appropriate off site financial contribution; and*
- h) *where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre.”*

6.9 **Policy H DM1** highlights that over the Plan period a proportion of the housing provided should be of a type that meet the needs of older people, as identified in the most recent SHMA.

6.10 Within the Design section of the Local Plan (13.1), the key policy objectives are outlined in paragraph 4 (13.1.4). For each objective the local authority is seeking to create and promote:

- *“development which is of high quality;*
- *locally distinctive sustainable and functional development that positively enrich the environment;*
- *a sense of identity through the form and pattern of new development;*
- *appropriate innovation and new technologies;*
- *pleasant spaces and a sense of welcome through improved lighting and signage;*
- *opportunities for ease of movement for pedestrians and cyclists while ensuring road users are equally designed for;*
- *good use of the natural and built environment conserving and improving it as required;*
and
- *inclusive design for the lifetime of the development.”*

6.11 **Policy D SP1** specifically relates to design and states that *“all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.”*

6.12 **Policy D DM1** covers design quality and sets out a number of criteria that must be considered when preparing any application for development. The information is in a table below:

Criteria	Explanation of Criteria from the Arun Local Plan 2011-2031
Character	Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.
Appearance/attractiveness	Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.
Impact	Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.
Innovation	Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.
Adaptability	Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.
Crime prevention	Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by

	locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.
Trees and woodland	All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.
Solar gain	Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.
Public realm	Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.
Layout - movement	Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.
Layout - legibility	Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).
Public art	Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures.
Density	The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.
Scale	The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.
Aspects of form and design quality	Development should also comply with the Arun District Council Design Guide.

6.13 The supporting text provides additional explanation of the above terms and expectations from the Council, as set out at paragraphs 13.2.1 to 13.2.18.

6.14 **Policy D DM2** states that internal spaces must be an appropriate size, and that these internal space standards are outlined by Nationally Described Space Standards.

- 6.15 **Policy ECC SP1** shows the importance of adapting to climate change. The policy outlines issues a development's design must take account of:
- a) *"Location (in relation to flood risk and vulnerability to coastal erosion);*
 - b) *Water efficiency;*
 - c) *Shade, cooling, ventilation, solar gain;*
 - d) *Connectivity to the green infrastructure network;*
 - e) *Layout and massing;*
 - f) *Resilience of buildings and building materials to extreme weather events; and*
 - g) *Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)"*
- 6.16 **Policy ECC SP2** regards energy and climate change mitigation. It states *"all new residential and commercial development will be expected to be energy efficient and to demonstrate how they will:*
- a) *"Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;*
 - b) *Use design and layout to promote energy efficiency; and*
 - c) *Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels."*
- 6.17 It goes on to say that *"all major developments⁴⁰ must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable."*
- 6.18 **Policy HWB SP1** is about health and wellbeing. Sections a-c help to reduce health inequalities and promote healthy communities.
- a) *"Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.*
 - b) *Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and*
 - c) *Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District."*

⁴⁰ As defined in the GDPO 1995 (as amended)

6.19 The policy also notes that when leisure and recreation facilities and health facilities should be located in public transport corridors if possible. This would allow the wider community better access to these facilities.

6.20 **Policy T SP1** outlines which transport and development the council will support:

- a) *“Is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services whilst making provision for safe access to the highway network through improvements to the existing road network and the promotion of vehicles which use low-carbon energy;*
- b) *Is incorporated into the District's green infrastructure network and gives priority to pedestrian and cycle movements;*
- c) *Protects committed and indicative lines of major road schemes from development and, where applicable, contributes towards new road schemes which improve north-south links between Bognor Regis and Littlehampton and the A27, to ensure that they are delivered in line with strategic growth in the District;*
- d) *Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking and;*
- e) *Is supported by an effective and deliverable Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable, and;*
- f) *Explains how the development has been designed to:*
 - i. *accommodate the efficient delivery of goods and supplies;*
 - ii. *give priority to pedestrian and cycle movements and have access to high quality public transport facilities;*
 - iii. *create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter;*
 - iv. *incorporate facilities for charging electric and plug-in hybrid vehicles (where charging facilities are to be omitted from the development, evidence of market demand and viability must be provided); and*
 - v. *consider the needs of people with disabilities by all modes of transport.*
- g) *Provides improved crossing points over the railway line to improve transport links between the coast and the A27, in particular at Ford.”*

6.21 **Policy T DM1** is about Sustainable Travel and Public Rights of Way, it states that *“new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport*

services, the public right of way and cycle networks, must be available and accessible to all members of the community.”

- 6.22 **Policy HER SP1** relates to heritage and states that designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.
- 6.23 **Policy ENV SP1** highlights that the Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites.
- 6.24 **Policy ENV DM2** relates to Pagham Harbour and states that within Zone B (0-5km) for all new residential development and development which is likely to have an impact on Pagham Harbour will be required to:
- i. Make developer contributions towards the agreed strategic approach to access management at Pagham Harbour.
 - ii. create easily accessible new green spaces for recreation within or adjacent to the development site. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use.
- 6.25 **Policy ENV DM4** looks for the protection of trees, and states that “where there are existing trees on or adjacent to a development site, developers shall be required to provide:
- Land and tree surveys
 - A tree constraints plan
 - An arboricultural impact assessment to include a tree protection plan and arboricultural method statement
- 6.26 The policy identifies that these measures will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.
- 6.27 **Policy ENV DM5** looks for development to seek to achieve a net gain in biodiversity and protect existing habitats on site.
- 6.28 **Policy W SP1** highlights that the Council will support development that *“is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of*

surface water and improves water quality.” **Policy W DM3** states that “to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.”

- 6.29 **Policy QE SP1** requires that all development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities; and contributes positively to the quality of the environment.

