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Planning & Affordable Housing Statement

Land North of Hook Lane, Pagham

February 2022



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Project Name: Pagham

Location Land north of Hook Lane, Pagham

Client: Vistry Group Plc

File Reference: P1895

Issue	Date	Author	Checked	Notes
PL1	18.01.2022	R Hoad	S Sykes	Initial Draft
PL2	10.02.2022	R Hoad	S Sykes	Second Draft
PL3	10.02.2022	R Hoad	S Sykes	Client Issue
PL4	11.02.2022	R Hoad	C Barker	Planning Issue

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Contents

Figures	3
Tables.....	3
1. Introduction	4
2. The Site	6
3. Planning History	7
4. The Proposal	8
5. Policy Overview	10
6. Planning Appraisal.....	11
6.1. Introduction	11
6.2. Housing Mix and Affordable Housing	11
6.3. Design, Form, Appearance and Layout.....	12
6.4. Residential Amenity and Noise	13
6.5. Heritage	13
6.6. Landscape and Open Space	14
6.7. Arboriculture	15
6.8. Ecology	15
6.9. Flood Risk and Drainage	15
6.10. Transport and Highways	16
6.11. Sustainability.....	16
7. Conclusions	18

Figures

Figure 1 - Site Location Plan (Proposed Amendment 'Northern Parcel' in Purple).....	6
Figure 2 - Approved Site Layout for Reserved Matters Application (Reference P/132/20/RES)	7

Tables

Table 1 - Approved RM Mix for 56no. Open Market Dwellings	8
Table 2 – Proposed Mix for 56no. Open Market Dwellings	8
Table 3 - Approved RM Mix for Wider Site Open Market Dwellings	8
Table 4 - Proposed Mix for Wider Site Open Market Dwellings	8
Table 5 – Proposed Car Parking Provision	9
Table 6 - Comparison Table of Approved Design Code compared with Proposed Scheme	12

1. Introduction

- 1.1. This Planning & Affordable Housing Statement has been produced on behalf of **Vistry Group Plc**, in support of their Section 73 Variation of Condition application for Land north of Hook Lane in Pagham. The description of development is as follows:

‘Section 73 Variation of Condition Application: Proposed Variation of Condition 1 pursuant to Reserved Matters Planning Permission P/132/20/RES (Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping) for the substitution of 88no. units in the northern parcel to amend the layout, mix, appearance, car and cycle parking provision and landscaping at Land north of Hook Lane, Pagham.’

- 1.2. The application site is part of an approved development site that was previously granted both Outline (reference P/30/19/OUT) and Reserved Matters (RM) (reference P/132/20/RES) consent for the erection of 300no. new dwellings.
- 1.3. Since planning permission was granted for the site, the Applicant is seeking to make minor amends to the northern parcel of the site which received consent for 88no. units. The remaining 212no. units, car home, commercial, school, open space, access, pedestrian/cycle links, drainage, habitat creation, infrastructure and landscaping are to be built out separately. Refer to the accompanying Location Plan and Phasing Plan for further information.
- 1.4. Condition 4 pursuant to the Outline scheme (reference P/30/19/OUT) requires the submission of a detailed scheme of phasing for the construction of the dwellings and associated highways and public areas to be submitted and approved by the LPA. This phasing plan illustrating the different phases of the wider scheme, including the northern parcel, has been submitted separately under a discharge of condition application (**reference PP-11032377**) and has been included within this submission for reference.
- 1.5. In essence, the proposed minor amendments predominantly relate to ‘Phase 2’ and comprise of changes to the layout, mix, appearance of dwellings, car and cycle parking provision although it should be noted that these will remain broadly as approved in the previous planning consents. Minor amendments are also included within ‘Phase 1’ and predominantly relate to crossover positions and tree locations. Refer to the Comparison Plan for further information.
- 1.6. For the avoidance of doubt, the affordable housing units which fall within the ‘northern parcel’ (Phase 2) comprise of 32no. dwellings and will generally remain as consented under reference P/132/20/RES but include very minor changes to the layout. In all other respects, the affordable housing units will remain as consented and therefore this Statement predominantly refers to minor design variants to the 56no. open market dwellings.
- 1.7. This Statement sets out the relevant background for the determination of this S73 application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the amended development and an assessment of the relevant planning considerations.
- 1.8. The proposals for the site have been informed by local and national planning policies, as well as the relevant technical studies prepared in support of this application as set out below:
- **Application Forms, CIL Forms and Notices**
 - **Planning and Affordable Housing Statement (including Sustainability)**

