



SUMMER LANE

PAGHAM

PLANNING STATEMENT

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

PAGHAM HOMES

NOVEMBER 2021



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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared in support of a Reserved Matters (RM) application pursuant to Outline planning permission P/140/16/OUT for a mixed-use development on Land South of Summer Lane and West of Pagham Road, Pagham, which was approved on 22 November 2018.

1.2 The description of development for the Outline permission was as follows:

“Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved.”

1.3 This permission approved details regarding matters of Access. All other matters (Appearance, Layout, Landscaping and Scale) were reserved for later approval. This application seeks permission for these RM.

1.4 The description of development for this RM application is as follows:

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

1.5 This RM application covers the northern and southern parts of the land covered by the Outline permission. A separate RM application will be submitted for the central part of the site.

1.6 This Statement demonstrates that the detail of the scheme is materially compliant with the Outline planning permission, Design Code Masterplan and current planning policy, where relevant.

- 1.7 This Statement should be read in conjunction with the documentation submitted in support of the planning application. This is set out in the submitted Supporting Letter.
- 1.8 In addition, this Statement covers the requirements of an Affordable Housing Statement, which is provided in Appendix A.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located on the western edge of Pagham, which is approximately 4.5km to the west of the centre of Bognor Regis.
- 2.2 It is contained by Pagham Road to the east, Summer Lane to the north and agricultural fields to the west and south. Residential development has, however, been approved to the west of the site (ref. P/25/17/OUT).
- 2.3 The site (red line boundary) extends to an area of approximately 19.43 hectares. This is shown on the submitted Location Plan.
- 2.4 The site is relatively flat and was, up until recently, used for agricultural purposes. It is largely contained along its eastern and southern boundaries by existing trees and other vegetation.
- 2.5 A number of facilities and services are located in close proximity to the site. This includes local shops, a post office, cafés, pubs / social club, two churches, sports facilities and Pagham village hall, amongst others, alongside a range of employment opportunities in Pagham, as well as a short drive away in Bognor Regis and Chichester. Furthermore, the development itself (via a separate RM application) will provide additional facilities for the benefit of existing and future residents in Pagham.
- 2.6 The site is in a sustainable location with regard to public transport. The closest railway stations are Chichester and Bognor Regis, which are located approximately 6.5km to the north west and 4.5km to the east respectively, both of which provide regular trains to London Victoria, Portsmouth & Southsea and Southampton Central.
- 2.7 In addition, the 600 bus service runs along Pagham Road and provides a regular, reliable service that links Chichester and Bognor Regis.
- 2.8 Furthermore, the South Coast Cycle Route runs in close proximity to the site, north of Summer Lane, and there are a number of public footpaths in the near vicinity. This includes a footpath that extends along Summer Lane from east to west (path no. 100) and a footpath that extends through the centre of the site from east to west (path no. 101).

3.0 PLANNING HISTORY

- 3.1 The site is allocated in the adopted Arun District Local Plan (2011-2031) for 400 dwellings, with associated uses, under Policy H SP2a. It is referred to as Pagham South.
- 3.2 Outline planning permission (ref. P/140/16/OUT) was granted on 22 November 2018. This permitted the following mixed-use development:
- Up to 400 dwellings.
 - Care home with up to 70 beds
 - Local Centre comprising up to 2000sqm of commercial / community / sui generis floorspace.
 - Provision of land for a one-form entry primary school (with sufficient space to ensure that it is expandable to 2 two-form entry).
 - 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 and allotments.
- 3.3 Planning permission was granted subject to 30 conditions and a S106 agreement dated 22 November 2018.
- 3.4 Condition 3 of the Outline permission sets out that the development should be carried out in accordance with the following approved plans:
- Location Plan, drawing no. DLA 1731.L003.03.
 - Red Line Boundary, drawing no. DLA.1731.L003.01.
 - Proposed Northern Site Access, drawing no. 1616/01 Rev L.
 - Proposed Southern Site Access, drawing no. 1616/02 Rev K.
- 3.5 The Outline permission therefore approved details regarding matters of Access, insofar as it relates to junction arrangements for access and egress to the development. Access into the site will be provided in two locations off Pagham Road, providing a northern and southern access into the development.
- 3.6 All other matters (Appearance, Layout, Landscaping and Scale) were reserved for later approval.