Arun District Design Guide

- 6.30 Adopted in January 2021, the Arun District Design Guide is a Supplementary Planning Document (SPD) produced by the Council to ensure new development conforms with good design. Key sections are highlighted below.

- 6.31 **Section S1 A** shows the guide has 13 key design objectives:

- 1) Local Distinctiveness, Character & Identity
- 2) Cohesive & Vibrant Neighbourhoods
- 3) Diversity
- 4) Ease of Movement
- 5) Accessibility & Inclusion
- 6) Legibility and Integration
- 7) Adaptability & Future Needs
- 8) Safety, Security & Crime Prevention
- 9) Efficient Use of Natural Resources
- 10) Innovation
- 11) Climate Change & Sustainability
- 12) Good Streets & Spaces
- 13) Well Designed Buildings

- 6.32 **Section S1 C** outlined key criteria for each ‘settlement character’. Below is a summary of the criteria of the ‘settlement character’ of coastal towns and neighbouring settlements. The coastal towns of Arun District are Bognor Regis and Littlehampton, and Pagham is classed as a neighbouring settlement. Key characteristics are as follows:

- Landform & Landscape: There are three landscape character areas: Manhood Peninsula, Pagham Harbour, and South Coast Shoreline. Some of the coastal towns and their surrounding areas are located within these landscape character areas. It is advised that

future development should be directed away from landscape character areas, to protect their distinct characteristics.

- **Layout & Townscape:** This section outlines key layout and townscape characteristics. It establishes that *“development beyond the towns is typically low density, creating an open feeling which new development should seek to preserve.”*
- **Built Form & Massing:** Both the built form and massing vary significantly throughout the coastal towns and neighbouring settlements. The section states *“New development must respect the existing built environment of the coastal towns, providing a variety of housing types to meet local needs.”*
- **Public Realm:** The streets and spaces should ensure wayfinding and facilitate opportunities for people to meet and socialise, any time of day, through all seasons.
- **Materials & Details:** The design vernacular of the areas varies significantly. Despite this, in most cases the rendered walls are painted in pastels, cream or white.

6.33 **Section 2** provides guidance in relation to master planning, and includes sections in relation to:

- **Responding to the Site and its Setting**
 - Site Appraisal (D.01)
 - Developing A Design Rationale (D.02)
- **Natural Environment**
 - Using the Site’s Features & Natural Resources (E.01)
 - Landscape Structures & Trees (E.02)
 - Biodiversity (E.03)
- **Movement Framework**
 - Creating a Network of Streets, Footpaths, Cycleways & Access Arrangements (F.01)
- **Built Structure & Development Plots**
 - Neighbourhoods, Centres & Local Facilities (G.01)
 - Density & Uses (G.02)
 - Layout & Plot Size (G.03)
- **Welcoming Streets & Spaces**
 - Definition & Enclosure (H.01)
 - Streets to Rest, Meet & Gather (H.02)
 - Open Spaces (H.03)
 - Residential Outdoor Amenity & External Space Standards (H.04)
 - Shop-fronts & Signage (H.05)
 - Street Furniture, Lighting & Public Art (H.06)
 - Waste/ Recycling Storage Facilities & Utilities (H.07)

- Parking Strategy
 - Car Parking (I.01)
 - Electric Vehicles (I.02)
 - Cycle Parking (I.03)
- Building Design
 - Form & Character (J.01)
 - Scale & Massing (J.02)
 - Corner Buildings (J.03)
 - Building Frontages & Façades (J.04)
 - Roofs, Openings & Articulation (J.05)
 - Noise & Overshadowing (J.06)
 - Building Edge (J.07)
 - Internal Space Standards (J.08)
 - Inclusive Design & Adaptability (J.09)
- Climate Change & Sustainability
 - Energy & Carbon (K.01)
 - Water & Material Management (K.02)
 - Adapting to Climate Change (K.03)
 - Flood Risk & Drainage (K.04)
 - Quality of the Environment (K.05)
 - Health & Well-Being (K.06)
- Ensuring Quality
 - Materials & Details (L.01)
 - Maintenance & Management (L.02)
 - High Quality & Development (L.03)

6.34 **Section G.01** specifically relates to Neighbourhoods, Centres and Local Facilities. It states that “it is important that new development either connects to, adds to, enhances or incorporates an identifiable centre. This can take the shape of a focal public space or feature of the built or natural environment. A centre can also comprise a range and number of services and facilities relevant to the scale of development. A neighbourhood centre can consist of a ‘generalist’ retail offering (e.g. a post office, newsagent or convenience store). These smaller centres providing everyday services should be a short walk from people’s homes; and combined with residential development at higher storeys to create a vibrant place that is active from morning to evening, while avoiding disturbance for occupants. Larger neighbourhood centres may accommodate a greater number and wider range of uses and provide the opportunity for co-location of facilities including specialist shops, sports and community facilities e.g. schools, healthcare provision, cafés and pubs. Depending on the area’s

context, a public or feature space that acts as a local gathering space may be a more suitable centre, rather than focusing on facilities.”

6.35 It goes on to state that *“centres can perform a functional role but should also be nice places to be, forming a well located, safe and accessible focal point for a community and including measures to design out crime if appropriate. Provision of facilities around high quality public realm (a green, square, widened street) with hard and soft landscaping could be utilised to achieve this.”*

6.36 References to other relevant extracts of the above sections will be included within the assessment undertaken below.