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- **Design & Access Statement**
- **Architectural Drawings**
- **Phasing Plan in relation to Condition 4 pursuant to Outline Application (reference P/30/19/OUT)**
- **Design & Access Statement**
- **Landscaping Information including Hard and Soft Landscaping Plans**
- **Flood Risk Assessment including Finished Floor Level Drawings**
- **Arboricultural details including supporting Letter and Tree Retention & Protection Plan**
- **Ecology Addendum Letter**
- **Highway Information including Transport Note, Visibility Splays and Vehicle Swept Paths Plans**

2. The Site

- 2.1. The site comprises land to the north and west of Hook Lane and comprises an approved development site that was previously granted both Outline (reference P/30/19/OUT) and Reserved Matters (RM) (reference P/132/20/RES) consent for the erection of 300no. new dwellings. As set out within Section 1 of this Statement, this proposed amendment application predominantly relates to 'Phase 2' (as outlined in Figure 1) and also includes very minor amendments to 'Phase 1' insofar as the access road falls within the 'northern parcel'.
- 2.2. The site in which these amendments relate and as outlined in red measures approximately 3.64Ha and relates to the 88no. approved dwellings in the 'northern parcel', permitted under the above Outline and RM references.

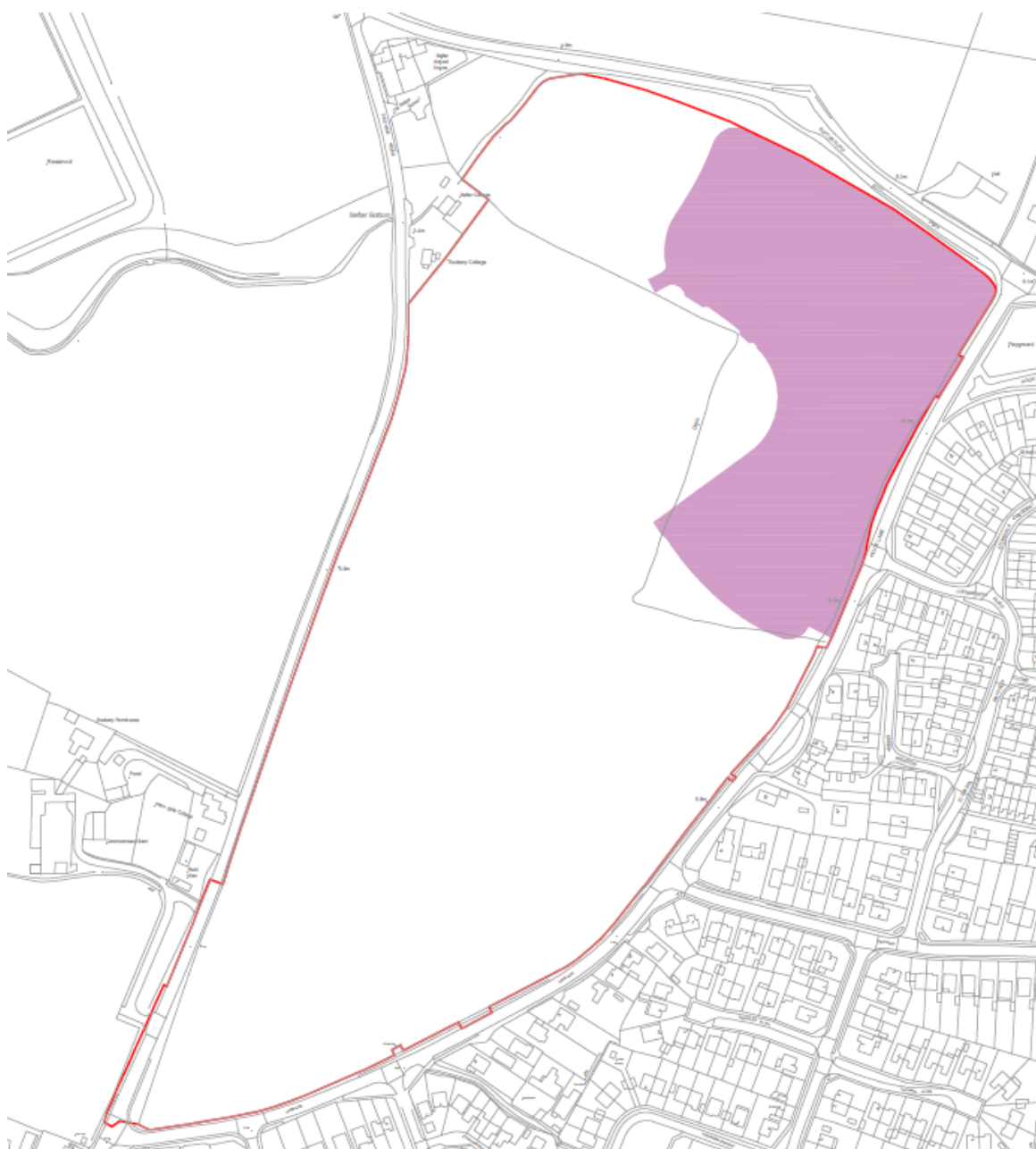


Figure 1 - Site Location Plan (Proposed Amendment 'Northern Parcel' in Purple)

3. Planning History

- 3.1. The following represents the relevant site planning history but is not extensive. The following planning history is provided in chronological order with the most recent first.
- 3.2. **Reference P/132/20/RES. Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. Permitted 10 September 2021.**
- 3.3. As previously set out within this Statement, this proposed S73 application is directly relevant to the above approved RM application (reference P/132/20/RES). The above RM application was permitted following the Outline consent (P/30/19/OUT) as set out below:
- 3.4. **Reference P/30/19/OUT. Outline application with some matters reserved 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 & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure (resubmission following P/6/17/OUT). Permitted 2 September 2019.**
- 3.5. The approved Site Plan for the RM application pursuant to the entire site can be seen in Figure 2.



Figure 2 - Approved Site Layout for Reserved Matters Application (Reference P/132/20/RES)

4. The Proposal

- 4.1. The proposals seek to make minor amendments to the northern parcel of the site which is part of an approved development site that was previously granted both Outline (reference P/30/19/OUT) and Reserved Matters (RM) (reference P/132/20/RES) consent for the erection of 300no. new dwellings.
- 4.2. The northern parcel of the site (predominantly Phase 2 but partially Phase 1) to which this S73 application relates, received consent for 88no. units comprising of 32no. affordable dwellings and 56no. open market dwellings.
- 4.3. For the avoidance of doubt, the affordable housing units which fall within the 'northern parcel' (Phase 2) comprise of 32no. dwellings and will generally remain as consented under reference P/132/20/RES but include very minor changes to the layout. In all other respects, the affordable housing units will remain as consented and therefore this Statement predominantly refers to minor design variants to the 56no. open market dwellings. The approved mix for the 56no. dwellings under reference P/132/20/RES is set out below:

Number of bedrooms	Number of units	Percentage
2 bedrooms	11	20 %
3 bedrooms	22	39 %
4 bedrooms	23	41 %
Total	56	100%

Table 1 - Approved RM Mix for 56no. Open Market Dwellings

- 4.4. This proposed variation application seeks to slightly amend the approved mix, as set out below:

Number of bedrooms	Number of units	Percentage
2 bedrooms	8	14 %
3 bedrooms	23	42 %
4 bedrooms	25	44 %
Total	56	100%

Table 2 – Proposed Mix for 56no. Open Market Dwellings

- 4.5. In terms of the wider site, the consented mix under the RM approval (reference P/132/20/RES) for the open market units only is set out below:

Number of bedrooms	Number of units	Percentage
2 bedrooms	62	29.5 %
3 bedrooms	85	40.5 %
4 bedrooms	63	30 %
Total	210	100%