- 3.7 Condition 6 of the Outline permission requires that *“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.”*
- 3.8 The Design Code Masterplan is required to demonstrate how the detailed proposals will reflect the objectives of the following plans / documents that were submitted as part of the Outline application:
- Illustrative Masterplan, drawing no. DLA.1731.L003.05 Rev F.
 - Design and Access Statement, drawing no. DLA.1731.DAS.RPT.02.
 - Density Plan, drawing no. DLA.1731.L003.07 Rev B.
 - Storeys Parameter Plan, drawing no. DLA.1731.L003.10.
 - Development Framework Plan, drawing no. DLA.1731.L003.02 Rev B.
 - Internal Movement Strategy, drawing no. DLA.1731.L003.12 Rev B.
- 3.9 An application was submitted for the approval of a Design Code Masterplan pursuant to condition 6 of the Outline permission on 25 May 2021. A Design Code (Rev G) was subsequently approved on 13 October 2021 (ref. P/83/21/DOC).
- 3.10 To date, the only other application that has been submitted for the approval of details reserved by conditions attached to the Outline permission is as follows:
- Condition 17 (Archaeology): Approved 20 January 2020 (ref. P/107/19/DOC).

4.0 PROPOSED DEVELOPMENT

Overview

- 4.1 This application seeks approval of RM (Appearance, Layout, Landscaping and Scale) pursuant to Outline Planning Permission ref. P/140/16/OUT, for the erection of 375 dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road.
- 4.2 While the principle of the proposed development and details of access into the site were approved through the Outline planning permission, this is subject to meeting the requirements of the Section 106 agreement and a number of conditions that control the way in which the development may be implemented. These conditions include the requirement for further details (RM) to be submitted to the Council for approval, in accordance with condition 1 of the Outline permission.
- 4.3 This RM application comprises the northern and southern parts of the land covered by the Outline permission, as shown on the submitted Location Plan. A separate RM application will be submitted for the central part of the site, while the scout hut is coming forward on land outside of the red line (to the north).
- 4.4 Please also note that – in addition to submitting details for the RM – we have submitted details to satisfy and partially discharge a number of conditions attached to the Outline planning permission, insofar as they relate to the proposals and application area. We have also submitted – via separate discharge of condition applications – details to seek the discharge of these conditions.
- 4.5 The following conditions are of relevance to the application, and are addressed as specified and / or referred to as appropriate below (as far as they are relevant to the extent of this RM application):
- Condition 7 (Landscaping and Layout).
 - Condition 9 (Arboricultural Method Statement and Tree Protection Plan).
 - Condition 10 (Surface Water Drainage).
 - Condition 13 (Foul Water Drainage).
- 4.6 Further conditions that require the submission of details for approval at other / later stages or for different parts of the site will be addressed in due course. The relevant requirements have been incorporated into the proposals where appropriate.

- 4.7 There are no requirements within the Section 106 agreement attached to the Outline permission that require the submission of details – or obligations to discharge – prior to or concurrently with the submission of this RM application.
- 4.8 Ahead of the submission of this RM application, consultation took place with Officers at the Council, along with the Aldwick and Pagham Advisory Group. This has informed the preparation of the approved Design Code, which provides the framework for this RM application, and the scheme has been designed to comply with.

Layout and Design

Residential

- 4.9 The development proposes 375 dwellings comprising a variety of house types, ranging in size from 1-bedroom apartments to 4-bedroom houses. The development consists of apartments, terraces, semi-detached and detached dwellings. The housing mix is summarised in Tables 1-3.

Number of bedrooms	Number of homes	Percentage of homes
1-bedroom	35	9.3%
2-bedroom	114	30.4%
3-bedroom	120	32%
4-bedroom	106	28.3%
Total	375	100%

Table 1: Overall Housing Mix

Number of bedrooms	Number of homes	Percentage of homes
1-bedroom	2	0.8%
2-bedroom	67	25.6%
3-bedroom	92	35.1%
4-bedroom	101	38.5%
Total	262	100%

Table 2: Private Housing Mix

Number of bedrooms	Number of homes	Percentage of homes
1-bedroom	33	29.2%
2-bedroom	47	41.6%

3-bedroom	28	24.8%
4-bedroom	5	4.4%
Total	113	100%

Table 3: Affordable Housing Mix

- 4.10 The proposals have been developed to reflect the principles of good urban design while accounting for existing landscape features. The scheme will create two residential neighbourhoods (north and south), each served by their own access, with a mix of housing types, sizes and tenures in each area.
- 4.11 The development is designed around four character areas that reflect the change in architecture, street hierarchy, and landscaping between each area. This will ensure both variation and interest throughout the scheme.
- 4.12 The character areas are as follows, the features of which are explained in detail in the approved Design Code:
- Character Area 1: Park View.
 - Character Area 2a: Rural Edge North.
 - Character Area 2b: Rural Edge South.
 - Character Area 3: Community Streets.
 - Character Area 4a: Transitional Perimeter South.
 - Character Area 4b: Transitional Perimeter North.