6.37 **Section 3** considers specific development types. **T.01** relates to ‘mixed use schemes’ including residential, commercial and community facilities. The scheme should:

- Provides convenient access for motorists, cyclists, public transport and pedestrians from both the surrounding area and residential uses within the development.
- Follows principles of inclusive design in access to facilities, homes and the public realm.
- Incorporates public realm features including central and open spaces, street furniture, lighting and public art.
- Provides an appropriate mix of uses to ensure natural surveillance at all times of day.
- Provides active frontages onto the public realm at ground floor level, incorporating continuous storefront windows, open air frontages and frequent, highly visible entrances adjacent to the public realm. Minimises inactive frontages to a length of 15 metres or less along any given street.
- Provides cohesive and uncluttered shop fronts which respond to the grain of building and utilise a common palette of materials and colours.
- Provides residential uses on higher floors and ensures residential amenity.
- Responds to its context through building height and form, taking the opportunity to create landmark buildings where appropriate.
- Ensures that sufficient parking is provided for cycles, motorcycles and cars, and that this is integrated into the architecture of buildings or design of the public realm.
- Provides appropriate signage, integrated with the street scene, to aid legibility and promote commercial and community uses, while minimising street clutter

Arun Parking Standards Supplementary Planning Document

6.38 This document outlines the Council’s parking requirements for new development, including EV Parking and cycle parking.

- 6.39 The document sets out future requirement for Electric Vehicle (EV) charging points in new development, in the table below.

Table 2.2 – Electric Vehicle Charging Points Minimum Requirements

Year	% of Parking Spaces with Active EV Charging Points	% of Parking Spaces with Active EV Charging Points
	Houses with a driveway or garage	All other developments
2018	100	20
2023	100	30
2028	100	50
2033	100	100

- 6.40 In terms of cycle parking, Table 2.3 identifies recommended levels of cycle parking:

Table 2.3: Recommended levels of cycle provision.

Type	Dwelling Size	Cycle Provision (per unit)
Houses	Up to 4 rooms (1 & 2 bed)	1 space
Houses	5+ rooms (3+ bed)	2 spaces
Flats	Up to 3 rooms (1 & 2 bed)	1 space (if communal storage otherwise same as 1 & 2 bed house)
Flats	4+ rooms (3+ bed)	1 space

- 6.41 In terms of vehicle parking, the site is situated in Parking Behaviour Zone 2 which sets the following parking requirement for residential development (Table 3.1):

Number of bedrooms	Number of habitable rooms	Parking Behaviour Zone		
		1	2	4
1	1 to 3	2	2	1
2	4	2	2	1
3	5 to 6	2	2	2
4+	7 or more	3	3	2

- 6.42 For non-residential development. Paragraph 4.1 highlights that *“for non-residential uses needs to consider the accessibility of the site, the likely demand for parking and the viability of the site. In determining the amount of parking that should be provided at non-residential developments, developers should seek to balance operational needs, space requirements, efficient use of land and cost attributed to providing parking and where relevant, attracting / retaining staff.”*

6.43 Table 4.1 is below. It “sets out the overall vehicular and cycle parking standards by land use. Whilst the requirements were based on maximum standards for car parking and minimum cycle parking standards in 2003, they should now be used as a guide for developers and justified on the above criteria through a site-specific assessment.”

Table 4.1 - Vehicular and Cycle Parking Provision in Non-Residential Developments

Use Class	Vehicular	Cycle
A1 Shops	1 space per 14sqm	1 space per 100sqm for staff and 1 space per 100sqm for customers
A2 Financial and Professional Services	1 space per 30sqm	1 space per 100sqm for staff and 1 space per 200sqm for customers
A3 Restaurant and Café	1 space per 5sqm of public area and 2 spaces per bar (or 5m length of bar for large bars) for staff parking to be clearly designated	1 space per 4 staff and 1 space per 25sqm for customers
A4 Drinking Establishments	As A3 although not defined in 2003 Standards	As A3
A5 Hot Food Takeaways	As A3 although not defined in 2003 Standards	As A3
B1 Business	1 space per 30sqm Up to threshold of 500sqm in less accessible areas	1 space per 150sqm for staff and 1 space per 500sqm for visitors
B2 General Industrial	1 space per 40sqm	1 space per 200sqm for staff and 1 space per 500sqm for visitors
B8 Storage	1 space per 100sqm	1 space per 500sqm for staff and 1 space per 1000sqm for visitors
D1 Non-Residential Institutions	Site specific assessment based on travel plan and needs	Site specific assessment based on travel plan and needs
D2 Assembly & Leisure	1 space per 22sqm for large scale places of assembly serving more than a local catchment 1 space per 15sqm.	1 space per 4 staff plus visitor/ customer cycle parking

A, C2, C2A, C4 and D2 user parking provision will be determined on a case by case basis on travel plan and needs.

National Planning Policy Framework (NPPF)

6.44 A revised National Planning Policy Framework (NPPF) was issued in July 2021 and sets out the governments planning policies for England and how they are expected to be applied.

- 6.45 **Paragraph 7** states that the purpose of the planning system is to contribute to sustainable development.
- 6.46 **Paragraph 8** to achieve sustainable development means that the planning system has three overarching objectives; economic, social and environmental.
- 6.47 **Paragraph 10** is clear that at the heart of the framework is a presumption in favour of sustainable development. **Paragraph 11** states for decision taking this means *“approving development proposals that accord with an up-to-date development plan without delay.”*
- 6.48 **Paragraph 92** states that planning decision should aim to achieve places which are healthy, inclusive and safe. This can be done in many ways:
- a) *“promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b) *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
 - c) *enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*
- 6.49 **Paragraph 93** outlines some key strategies to provide facilities and services the community needs:
- a) *“plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
 - b) *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
 - c) *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
 - d) *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*

- e) *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

6.50 **Paragraph 112** states that development applications should:

- a) *“give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- b) *address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) *create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- d) *allow for the efficient delivery of goods, and access by service and emergency vehicles; and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”*

6.51 **Paragraph 130** states that development decisions should ensure that developments:

- function well and add to the overall quality of the area,
- are visually attractive
- are sympathetic to local character and history
- establish or maintain a strong sense of place,
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development
- are safe, inclusive

6.52 **Paragraph 131** states the importance of trees. It states that they *“contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change”*. Due to this, decisions must ensure developments retain existing trees (where possible); ensure trees are properly incorporated into development applications; ensure new streets are tree-lined (unless inappropriate); incorporate trees in developments in areas such as parks; and establish appropriate measures to ensure newly-planted trees are properly maintained in the long-term.