Table 3 - Approved RM Mix for Wider Site Open Market Dwellings

- 4.6. The proposed mix, as a result of the slight amendment to the approved mix as sought for as part of this amendment application (as set out in Table 2) is set out below:

Number of bedrooms	Number of units	Percentage
2 bedrooms	59	28.1 %
3 bedrooms	86	40.9 %
4 bedrooms	65	31 %
Total	210	100%

Table 4 - Proposed Mix for Wider Site Open Market Dwellings

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- 4.7. A plot-by-plot substitution exercise has been carried out as part of this application, please refer to accompanying drawing reference 7134-PL01(P1).
- 4.8. The scale of the proposed substituted plots remain largely as consented, comprising of one to two storey dwellings. Please refer to the accompanying elevational drawings for further information.
- 4.9. The character areas and Design Code as defined within the approved RM application have been retained as part of this application, as explored in detail within the accompanying Design & Access Statement and within Section 6 of this Statement.
- 4.10. The material palette selected complies with the material palette set out in the approved RM application, also in accordance with the approved Design Code and overall character of the wider development. The proposed materials are intended to create a scheme which knits comfortably within the immediate context of Pagham whilst creating modern and comfortable homes.
- 4.11. The urban grain of the approved scheme remains unchanged, however as a result of the plot substitution exercise, some very minor layout changes have occurred. Please refer to the accompanying comparison plan (reference 7134 PL-07 rev P1) for further information.
- 4.12. In terms of access, the previously approved vehicular and pedestrian access points remain unchanged from the RM approval. The cycle path which runs around the perimeter of the site also remains as approved.
- 4.13. This application seeks consent for minor changes to the proposed car parking provision. The proposed car parking mix can be seen below in Table 5. It should be noted that the proposed mix would be in accordance with Arun's Parking Standards SPD.

Type of Parking Provision	Proposed Car Parking Provision
Allocated	51
Driveway (on-plot)	121
Garages and Car Ports	47
Unallocated	32
Total	251

Table 5 – Proposed Car Parking Provision

- 4.14. As a result of slight changes to the layout of predominantly Phase 2 but partially Phase 1, the soft and hard landscaping scheme has been amended accordingly. Please refer to the accompanying Soft and Hard Landscaping plans for further information.
- 4.15. For the avoidance of doubt, the open space aspects and play space areas of the wider scheme remain as approved under the RM application.
- 4.16. In terms of sustainability, the proposed dwellings have been carefully orientated in accordance with the RM approval and to optimise natural daylight within the main habitable rooms. Furthermore, high quality materials have been proposed requiring minimum levels of maintenance and specifically chosen to minimise travel distance. Boilers and appliances will be energy efficient with low NOx levels and all dwellings will undergo a full SAP assessment to ensure energy efficiency within the building envelope. Water consumption in all dwellings will be reduced through the use of practical and hygienic water saving measures such as flow restrictors, reduced bath volumes, water efficient white goods, dual flush toilets and water butts. Refer to Section 6 of this Statement and the accompanying Design & Access Statement for further information.

5. Policy Overview

- 5.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2. In this case the Development Plan for the area consists of The Arun Local Plan (2011-2031). The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and Supplementary Planning Guidance are also material considerations.
- 5.3. On 25 February 2021, Arun District Council received an instruction from the Pagham Parish Council to withdraw the Neighbourhood Plan. The Parish Council has decided not to progress further with the Neighbourhood Plan and it is therefore not a material consideration in the determination of this application.
- 5.4. It is important to note that the planning policy position with regards to this application has not changed since the previous Reserved Matters application (reference P/132/20/RES) was approved. This section therefore does not seek to provide a detailed analysis of all of the relevant local and national planning policies. Section 6 of this Statement does however seek to address the relevant policies where necessary.