Parking

- 4.13 The development will incorporate different types of parking, in accordance with policy, including street-side parking bays, private driveways and garages.
- 4.14 Parking spaces, where appropriate, are interspersed with landscaping to ensure that vehicles do not dominate the street scene or detract from the development's overall character.
- 4.15 A total of 943 allocated car parking spaces are proposed across the site, which complies with the Council's adopted standards (which require 856 spaces), providing an average of 2.5 car parking spaces per dwelling.
- 4.16 A total of 76 visitor parking spaces are proposed against a requirement for 75 spaces. These are distributed throughout the development, providing a suitable balance of convenient parking provision for visitors.

- 4.17 Cycle parking will be provided within garages (where provided) or garden sheds (where garages are not provided). The proposed apartment blocks will incorporate communal bike stores to ensure residents can securely store their bicycles.
- 4.18 In line with Arun District Council's guidance, electric vehicle charging points will be provided for all properties that incorporate a driveway and garage, and at a rate of 20% for all remaining properties.

Public Open Space and Landscaping

- 4.19 The development incorporates large areas of open space, which are distributed throughout the site. Details are submitted as part of this application in line with the requirements of condition 7 of the Outline permission.
- 4.20 Both the northern and southern neighbourhoods will benefit from a centrally located neighbourhood green, which are connected through a meadow walk adjacent to the local centre that is proposed (via a separate RM application) in the centre of the site.
- 4.21 These areas combine with the proposed informal open spaces to create a comprehensive green network from north to south. Furthermore, the development will include an enhanced local equipped area for play (ELEAP) in the centre of the southern neighbourhood, a local equipped area for play (LEAP) in the northern neighbourhood, and ten local areas of play (LAP) throughout the site, which can be accessed by existing and future residents. Pedestrian routes will run through these spaces to provide a connection for users.

Access and Highways

- 4.22 Access to the site is proposed in two locations off Pagham Road, as per the detailed proposals that were approved as part of the Outline permission. The first of these runs immediately to the south of the proposed local centre and serves the northern neighbourhood, while the second falls mid-way along the southern neighbourhood, providing access to this part of the site. The access arrangement provides a safe and accessible ingress and egress, while benefitting from footways on either side of the carriageway.
- 4.23 To encourage sustainable travel, a vehicle route is not proposed between the northern and southern neighbourhoods. Instead, within the site, a network of well connected, direct and intuitive footways are provided either adjacent to primary and secondary streets, or connecting to the Public Right of Way (PRoW) through the site (covered below) and greenspaces.

- 4.24 Furthermore, a strategic footway / cycleway (of 3m width) routes north-south through the scheme (through the central green space), connecting the northern and southern neighbourhoods. This will ensure that the development is permeable and well connected.
- 4.25 Public Footpath 101 runs east-west through the site (north of the southern parcel) and provides a connection to Pagham Harbour. The S106 entered into as part of the Outline permission secured a financial contribution to upgrade the footpath to improve connections to the Chichester to Pagham Harbour cycle route.
- 4.26 The site is considered to be within a sustainable location accessible by means of transport other than the private car. The site is accessible to a safe pedestrian and cycle network that provides easy and convenient access to a good range of facilities and services. Local bus services are accessible within a short walk of the site, and Chichester and Bognor Regis railway stations are a short distance away.

Flooding and Drainage

- 4.27 The site is located within Flood Zone 1, other than a small area along the southern part of the southern parcel, which is within Flood Zone 2. While the proposed development falls within the “More Vulnerable” Classification¹, it is appropriate in Flood Zone 1 and Flood Zone 2².
- 4.28 The proposed development will increase the hardstanding area of the site. Therefore, sustainable drainage (SuDS) measures will be used where possible to prevent any increase in the rate of run-off generated by the site.
- 4.29 The submitted Drainage Strategy Report – which covers the requirements of conditions 10 and 13 of the Outline permission – proposes that surface water run-off is captured and attenuated within permeable block pavement, geocellular underground storage, and open ponds across the site, adjacent to the existing boundary watercourses.
- 4.30 This strategy will ensure that there is no increase in the rate of run-off leaving the site (up to the 100-year event, including 40% climate change), and therefore no increase in the risk of flooding from this source.