6.53 **Paragraph 134** states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵² taking into account*

⁵² Contained in the National Design Guide and National Model Design Code.



any local design guidance and supplementary planning documents such as design guides and codes.”

7. PLANNING ASSESSMENT

- 7.1 This section provides an assessment of the proposed development against the relevant planning policy and guidance detailed in Section 6.

Proposed Uses

- 7.2 The proposed uses have been informed by the outline planning permission, the Design Code, and relevant planning policy, whilst also looking to retain flexibility for a number of potential end users.
- 7.3 Policy H SP2a of the Local Plan outlines what is required from the Pagham South allocation. Those requirements include the provision of a new one-form (expandable to two-form) entry primary school; care home facility; and Community Hub which includes: shops and complementary uses, and a community building. These have all been incorporated into this proposal. Policy H SP2 of the Local Plan notes that community buildings should provide a range of uses.
- 7.4 The application for reserved matters must accord with the outline planning permission, which secured a range of uses in the local centre, including retail, commercial, and community uses (under the old use classes A1/A2/A3/D1/sui generis). This proposal incorporates the same mix of uses under the new use classes (as set out in section 5) and seeks to ensure the delivery of a wide range of uses across the site. Blocks A and B incorporate retail on the ground floor with residential above, Block C is flexible retail/commercial space on the ground floor with residential above, and Block D is a community building incorporating commercial, medical/health, creche/day centre and non-residential institutions (e.g. library and public halls), as well as a café. In total, 20 residential apartments are proposed.
- 7.5 The proposed buildings are intentionally flexible in purpose/use, so the use can be adapted to meet the needs of end users and the community. The proposed development is therefore in accordance with Policy H SP2 which requires community buildings to be designed and provide for a range of uses. Furthermore, the proposed development provides shops and complementary uses, as well as a community building, in line with Policy H SP2a. The other uses required by H SP2a, namely the scout hut, and land an Ambulance Community Response Post facility have recently been approved at Pagham North (Land North of Sefter Road and 80 Rose Green Road – application reference: P/49/21/RES).
- 7.6 Policy D DM1 of the Local Plan, T.01 of the Design Guide SPD and paragraph 130 of the NPPF emphasise the importance of inclusivity, and creating places that promote health and well-being. The proposed uses, including the proposed care home and residential uses, promote this inclusivity,

providing uses which meet the needs of multiple end users. It also helps to meet Policy H DM1 which looks for housing that meet the needs of older people to be delivered.

Layout

- 7.7 At Paragraph 13.2.14 of the Local Plan, layout is defined as the framework of routes and spaces of a scheme. It notes that it is important that layouts are configured in such a way that they are easy to understand, are well-connected, inclusive, feel safe, and have clearly defined public and private spaces. Principles of permeable and legible layouts should be followed. This is taken forward into policy, with Policy D DM1 looking for the layout to promote movement and legibility, seeking for walking and cycling to be an integral part of the overall design concept and the use of focal points and variety within the public realm.
- 7.8 In terms of movement, the approved Design Code highlights the key aims for this character area, including *“promoting connectivity with existing communities, as well as the wider residential development, school site and surrounding amenity areas”* and *“strong pedestrian routes to be set out throughout the local centre that are legible and prioritize pedestrians over car users”*. These aims have been met through the proposed layout, which incorporates strong pedestrian routes, with the introduction of two strong boulevard style public footpaths that run across the main north-south and east-west axis. It has a clear hierarchy of streets which connect to the surrounding highway network. As such, the proposed development is consistent with the Policy D DM1, as above, and Policy T SP1 which looks to give priority to pedestrian and cycle movements, as well as creating safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter. It is also consistent with part T.01 of the Design SPD which looks for convenient access for motorists, cyclists, public transport and pedestrians from both the surrounding area and residential uses within the development.
- 7.9 One of the aims of the approved Design Code is to *“to create a strong sense of place which high quality public realm spaces integrated in key areas to allow people to meet, socialise and interact”*. Policy D DM1 of the Local Plan highlights that *“developments should provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.”* This is also reiterated within Section G.01 of the Design Guide SPD which states *“it is important that new development... incorporates an identifiable centre”*, with Section T.01 also highlighting that *“mixed-use development should be designed around and front onto high quality and appropriately-scaled public space, whether a central square, courtyard or green space; and incorporate appropriate public realm features such as street furniture, lighting and public art.”*

- 7.10 The proposed development incorporates multiple ‘meeting spaces’ across the site, to enhance the public realm and provide key areas to allow people to meet, socialise and interact. This includes a large open area at the northern end of the main boulevard, adjacent to the community building, which could incorporate outside seating for the proposed café. This will create a welcoming space with appropriate natural surveillance and encourage use at all times of the day, as advocated by the Design Guide SPD at Section T.01. Additional meeting areas are proposed in the south-east corner of the site, between Blocks A and B, as well as a in the north-east corner, where the site is accessed from the Green Buffer and Pagham Road. Each of these public areas are located on key movement corridors, providing high-quality space linking the site to the wider residential development and beyond. As such, the proposed development is in accordance with the above referenced policies and the aspirations of the Design Code and Design Guide SPD.