6. Planning Appraisal

6.1. Introduction

6.1.1. The following areas are considered most pertinent in the consideration and determination of this S73 Variation of Condition application:

- **Housing Mix and Affordable Housing**
- **Design, Form, Appearance and Layout**
- **Residential Amenity and Noise**
- **Heritage**
- **Landscape and Open Space**
- **Arboriculture**
- **Ecology**
- **Flood Risk and Drainage**
- **Transport and Highways**
- **Sustainability**

6.2. Housing Mix and Affordable Housing

- 6.2.1. As set out within Section 4 of this Statement, the affordable housing units (the 32no. dwellings) will remain predominantly as consented under reference P/132/20/RES, apart from some minor layout amendments. In all other respects, the affordable housing units will remain as consented and therefore this Statement predominantly refers to minor design variants to the 56no. open market dwellings.
- 6.2.2. The approved mix for the 56no. dwellings under reference P/132/20/RES is set out within Table 1. The proposed mix is set out within Table 2 and illustrates very minor changes to the approved mix but is broadly as approved. As set out in Tables 3 and 4, the proposed variation to the overall mix is broadly as approved and results in very minor percentage differences.
- 6.2.3. It is noted that within the Officers Report for the RM application (reference P/132/20/RES) the Officer noted that the mix of market housing for the wider scheme as a whole broadly accords with the need for 3 bed properties, although the percentage of 4 bed properties is higher and the percentage of 2 beds lower than set out in the Strategic Housing Market Assessment (SMHA) (Sept 2016).
- 6.2.4. The proposed mix seeks to remove 3no. 2-bedroom units but seeks to introduce 1no. 3-bedroom unit and 2-no. 4-bedroom units.
- 6.2.5. Although again not compliant with the recommended mix of the SHMA, the conclusions of the Officers Report for the RM are considered to still apply in that *'the benefits of the scheme as a whole, combined with the positive contribution that detached units make towards a lower density edge on the west of the site, are considered to outweigh the lack of compliance.'* Although this application seeks minor amendments to the northern part of the site only (Phase 2), the proposed mix should be considered in relation to the site as a whole.
- 6.2.6. It should further be noted that the SHMA is now 7 years out of date and the Council cannot currently demonstrate a 5 year supply of housing. As such, the minor amendments to the approved mix are considered to be acceptable and would help meet a need within the District.

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6.3. Design, Form, Appearance and Layout

- 6.3.1. The proposed minor amendments are referred to as 'Phase 2' and comprise of changes to the layout, mix, appearance of dwellings, car and cycle parking provision although it should be noted that these will remain broadly as approved in the previous planning consents (refer to Section 4 of this Statement and the accompanying Design & Access Statement for further information). Minor amendments are also included within 'Phase 1' and predominantly relate to crossover positions and tree locations. Refer to the Comparison Plan for further information.
- 6.3.2. The changes are as a result of 'plot substitution' and do not seek to change the affordable housing units (32no. dwellings) which will remain predominantly as consented under reference P/132/20/RES apart from some minor layout changes. Please refer to plot-by-plot substitution document for further information (reference 7134-PL01(P1)).
- 6.3.3. Condition 6 of the outline permission (reference P/30/19/OUT) required the submission of a Design Code Masterplan to be approved prior to the submission of the RM application. Design Codes are documents which create a framework for a new development, considering the layout, approach to landscaping, ensuring buildings are of high quality and that they take account of the local vernacular and heritage.
- 6.3.4. The Design Code for the wider site, pursuant to the outline application, has been approved under reference P/57/20/DOC and has therefore been fully considered in the preparation of this variation application as set out in Table 6 below.

	Approved Reserved Matters Application	Proposed Scheme
Amount	88 Dwellings in total in a mixture of 1,2,3 and 4 bedroom dwellings.	88 Dwellings in total in a mixture of 1,2,3 and 4 bedroom dwellings.
Layout	As defined within the Approved Design Code refer to drawing CSL01	As defined within the Approved Design Code refer to drawing 7134 - PL01 - Proposed Site Layout
Access	Primary access off of Hook Lane with secondary access from within the development site to the south	Primary access off of Hook Lane with secondary access from within the development site to the south
Affordable Housing Provision	32 Dwellings/36%	32 Dwellings/36%
Scale	1-2 Storeys	1-2 Storeys
Materials	A variety of bricks with feature weatherboarding/render unitsAs defined within the Approved Design Code	A variety of bricks with feature weatherboarding/render unitsAs defined within the Approved Design Code
Character Areas	4 main character areas within the development parcel, including; Sefter Meadow and the Rural Edge, Downs View Spine, Hook Lane and Pagham Rife Green and Streets and Mews	4 main character areas within the development parcel, including; Sefter Meadow and the Rural Edge, Downs View Spine, Hook Lane and Pagham Rife Green and Streets and Mews
Public Open Space	3 main public open spaces adjacent to the development parcel, including Sefter Meadow, Rife Green and Eastern Edge. As defined within the Approved Design Code	3 main public open spaces adjacent to the development parcel, including Sefter Meadow, Rife Green and Eastern Edge. As defined within the Approved Design Code