¹ Flood Risk and Coastal Change Table 2: PPG – Paragraph: 066 Reference ID: 7-066-20140306

² Flood Risk and Coastal Change Table 3: PPG – Paragraph: 067 Reference ID: 7-067-20140306

- 4.31 The foul water drainage strategy for the development proposes a foul pumping station to discharge run-off to an existing Southern Water foul sewer at the junction between Pagham Road and Church Way.

Trees

- 4.32 The site is largely contained along its eastern and southern boundaries by existing trees and vegetation. These will be retained and protected, with the exception of limited tree / hedgerow removal (T415, T416, T4780, T471, T481, G6, G14 and H3) to facilitate the proposed development, as shown on the submitted Tree Removal Plan. The principle of these removals was established by the Outline planning permission.
- 4.33 In addition to the trees that have already been agreed for removal, one B-grade tree (T14), two C-grade trees (T15 and T16) and one C-grade tree-group (G17) also require removal. These additional removals will enable new parking bays and a footpath to be constructed in the north western corner of the site.
- 4.34 To ensure that all other existing trees / hedgerow within the site are not adversely affected by the proposed development and can be retained, the submitted Arboricultural Method Statement sets out methods for tree protection, along with a Tree Protection Plan. This accords with the requirements of condition 9 of the Outline permission.
- 4.35 Significant tree / hedgerow planting is proposed throughout the site. This includes street trees, boundary trees and buffer planting, in order to soften the appearance of the proposed development. This meets the requirements of condition 7 of the Outline permission.

Ecology

- 4.36 An Ecological Survey Summary Report has been prepared and is submitted as part of this RM application. This sets out the results of updated walkover and protected species surveys at the site, which were undertaken in 2021.
- 4.37 This covers the following surveys, the results of which have been compared against the historic baseline:
- Breeding Bird Surveys, April to June 2021.
 - Bat activity surveys, May to October 2021.
 - Reptile surveys, June to October 2021.

- Riparian mammals, June and October 2021.
- Site walkover survey, May 2021.

- 4.38 Overall, the site has remained broadly the same since the latest detailed walkover in 2016, with the majority of the site consisting of all or some of four arable fields, with narrow grassland margins and boundary features including ditches, hedgerows and mature tree lines. No notable changes to habitat types or conditions were recorded.
- 4.39 Signs and evidence of protected species were also searched for and recorded during the walkover. Overall, there was no additional evidence of protected species observed outside of their previous extent in 2016.
- 4.40 In summary, the results of the updated surveys are considered to be consistent with those collected over the course of extensive survey work at the site prior to the submission of the Outline planning application. In addition, the likely significant impacts, proposed mitigation, compensation and enhancement measures as detailed within the original ecological assessment remain current, appropriate and proportionate.
- 4.41 Regarding habitat creation, enhancement and Biodiversity Net Gain (BNG), post development, there will be an overall increase in the amount of habitat in moderate to good condition at the site. This will include an overall increase in hedgerows, scrub, riparian habitats and species rich grassland. There will be more than a 7.60% net gain in habitats with biodiversity value, a 52.7% gain in hedgerows and 24.55% gain in river habitats over the baseline conditions at the site.

5.0 PLANNING ASSESSMENT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) sets out a requirement that planning applications are to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.

5.2 The following is relevant to the determination of the application:

- Arun Local Plan 2011-2031 (July 2018).
- Design Guide SPD (January 2021).
- Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (January 2020).
- Open Space and Recreation Standards SPD (October 2000).
- Open Space Standards Paper (September 2016).
- Parking Standards SPD (January 2020).
- National Planning Policy Framework (July 2021).

5.3 Arun Local Plan 2011 - 2031

Policy H SP2 Site Allocations – This policy states that Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council. A number of criteria are set out to which developments should meet, including:

- Being designed to ensure that schemes integrate with surrounding communities.
- Demonstrate a clear and harmonious relationship between town and country.
- Protect, conserve or enhance the natural environment.
- Incorporate high quality, well connected green spaces and biodiversity-rich open spaces.
- Extending, enhancing and reinforcing green infrastructure.
- Local community, recreational and shopping facilities, public transport and jobs should be easily accessed by foot.
- Positively respond to sustainable water management.
- Maintain and enhance any important features, characteristics and assets of the local area.

These criteria have been considered throughout the scheme's evolution, as demonstrated in the approved Design Code. The proposed layout has been based on the Illustrative Masterplan submitted with the Outline application, with a few revisions to address the on-site constraints that were not evident at the Outline stage,

or secure enhancements to the scheme. This is reflected in the Design Code, which was subject to consultation with Officers at the Council and the Aldwick and Pagham Advisory Group.