Scale

- 7.11 The Local Plan at Paragraph 13.2.8 highlights that scale covers a number of areas, including:
- The height, width and length of a building or buildings in relation to its surroundings;
 - The size of parts of a building or its details, particularly in relation to the size of a person; and
 - The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces i.e. its massing.
- 7.12 Policy D DM1 highlights that *“the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.”*
- 7.13 As part of the outline planning permission, a storey parameter plan was submitted that, whilst indicative, showed up to 3 storeys within the local centre, and lower development in the residential parcels, particularly adjacent to the countryside. The committee report noted that *“the principles established by the storey parameter plan and density plan should be reflected in any future submission and as such a condition has been incorporated for this detail to be reflected in the design code masterplan.”*
- 7.14 The approved Design Code highlights that the Community Hub Character Area is to have *“2 to 3 storey buildings with primarily A1/A2/A3/D1/sui generis floor-space.”* It also identifies that there is to be *“a small number (circa 25 units) of residential where required to improve scale and massing.”*

- 7.15 The scale of the proposed development has been carefully designed to sit comfortably within its setting and provide a focus on buildings for the local community. The proposed development incorporates predominantly 2 and 3 storey with the highest blocks reinforcing the streetscape of the spine road, whilst the lower blocks step down to blend with the wider landscape and allow long views from within the site and its surroundings. This is in line with the principles established as part of the outline planning permission, and within the approved Design Code. The scale and massing of the proposed development is also considered to be appropriate in line with planning policy.

Appearance/Design

- 7.16 Policy D DM1 looks for proposals to reflect or improve upon the character of the site and the surrounding area, including in respect of building materials and design features. In terms of appearance, the policy requires development to demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.
- 7.17 The approved Design Code sets a number of key principles and identifies that this area “*should use sympathetic materials to the residential character areas adjacent, but may deviate from the “traditional” approach where necessary to achieve high-quality community buildings.*” Key features of this character area to be implemented are:
- Traditional-style architecture to match with the rest of the development and the wider context of Pagham.
 - Long stretches of facade broken up by elements such as feature gables
 - School and community-focused buildings to be of a sympathetic materials, but may deviate in architectural style from their immediate neighbours
 - Commercial frontages to be easily identified and have good street presence.
- 7.18 In terms of architectural details, hipped roofs and feature gables, facing brickwork with occasional quoining on corners, and strong definition of ground floor commercial units are specified. Materials include brown/grey and red roof tiles, red and red/brown bricks with occasional render or timber cladding. The Design Code also includes specification for windows and entrances.
- 7.19 The proposed development accords with the specifications set out within the Design Code. The retail and commercial buildings provide a strong active frontage at ground floor level, including spill out space bringing animation to the street. On the upper floors, windows and balconies encourage overlooking of the public realm.

- 7.20 In terms of the appearance, in line with the Design Code, the general approach has been to use vernacular design, materials and details that have been identified and agreed as being appropriate. This includes traditional roof forms with hipped ends and prominent gables on key features. The palette of materials includes red and brindle brick types with some areas of weatherboarding and render to add articulation and balance to the elevations. The roofs are combination of red and brown clay tiles to add some variation in accordance with the design code. The detailing is traditional in approach with timber casement windows, expressed lintels and sills along with high quality shop fronts with built-in signage zones.
- 7.21 The sizes of all these apartments are in excess of the NDSS prescribed floor areas and all have access to private amenity space, either as part of the screened rooftop deck area within Block A or as private balconies. The private balconies provide a minimum of 3sqm of usable space, in line with the Design Guide SPD.
- 7.22 In this regard, the proposed development is considered to be in accordance with the approved Design Code, as well as Policy D DM1 and Paragraph 130 of the NPPF as the proposal adds to the quality of the area, is visually attractive, and helps to establish a strong sense of place, whilst being sympathetic to local character and history.

Landscape

- 7.23 In terms of hard and soft landscaping, the defining principles for this parcel, identified within the approved Design Code, include:
- High quality hard surfaces interspersed with semi-mature tree planting to provide seasonal interest and scale
 - The boundary along Pagham Road should be enhanced with the planting of native tree species with any built form set back a minimum of 13 to 15m from the roadside boundary
 - Mainly hard landscape with a simple palette of quality and robust materials
 - Street trees to aid with wayfinding
 - High quality gardens within care home
- 7.24 Policy D DM1 looks for all new development to incorporate existing and new tree planting as an integral part of the development proposals. Paragraph 131 also looks for developments to retain existing trees (where possible), ensure trees are properly incorporated into development applications, and ensure new streets are tree-lined (unless inappropriate). Section H.02 of the Design Guide SPD relates to 'Streets to Rest, Meet & Gather' and states that *"creating streets and spaces which are not just functional but also pleasant, safe and secure can make significant enhancements to people's quality of life and perception of a place. A sociable public realm can be*

ensured through the provision of street furniture which makes it possible for people to stop and dwell throughout the day, including imaginatively designed seating and lighting columns. Providing trees and soft landscaping which are appropriate for their environment and location will also increase the attractiveness of streets and spaces. The public realm should be designed inclusively, enabling interaction between a wide range of people of all ages, including those with movement or sensory impairments, through consideration of grading, surfacing, pavement width and sensory-rich design; and ensuring that street furniture fulfils a role rather than increasing street clutter."