Table 6 - Comparison Table of Approved Design Code compared with Proposed Scheme

- 6.3.5. The changes to the layout, mix, appearance of dwellings, car and cycle parking provision are necessary to facilitate the plot substitution exercise and as illustrated in Table 6, the changes are in accordance with the Design Code, as approved under reference P/30/19/OUT.

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6.3.6. To conclude, the proposed amendments are considered to be acceptable in terms of design, form, appearance and layout, and would result in an amended scheme which knits comfortably with the wider scheme and the immediate context of Pagham.

6.3.7. Please refer to the Design & Access Statement for further information.

6.4. Residential Amenity and Noise

Residential Amenity

6.4.1. In terms of residential amenity, the proposed layout remains broadly in accordance with the RM approval and therefore the following conclusion from the Officers Report is still considered to apply:

‘The layout of the site does not give rise to any concerns about impact on the amenity of existing residents due to the separation distance of the new properties from existing properties on Hook Lane in accordance with Policy Q SP1.’

6.4.2. It is noted that the Arun Design Guide SPD recommends a minimum garden depth of 10.5m. It is confirmed that a majority of the properties within Phase 2 meet the minimum requirement. As noted within the RM application, a few of the gardens are irregular in garden shapes and therefore have longer widths to compensate to the depth shortfall. To conclude, the amended scheme complies with the external space standards as set out in the Arun Design Guide SPD.

6.4.3. Condition 34 pursuant to the Outline application (reference P/30/19/OUT) requires at least 50% of the total number of dwellings to be designed and constructed to m4(2) (accessible and adaptable) standard and an additional two units shall be constructed to m4(3) (wheelchair user dwellings) standard, for every 50 dwellings developed on the site. As set out within the Design & Access Statement, the affordable housing plots 48-50 and 61-63 are designed to be fully Part M4(3) compliant with the other affordable units meeting M4(2) standards, as previously approved. This was considered acceptable as part of application reference P/132/20/RES and therefore the same conclusions apply.

6.4.4. The proposed amendments are considered to be entirely acceptable in terms of residential amenity.

Noise

6.4.5. With regards to noise, it is noted that noise was considered at the outline application stage and the RM approval confirmed that the mitigation measures specified will be implemented on the site.

6.4.6. Where applicable to Phase 2, the previously approved mitigation measures will be adopted as part of this amendment application and will therefore be in accordance with Arun’s Local Plan Policy QE DM1.

6.5. Heritage

6.5.1. The RM application (reference P/132/20/RES) included the following conclusion within the Officers Report in terms of nearby heritage assets:

‘The impact of development on heritage assets was assessed at the outline stage, which considered the following Grade II listed buildings: Rookery Farm, Nyetimber Windmill, Mill Cottage, Mill Farm, Inglenook Hotel, Sefter Farm House and Sefter Granary.’

It was concluded that the proposal would not result in any harm to the significance of the heritage assets.

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It was also concluded that the proposal would not give rise to any harm to the significance of the locally listed 56/58 Hook Lane or impact of the Barton Close Area of Character.

The Conservation Officer has commented that the layout of the site, along with the contained settings provided for by virtue of existing development, and the presence of boundary hedging, will mean that the proposal will have little impact on the assets and application will not cause harm to the significant of the heritage assets.

The quality of the materials can be secured through Condition 5 of the outline which requires a schedule of materials and finishes to be submitted and approved.

Therefore, the development accords with policies HER SP1, HER DM1, HER DM2, HER DM4 of the Arun Local Plan and does not result in any harm to the significance of any designated or locally designated heritage assets.'