Policy H SP2a Pagham South – The site is allocated under this policy for 400 dwellings over the plan period. The policy sets out a range of criteria that the development must comply with, in conjunction with the allocation of land at Pagham North. Of relevance to this application, there is a need to:

- a. ensure no detrimental impact to Pagham Harbour SPA;
- b. be designed to take into account nearby heritage asset;
- 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.

The proposed development meets all of the relevant criteria set out in the policy and should therefore be considered acceptable and beneficial to the existing and future local population.

Policy H DM1 Housing mix – The Council will seek a mix of dwelling types, sizes, and tenures, including both affordable and market housing.

The proposal includes a mix of dwellings ranging from 1 bedroom apartments to larger 4 bedroom family-sized dwellings. A range of house types are proposed, which incorporate detached, semi-detached, terraced, and apartments. The development provides for 113 affordable units, which will consist of 1-4 bed units in a mix of shared ownership and affordable rent.

Policy AH SP2 Affordable housing – Policy sets out that for schemes of 11+ dwellings, there is a minimum requirement of 30% of the total number of units to be provided as affordable housing. The policy states that the Council will negotiate the affordable housing tenure from an initial position of 75% rent and 25% intermediate housing, and affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. The affordable dwelling mix should comprise the following range of homes unless evidence indicates otherwise:

- 1 bedroom: 35 – 40%.
- 2 bedrooms: 35 – 40%.

- 3 bedrooms: 15 – 20%.
- 4+ bedrooms: 5 – 10%.

The S106 for the Outline permission requires that 80% of affordable homes should be delivered for affordable rent, with the remaining 20% to be delivered as intermediate homes. This differs slightly to the tenure split set out in policy AH SP2, as outlined above. The proposed affordable housing complies with the requirements of the S106 agreement.

The development will include 113 affordable houses, consisting of a mix of size, type, and tenure. The affordable housing will consist of a range of 1 bedroom apartments to 4 bedroom dwellings with a mix of affordable rent and shared ownership. In total there will be 90 affordable rent properties (80%) and 23 shared ownership (20%).

Through design and location of the units, the market and affordable dwellings will be indistinguishable and will integrate well, allowing for a cohesive community. The Affordable Housing Plans submitted with the application identifies the tenure, plots and parking spaces for each affordable unit. The affordable housing will be "pepper-potted" around the site.

Policy D SP1 Design – 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.

The development has taken these criteria into consideration throughout the evolution of the layout, as evident in the approved Design Code. Several character areas have been incorporated into the design to ensure that the development integrates well into the existing character of Pagham whilst making sure that it does not simply replicate the current settlement. The different areas will build character throughout the site to ensure it is not monotonous. Different materials and finishes to the proposed homes help create a visually attractive vista interspersed with landscaping.

Policy D DM1 Aspects of form and design quality – When considering any application for development, the Council will have regard to a range of factors. This includes the character of the development, its appearance, impact on existing residents, designing out crime, existing trees and woodland, opportunities for solar gain, the design of the public realm, layout, density, scale and aspects of form and design quality.

These attributes have been taken into consideration throughout the development of the scheme. The design process has carefully considered the site's location and its context, alongside the type of place to be created within the site. Furthermore, dwellings have been designed to face public open space (where provided) to ensure natural surveillance of these areas, while buffer planting is proposed in various locations across the site, particularly along the boundaries, to respect the character of the area and existing residents.

Policy D DM2 Internal Space Standards – All internal spaces are required to be an appropriate size to meet the requirements of all occupants and their changing needs. It confirms that the Nationally Described Space Standards (NDSS) provide guidance.

The proposed housing complies with the NDSS.

Policy HWB SP1 Health & Wellbeing – All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular, regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities and safe, well promoted, walking and cycling routes.

The scheme proposes large areas of public open space which can be used for physical exercise such as running and walking. An enhanced local equipped area for play (ELAP), local equipped area of play (LEAP) and local areas of play (LAPs) are incorporated throughout the site within walkable distance to all dwellings and promote informal exercise through play.

Policy OSR DM1 Open Space, Sport & Recreation – This policy sets out that new housing developments will be required to contribute towards open space provision in accordance with guidance set out in the current Open Space Study.

The proposal consists of large areas of public open space and play space, which are located throughout the site to ensure accessibility for all future residents. Pedestrian connections run through the site to allow residents to access these areas safely.

Policy T SP1 Transport and Development – The Council will support development that incorporates appropriate levels of parking, gives priority to pedestrian and cycle movements with access to high quality public transport facilities; creates safe and

secure layouts for traffic, cyclists and pedestrians and considers the needs of people with disabilities.