- 7.25 One of the key design parameters for the site is the retention of the strong green buffer along Pagham Road, which was established as part of the outline planning permission. Where possible, the trees along this boundary, and within this area generally, will be retained. Some tree removal is required to achieve appropriate visibility splays at the main site access; this tree removal was established as part of the outline planning permission. All other trees will be retained and additional planting is proposed in this area.
- 7.26 In line with the above policy requirements, and the requirements of the approved Design Code, the proposed development seeks to provide two strong 'tree-lined' boulevards on the main north-south and east-west axis. Tree planting is proposed along these routes, as well as around the site more generally, where there are small pockets of soft landscaping. This which will help to soften the development and to integrate it cohesively into the surrounding development, as well as the public open space to the north of the proposed development. The proposed hard landscaping will comprise of a simple palette of quality materials.
- 7.27 A communal garden is proposed as part of the Care Home development. Balconies or access to a rooftop terrace are proposed for the residential apartments, providing private amenity space for residents. Residents would also have access to the public squares proposed as part of the development, as well as the large area of Public Open Space to the north of the local centre parcel. Direct pedestrian access to this area is proposed via a bridge.

Access and Parking

- 7.28 The main access points into the site were established as part of the outline planning permission.
- 7.29 The approved Design Code sets the movement strategy for the site as a whole, and includes the key aims of promoting connectivity, strong legible pedestrian routes, and a clear hierarchy of streets to be defined with the primary entrance leading onto a main boulevard and secondary courtyards access from this boulevard. It also sets out the following key technical considerations:

- The section of the spine road that fronts the local centre and the school would be expected to include appropriate traffic calming and school safety zone features such as raised tables. This is to ensure that the speed of vehicles is kept to 20mph to enhance safety for all users
- Allocated and unallocated parking for staff and business uses
- Private parking to care home
- Parking should be well overlooked in all instances and should be a minimum of 2.5m x 5m
- Spine road with paths to both sides (green verge between road and path on one side) and regular pedestrian crossing points.

7.30 In line with the aims of the Design Code, the proposed development has sought to prioritise pedestrian movements across the site, as set out further above, ensuring connectivity across the site, as well as to the wider residential development and the existing community of Pagham.

7.31 The parking requirements for the proposed development are set out within the adopted Arun Parking Standards Supplementary Planning Document. In line with this requirement, the proposed development provides 149 spaces, of which 102 are for the retail/commercial space, and 44 (including 4 visitor spaces) are specifically for the residential units. Moreover, the 70 bed care home has 25 spaces. 5% of parking for all of the above uses will be disabled car parking, and electrical vehicle charging will be provided at 20% of spaces. The parking also conforms with Policy T SP1 of the Local Plan and I.01 of the Design Guide.

7.32 The parking for the residential units, and the care home is in a courtyard type arrangement, which differs from the main spine road and associated commercial parking by surface treatment. This also includes visitor parking. Parking for the commercial units will be unallocated and is proposed along the main boulevard into the site, as well as in parking blocks close to each of the units.

7.33 Private cycle storage is proposed for the care home and residential units. Cycle parking is also proposed across the site for those visiting the retail and commercial units.

Ecology

7.34 As identified earlier in this Statement, Ecology Solutions were instructed to undertake an updated survey of the site, which recorded the baseline conditions to remain largely consistent with the survey work undertaken at the outline stage. Overall, it is therefore considered that the ecological recommendations previously set out remain valid and that further survey work is not required in support of this reserved matters application. The outline planning permission includes conditions

requiring an updated badger survey, the submission of an Ecological Management and Mitigation Plan based on the Ecological Assessment submitted with the outline application, and management and maintenance scheme for the adjacent Pagham Harbour SPA Enhancement Land.

Drainage

- 7.35 The detailed drainage strategy will be considered through the discharge of the conditions attached to the outline planning permission, however, it is acknowledged that the Council must be comfortable that there is sufficient space within the layout to allow for the site to be satisfactorily drained. A Flood Risk Assessment was submitted and considered as part of the outline application and this application for the approval of reserved matters is accompanied by an updated Flood Risk Assessment and Drainage Strategy, assessing the parcel subject to this application.
- 7.36 An outline drainage strategy has been prepared which looks to utilise permeable paving and overflow ponds to restrict the flow leaving the site to the Qbar greenfield run off rate of 5.1l/s and store up to the 1 in 100 yr event plus an allowance for 40% climate change. This solution would contribute to a reduction in flood risk associated with the exceedance of the public sewerage network within the vicinity of the site, by providing a significant reduction in peak discharge rates and avoiding an increase in total runoff volume.
- 7.37 It should be noted that this strategy presents one possible solution to demonstrate that the proposed development can be appropriately drained. As above, the outline planning permission includes conditions requiring the submission and approval of a full surface water drainage strategy and foul drainage system, and therefore the detail will be considered through the discharge of conditions.

8. SUMMARY AND CONCLUSIONS

- 8.1 This Planning Statement has been prepared by Ridge and Partners on behalf of Hanbury (PM) Ltd in support of an application for the approval of reserved matters for the local centre and care home at land south of Summer Lane & west of Pagham Road, Pagham, West Sussex. This follows the approval of outline planning permission (reference P/140/16/OUT) on 22nd November 2018 for

“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 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.”

- 8.2 This application includes the submission of matters relating to layout, scale, appearance, and landscaping, as required by the above condition, in relation to the local centre and care home parcel only. Application/s for the approval of reserved matters for the residential parcel and associated areas of public open space will be submitted separately by Foreman Homes. Consultation has been undertaken with Foreman Homes on the content of the reserved matters applications to ensure consistency.
- 8.3 This Statement has demonstrated that the proposed development accords with the relevant planning policies covering the area, as well as the principles established as part of the outline planning permission and approved Design Code.
- 8.4 The proposed development looks to provide a mix of uses to the community whilst providing a high-quality development which is readily accessible by existing and proposed resident by walking and cycling.
- 8.5 Overall, it is considered that the proposal accords with requirements of relevant policies of the Arun Local Plan 2011-2031, as well as other material considerations. As such, it is respectfully requested that planning permission is granted accordingly.