- 6.5.2. Phase 2 is considered to be situated a sufficient distance from the heritage assets which were considered at outline stage and therefore the conclusion that the proposals would not result in any harm to the significance of the heritage assets is considered to still apply.
- 6.5.3. The locally listed 56-58 Hook Lane have been considered in the preparation of this amendment application and the proposed changes are not considered to have a detrimental impact given the distance and lack of changes to this part of the site.
- 6.5.4. In terms of materials and as set out in Section 4 of this Statement, the material palette selected complies with the material palette set out in the approved RM application, also in accordance with the approved Design Code and overall character of the wider development.
- 6.5.5. It is therefore concluded that the proposed amendments do not result in any harm to the significance of any designated or locally designated heritage assets and would therefore be in accordance with local and national planning policies.

6.6. Landscape and Open Space

- 6.6.1. As previously set out, the proposed minor amendments comprise of changes to the layout, mix, appearance of dwellings, car and cycle parking provision. As a result of these amendments, the soft and hard landscaping scheme has been amended accordingly.
- 6.6.2. This submission is accompanied by Soft Landscaping plans, Hard Landscaping Plans and a Softworks Schedule which have been prepared by Urban Wilderness. As set out within the accompanying plans, the amendments are broadly in accordance with the approved RM application and are therefore considered to be entirely acceptable.
- 6.6.3. As set out within Section 4 of this Statement, the open space aspects and play space areas of the wider scheme remain as approved under the RM application.
- 6.6.4. To conclude, the proposed amendments are considered to be entirely acceptable with regards to landscaping, providing a high-quality scheme which is broadly in accordance with the approved RM. Additionally, the proposals do not affect the previously approved open space and play areas and is therefore acceptable in this respect.

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6.7. Arboriculture

- 6.7.1. This application is supported by an addendum Covering Letter and Tree Retention & Protection Plan, prepared by FPCR. The supporting Covering Letter concludes the following:

'Application P/30/19/OUT is supported by an Arboricultural Assessment and Arboricultural Method Statement produced by FPCR on behalf of Hallam Land Management and dated December 2020.

The arboricultural information within this report is considered to be correct and sufficient for the purpose of informing arboricultural constraints to support the section 73 variation. The original survey covered a wider area than which now forms the new application. A new Tree Retention and Protection Plan 7232-T-05 has been provided which illustrates tree retentions and losses along with protection measures. These are identical to those within the 2020 report and therefore no additional impacts in relation to trees and hedgerows have been highlighted.'

- 6.7.2. As such, the proposed amendments are considered to be acceptable in terms of trees.

6.8. Ecology

- 6.8.1. The outline application includes conditions with regards to the ecology aspects of the entire scheme and requires additional details to be submitted, pursuant to the outline consent.
- 6.8.2. This application does not seek to make amendments to the ecology aspect of the previous consents and it is confirmed that all mitigation works will be undertaken during the phased works, to be approved separately to this amendment application under reference PP-11032377. Please refer to the accompanying Covering Letter prepared by FPCR for further information.
- 6.8.3. To conclude, the proposed amendments are not considered to result in any additional impact to ecology.

6.9. Flood Risk and Drainage

- 6.9.1. This amendment application is accompanied by a Flood Risk Assessment (FRA) Addendum which has been prepared by Brookbanks, following submission of the FRA at outline stage.
- 6.9.2. The Addendum includes the following conclusion:

'This report has been prepared as an addendum to the approved FRA. The risk of flooding has been assessed and is found to be low in accordance with current guidance and the approved FRA.

Updated Site investigation works have been undertaken and the findings have been presented in Appendix A.

The drainage strategy accords with the details agreed as part of the outline planning and reserved matters applications, and is presented in drawing 10884-SK-003 attached as Appendix B.

A surface water drainage strategy has been designed to restrict the discharge rate to Qbar and storage has been provided via a series of SuDS features designed to enhance water quality and accommodate the 1 in 100 year storm event plus allowance for 40% climate change.

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The existing ditch that flows through the site will be naturalised within a blue green corridor to enhance the ecology, biodiversity and landscape of the site.