Policy T DM1 Sustainable Travel and Public Rights of Way – Proposals for new development is required to make provision for cycling and pedestrian, including cycle storage, as well as contribute towards the provision of a joined up cycle network and Public Rights of Way network.

The proposed development will see the provision of parking provision (for cars and bicycles) in accordance with the adopted standards. In addition, pedestrian and cycle links will be provided throughout the site, encouraging travel via sustainable modes of transport.

The proposals will deliver safe and suitable access for all users, ensure opportunities for sustainable travel can be taken up, provide an internal street design that accords with national guidance and, through the agreed Planning Obligations and conditions attached to the Outline permission, ensure that any significant impacts of the development are mitigated.

Policy HER SP1 The Historic Environment – The Council will support proposals that conserve or enhance the historic environment of the District.

Policy HER DM1 Listed Buildings – Proposals affecting listed buildings are required to protect, and where possible enhance the setting of the building.

There are several Grade II listed buildings in Pagham, with clusters located to the north and south of the site. Of particular relevance, the Grade II listed “White Rock” falls immediately adjacent to the south eastern corner of the site, while there are views of the Grade I listed Parish Church of St Thomas à Becket from the PRow that cuts through the site.

The proposed development has been designed to respect the listed buildings around the site, while long distance views of the Church of St Thomas à Becket are retained from the southern part of the site.

Policy ENV DM2 Pagham Harbour – This sets out that within the Pagham Harbour Buffer Zone B (0-5km), which the site falls within, all new residential development which is likely to have an impact on Pagham Harbour will be required to make a

financial contribution towards the agreed strategic approach to access management at Pagham Harbour. In addition, there is a need to create easily accessible new green spaces for recreation within or adjacent to the development site, with good pedestrian links between housing areas and green space.

Condition 30 of the Outline planning permission requires that a detailed management and maintenance scheme for the adjacent Pagham Harbour SPA Enhancement Land is submitted for approval prior to the commencement of development. This will be addressed separately.

Policy ENV DM4 Protection of Trees – The Council will seek to ensure that where trees are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. In addition, the Council will seek to ensure that trees are adequately protected during development and appropriately maintained in the future.

While the proposed development requires the removal of a limited number of trees / hedgerow, significant additional tree / hedgerow planting is proposed, while details are submitted to ensure that existing trees are protected during the development process and maintained long term.

Policy ENV SP1 Natural Environment – The Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process.

Policy ENV DM5 Development and Biodiversity – This policy sets out that development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on site. In addition, development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

The scheme will lead to more than a 7.60% net gain in habitats with biodiversity value, a 52.7% gain in hedgerows and 24.55% gain in river habitats over the baseline conditions at the site. Furthermore, as required by condition 15 of the Outline permission, an Ecological Mitigation and Management Plan will be (separately) submitted for approval. This will outline methodologies for avoiding and mitigating

impacts on habitats and protected species and delivering ecological enhancements, including arrangements for future management and monitoring.

Policy W SP1 Water – Development will be encouraged to make active use of surface water as a design feature. The Council will also 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, reduces the risk to homes and places of work from flooding whilst increasing biodiversity and delivers a range of community benefits including enhancing the quality of life.

The scheme has been designed around the requirement for surface water drainage. Ponds are strategically located throughout the site to promote sustainable drainage in areas more susceptible to groundwater pooling. As well as for drainage purposes, the ponds will provide visual amenities for residents and visitors of the development and promote biodiversity.

Policy W DM2 Flood risk – This policy sets out that development in areas at risk from flooding will only be permitted where a sequential test has been met, and a site-specific Flood Risk Assessment demonstrates that the development will be safe without increasing flood risk elsewhere. The sustainability benefits to the wider community need to be clearly identified, and development must not contribute to a risk of flooding off-site. For developments at risk of flooding a scheme must have the ability to adapt and incorporate mitigation measures such as, where deemed necessary, a flood warning and evacuation plan. New site drainage systems need to be designed to take account of events which exceed the normal design standard.

Through a carefully designed drainage strategy, the proposed development will not result in an increase in run-off from the site and will therefore not cause an increase in flood risk off-site. The effects of climate change have been considered in the design to ensure there is no off-site impact.

Policy W DM3 Sustainable Urban Drainage Systems – all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS) at an early stage of the design process. SUDS must be integrated into the overall design of a development and must contribute positively to the appearance of the area whilst effectively managing water. The incorporation of SUDs can also accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets as well as provide amenities for local residents (ensuring a safe

environment). Systems must be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime.