APPENDIX 1

Approved Design Code Extract



Care and Community Hub

Phase C, the parcel of land for primarily non-residential use (in line with the Development Framework Plan previously submitted in support of the outline application), should have a character area of its own:

CA5 Community Hub

This character area should use sympathetic materials to the residential character areas adjacent, but may deviate from the “traditional” approach where necessary to achieve high-quality community buildings. For example, should the school be unable to achieve its requirements through a traditional style of architecture, a contemporary interpretation would be deemed appropriate, subject to sympathetic materials.

Key aims for the design of this character area include:

- The local centre is to be designed to promote connectivity with existing communities as well as the wider residential development, future school site and surrounding amenity areas
- Strong pedestrian routes to be set out throughout the local centre that are legible and prioritize pedestrians over car users
- Clear hierarchy of street to be defined with the primary entrance leading onto a main boulevard and secondary courtyards accessed off this spine.
- The development to be designed to create a strong sense of place with high quality public realm spaces integrated in key areas to allow people to meet, socialize and interact.



5 Community Hub

Defining Principles

Buildings in this character area are primarily facilities that serve the local community. Some residential allocation (up to 25 units) is also appropriate for the character area, provided that it positively contributes to the overall street scenes and massing.

The community facilities and commercial uses for the site were approved as: “a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/ sui generis floor-space.”

These use classes have since been updated, as detailed below:

Previous Use Class	New Use Class (from Sept. 2023)
A1	E(a)
A2	E(c)
A3	E(b)
D1	E(e), E(f) and F1
Sui Generis	Sui Generis

These uses should be integrated into prominent key buildings that address Pagham Road and enhance the route into the site along the new main road.

The 70 Bed Residential Care facility approved in the outline application should be located within this character area, enabling residents to have easy access to other local facilities.



The school approved in the outline application should be located near to the local centre, also within this character area. The school is to be “1FE primary school (with sufficient space to ensure that it is expandable to 2FE)”

The section of the spine road that fronts the local centre and the school would be expected to include appropriate traffic calming and school safety zone features such as raised table(s). This is to ensure that the speed of vehicles is kept to the design speed of 20mph and to enhance safety for all users.

Parking

- Allocated and unallocated courtyard parking for staff and business uses.
- Private parking to care home.
- Private parking to school for both staff and visitors.

Parking should be well-overlooked in all instances, and parking spaces are to be a minimum of 2.1m x 5m.

Precedents

A range of precedent images have been prepared in order to create appropriate aspirations for the neighbourhood centre.

From this precedent study the key features to be implemented are:

- Traditional style architecture to match with the rest of the development and the wider context of Pagham.
- Long stretches of facade broken up by elements such as feature gables.
- School and community-focused buildings to be of a sympathetic materials, but may deviate in architectural style from their immediate neighbours.
- Commercial frontages to be easily identified and have good street presence.





5. Community Hub

Architecture

Defining Principles

- High quality hard surfaces interspersed with semi-mature tree planting to provide seasonal interest and scale.
- All public areas and parking should have natural surveillance, clear way-marking and accessibility.
- The high quality frontages with careful use of materials and incorporation of traditional features.
- The boundary along Pagham Road should be enhanced with the planting of native tree species with any built form set back a minimum of 13 to 15m from the roadside boundary.
- Mainly hard landscape with a simple palette of quality and robust materials.
- Street trees to aid with wayfinding.
- High quality gardens within care home facility.
- School to be located near to the local centre within a 1.9ha plot.

Street Typology

Spine road with paths to both sides (green verge between road and path on one side) and regular pedestrian crossing points.
Spine road to be 7.3m wide to facilitate layby parking down the entire length.

Frontage - Build Line

Built form to address the Pagham Road and the new 7.3m spine road into the site to create a strong sense of enclosure. Small village squares to be defined by the built form.

Building Types

2 to 3 storey buildings with primary A1/A2/A3/D1/sui generis floor-space. Small number (circa 25 units) of residential where required to improve scale and massing.

Architectural Details

- Hipped roofs and feature gables.
- Facing brickwork with occasional quoining on corners.
- Strong definition of ground floor commercial units.

Roof

Mix of brown, grey, and red tiles.

Walls

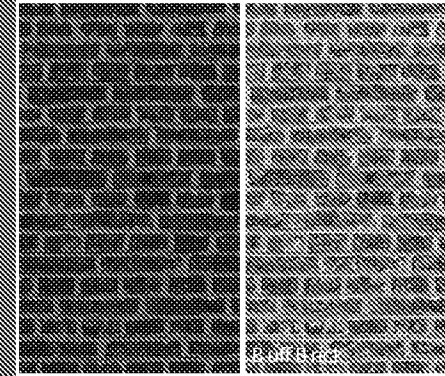
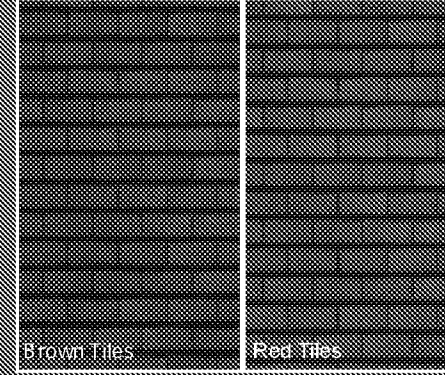
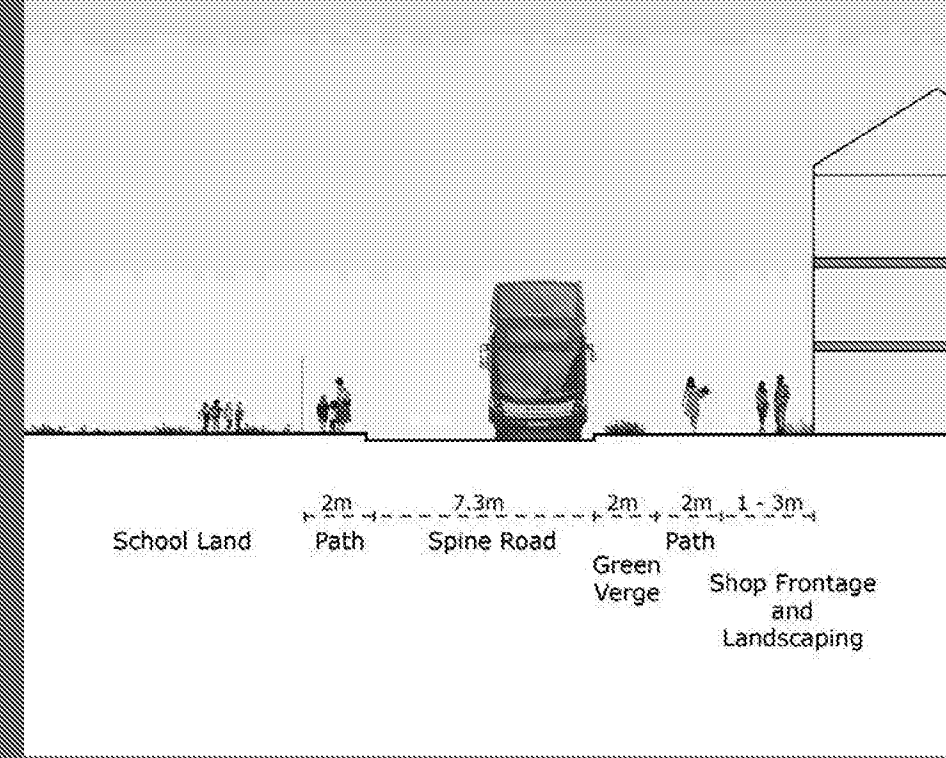
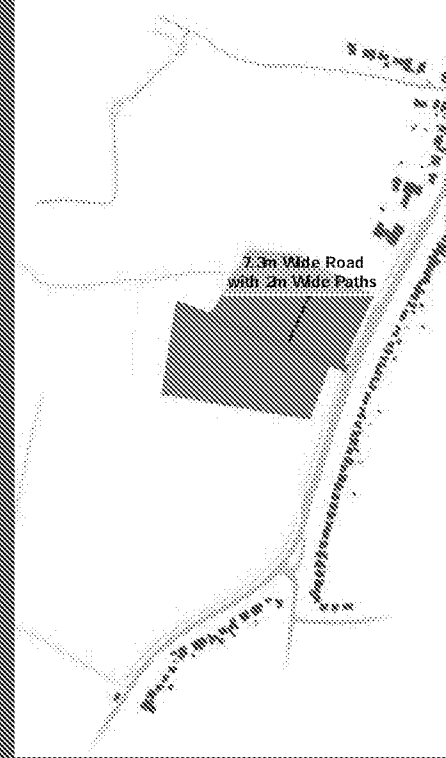
Red and Red/brown brick with occasional tile hanging render or timber cladding. Opportunity for some buff brick.
Glazing to ground floor commercial spaces.

Windows

Timber or powder coated aluminium double glazed casement and sash windows, depending on architectural style being adopted and building use.

Entrance

Clearly defined commercial entrances through build outs. Mix of flat and pitched roof canopies. Pitched canopy in Care Home.



Boundary Treatments

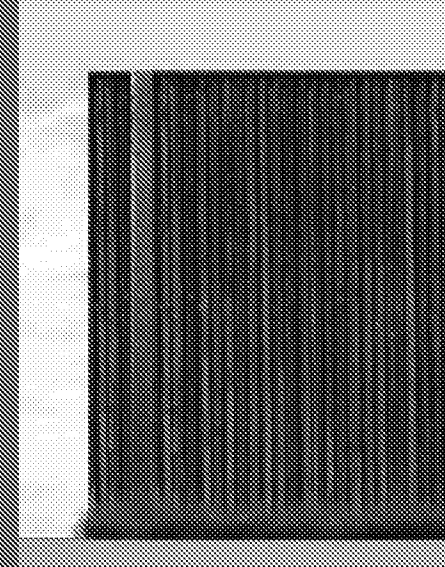
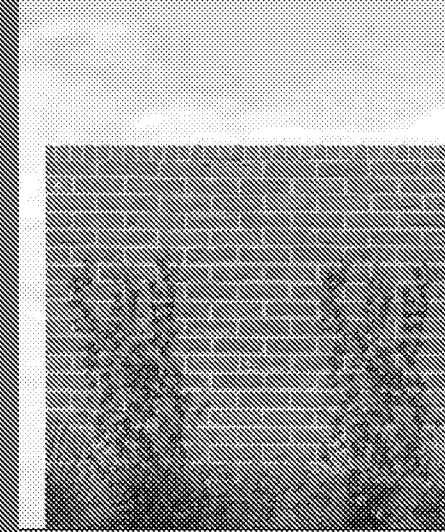
Commonly open to front and enclosed to the rear by walls and fence.

Adequate public realm space to encourage social interaction and ease of access and egress into retail areas.

Potential for enclosed service yards by walls and fences where rear elevations do not address the public realm.

Care home to have 2-5m front garden boundary offset to site access road defined by mixed shrub and low managed hedgerow planting.

School boundaries defined by fences incorporated into hedgerows and tree belts.



RIDGE