Prior to development, developers must ensure that water discharges at the same or lesser rate before construction. To ensure this is adhered to, the hierarchy of preference for different types of surface water drainage disposal systems should be followed; this will be based on the outcome of groundwater monitoring and percolation testing. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30-year storm event and must also take account of the 1 in 100-year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary and within designated storage areas.

The site's design has incorporated a number of ponds that will not only act as a drainage mechanism for the development but will also enhance the appearance and biodiversity of the site. The drainage design has been informed by ground investigation works and has taken into consideration the present and potential future flooding events. Systems will be maintained regularly to ensure they properly function. Further information is set out in the Drainage Strategy Report submitted as part of this application.

4.4 Design Guide SPD (January 2021)

The Arun Design Guide provides further guidance regarding the design policies contained within the Arun Local Plan. It was prepared as part of the Council's commitment to secure the highest quality new development within the District. The Council's understanding of the values and characteristics of good design are captured in a number of key design objectives, which provide a basis for the guidance contained in the document.

The approved Design Code for the development was prepared to adhere to the Arun Design Guide. Throughout the Design Code – where relevant – it demonstrates compliance with the Design Guide. The Design Code subsequently provided the framework for this RM application, and the scheme has been designed to ensure compliance.

4.5 Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (January 2020)

The provision of high-quality open space, playing pitched, indoor and built sports facilities is a vital element of where people live, work and visit. New development creates additional demand for such facilities. It is therefore essential that new areas of population provide and make adequate and appropriate contributions towards open space, playing pitches, indoor and built sports facilities.

While this SPD was recently adopted by the Council, the S106 agreement associated with the Outline permission (dated 22 November 2018) sets out the following:

The Local Area for Play (LAP) and Local Equipped Area for Play (LEAP) should be provided “in accordance with Arun District Council Supplementary Planning Guidance on Open Space and Recreation Standards (October 2000)”.

It goes on to state that “...the Owners shall ensure that (unless otherwise agreed by the Council and subject to the below) the provision set out within the approved Public Open Space Schemes for the Development meets the requirements for open space, play area and parks provision for the Development set out in the Council’s Open Space Standards Paper – September 2016...”

As the “older” standards were “locked into” the s106 agreement, it is appropriate to use these rather than those outlined in the 2020 SPD.

The development will provide a sufficient amount of open space required for this size development, and both an ELEAP, LEAP and LAPs will be incorporated throughout the site. In addition, in accordance with the S106 legal agreement, contributions will be paid towards improvements at Arun Leisure Centre, the Multi-Use Games Area (MUGA) at Avisford Recreation Ground, playing pitch and changing rooms at Westmead Recreation Ground and provision of a new 3G pitch in the local area.

4.6 Parking Standards SPD (January 2020)

Parking provision should be sufficient to accommodate demand whilst exploiting the potential for sustainable travel, minimising adverse effects on road safety and avoiding increased on-street parking demand.

Residential Parking

The SPD identifies three 'Parking Behaviour Zones' which dictate the number of spaces per household in different areas of the borough. The site lies within 'Parking

Behaviour Zone 2' where the expected level of provisions for new residential development is shown in Table 4.

No. bedrooms	No. habitable rooms	No. parking spaces	Cycle provision
1	1 to 3	2	1
2	4	2	1
3	5 to 6	2	2 space for a house or 1 space for a flat
4+	7 or more	3	2

Table 4: Parking Standards

In addition to the above, visitor parking will be required to be provided at a ratio of 20% of the total number of residential units.

The proposal meets the adopted parking standards.

4.7 National Planning Policy Framework (July 2021)

At the heart of the NPPF, there is a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental.

The proposal meets the objectives set out in Paragraph 8, as summarised below:

Economic – *The development will provide employment opportunities throughout the construction stage. Financial contributions resulting from planning permission will be made towards improving infrastructure and other local projects. Future residents will contribute to the local economy by providing additional custom. The increase in population will likely support new enterprises and employment in the Arun.*

Social – *The development will provide 375 dwellings which will be a mix of market and affordable units. Dwellings will range in size, type and tenure to cater for a range of future residents. Large areas of open space will encourage residents to interact, providing a cohesive society.*

Environmental – *The site is within a sustainable location with access to public transport, which residents can readily use, which will, in turn, reduce the use of private vehicles. Properties will be provided with bicycle storage areas promoting cycling as an alternative to the car. On-site open space will cater to future residents needs and reduce the need to travel further afield. The development will promote*

biodiversity gain through new planting and drainage ponds. Dwellings will be constructed to sustainable standards taking into consideration climate change.

The development demonstrates all three strands of sustainability and will be beneficial to both the local and wider population of Arun and the wider environment.

Paragraph 126 – The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 129 – Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

Paragraph 130 – Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed development will result in a high quality scheme – informed by the approved Design Code – that builds upon the existing character of the area and provides a logical extension to Pagham.

6.0 CONCLUSION

- 6.1 The application is submitted pursuant to Outline planning permission P/140/16/OUT for a mixed-use development on Land South of Summer Lane and West of Pagham Road, Pagham
- 6.2 Detailed assessment and evaluation of the site, context and local vernacular have resulted in a coherent and integrated development proposal. The submitted application comprises a considered and sensitively designed mix of new homes and green infrastructure to create sustainable and vibrant new housing within Pagham.
- 6.3 The application is of sound urban design principles and has provided the basis for a design and development framework where quality is paramount. Opportunities and influences are identified to ensure that the proposed development will be sensitively assimilated into the neighbourhood and the broader landscape. The design process is underpinned by the understanding that successful urban design is dependent on achieving an appropriate relationship between community needs and aspirations, development form and a positive response to local conditions.
- 6.4 The proposal complies with the Outline planning permission, Design Code and current planning policy, where relevant, as discussed in Sections 4 and 5. The proposed development is considered to achieve adopted policy objectives including but not limited to: good quality design, safe means of access, sustainable form and location of the development, acceptable impact on the character and appearance of the local area and nature conservation interests.
- 6.5 The application has been fully described and justified within the supporting reports and assessments. The proposal provides an entirely acceptable form of sustainable development and, for the reasons set out, the application should be supported and permission granted.

Appendix A: Affordable Housing Statement



SUMMER LANE

PAGHAM

AFFORDABLE HOUSING STATEMENT

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

PAGHAM HOMES

NOVEMBER 2021



- A1. This Affordable Housing Statement is submitted in line with the requirements of Policy AH SP2 of the adopted Arun District Local Plan (July 2018).
- A2. Policy AH SP2 sets out a requirement for the provision of a minimum of 30% affordable housing for developments in excess of 11 dwellings. Furthermore, it goes on to explain that the Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing. Regarding the housing mix, Policy AH SP2 requires that the affordable housing mix comprise the following range of homes, unless evidence indicates otherwise.
- 1 bedroom: 35 – 40%.
 - 2 bedrooms: 35 – 40%.
 - 3 bedrooms: 15 – 20%.
 - 4+ bedrooms: 5 – 10%.
- A3. As part of Outline planning permission, a S106 agreement was entered into to secure – amongst other things – the provision of affordable housing.
- A4. The S106 requires that 30% of all dwellings to be provided as affordable housing. Based on this RM application seeking consent for 375 dwellings, 113 affordable houses are required, and are proposed, consisting of a mix of size, type, and tenure.
- A5. The S106 also requires that 80% of affordable homes should be delivered for affordable rent, with the remaining 20% to be delivered as intermediate homes. This differs slightly to the tenure split set out in policy AH SP2, as outlined above. The proposed affordable housing complies with the requirements of the S106 agreement.
- A6. The affordable housing will consist of a range of 1 bedroom apartments to 4 bedroom dwellings which will be a mix of affordable rent and shared ownership. In total there will be 90 affordable rent properties (80%) and 23 shared ownership (20%). This is summarised in Tables 5-7.

Number of bedrooms	Number of homes	Percentage of homes
1-bedroom	33	29.2%
2-bedroom	47	41.6%
3-bedroom	28	24.8%
4-bedroom	5	4.4%
Total	113	100%

Table 5: Affordable Housing Mix

Number of bedrooms	Number of homes	Percentage of homes
1-bedroom	31	34.4%
2-bedroom	36	40%
3-bedroom	19	21.1%
4-bedroom	4	4.4%
Total	90	100%

Table 6: Affordable Housing Mix – Affordable Rent

Number of bedrooms	Number of homes	Percentage of homes
1-bedroom	2	8.7%
2-bedroom	11	47.8%
3-bedroom	9	39.1%
4-bedroom	1	4.4%
Total	23	100%

Table 7: Affordable Housing Mix – Shared Ownership

A7. Through design and location of the units the market and affordable dwellings will be indistinguishable and will integrate well, allowing for a cohesive community. The Affordable Housing Plan submitted with the application identifies the tenure, plots and parking spaces for each affordable unit. The affordable housing will be "pepper-potted" around the site.