A suggested adoption and maintenance schedule has been prepared in accordance with CIRIA SuDS Manual C753

Foul water flows will be conveyed via gravity and pumping to the agreed outfall

Safe access and egress will be available to and from the site for events up to and including the 1 in 100 year plus 40% climate change rainfall events.

For all modelled events, risk of flooding is shown to be negligible.'

- 6.9.3. To conclude, this amendment application is considered to be entirely acceptable with regards to flood risk.

6.10. Transport and Highways

- 6.10.1. Although this amendment application seeks to retain the previously approved vehicular, pedestrian access points and cycle path, this application does seek consent for minor changes to the proposed car parking provision. As such, this application is accompanied by a Transport Note, Visibility Splays and Vehicle Swept Paths Plans which have been prepared by RPS Group and Brookbanks.

- 6.10.2. As set out within Section 4 of this Statement, the proposed amendments seek a small reduction in car parking across the site when compared against the RM approved scheme. It should however be noted that the amended scheme would still comply with Arun's Parking Standards SPD and is therefore considered to be acceptable.

- 6.10.3. Further to the above, the scheme seeks to incorporate electric vehicle charging points for all dwellings on the site, as set out within the accompanying Design & Access Statement.

- 6.10.4. In this regard, the Transport Note concludes the following:

'RPS has reviewed the proposed site layout and accommodation schedule, and conclude that the proposed road geometry generally accords with previously approved layouts, and that parking is accords with adopted standards and is sustainable.

As such, there are no transport planning reasons why the development should not be permitted.'

- 6.10.5. The proposed amendments are therefore considered to be acceptable with regards to transport and highway matters.

6.11. Sustainability

- 6.11.1. Condition 26 pursuant to the outline scheme requires at least 10% of the total predicted energy requirements for the development to be generated through renewable or low carbon energy generation on site.

- 6.11.2. As set out within the accompanying Design & Access Statement, the proposed dwellings have been carefully orientated in accordance with the RM approval and to optimise natural daylight within the main habitable rooms.

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- 6.11.3. Furthermore, the proposed amended scheme seeks to adopt a number of sustainable measures including use of high quality materials, energy efficient boilers and appliances, reduction in water consumption in all dwellings and provision of cycle storage and electric vehicle charging points for all dwellings.
- 6.11.4. As such, the proposed amendments are considered to comply with the sustainability principles as secured under the RM approval.

7. Conclusions

- 7.1. This Planning & Affordable Housing Statement has been produced on behalf of **Vistry Group Plc**, in support of their Section 73 Variation of Condition application for Land north of Hook Lane in Pagham. The description of development is as follows:

‘Section 73 Variation of Condition Application: Proposed Variation of Condition 1 pursuant to Reserved Matters Planning Permission P/132/20/RES (Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping) for the substitution of 88no. units in the northern parcel to amend the layout, mix, appearance, car and cycle parking provision and landscaping at Land north of Hook Lane, Pagham.’

- 7.2. The application site is part of an approved development site that was previously granted both Outline (reference P/30/19/OUT) and Reserved Matters (RM) (reference P/132/20/RES) consent for the erection of 300no. new dwellings.
- 7.3. Since planning permission was granted for the site, the Applicant is seeking to make minor amends to the northern parcel of the site which received consent for 88no. units. The remaining 212no. units, car home, commercial, school, open space, access, pedestrian/cycle links, drainage, habitat creation, infrastructure and landscaping are to be built out separately. Refer to the accompanying Location Plan and Phasing Plan for further information.
- 7.4. Condition 4 pursuant to the Outline scheme (reference P/30/19/OUT) requires the submission of a detailed scheme of phasing for the construction of the dwellings and associated highways and public areas to be submitted and approved by the LPA. This phasing plan illustrating the different phases of the wider scheme, including the northern parcel, has been submitted separately under a discharge of condition application (**reference PP-11032377**) and has been included within this submission for reference.
- 7.5. In summary, the proposed minor amendments predominantly relate to ‘Phase 2’ and comprise of changes to the layout, mix, appearance of dwellings, car and cycle parking provision although it should be noted that these will remain broadly as approved in the previous planning consents. Minor amendments are also included within ‘Phase 1’ and predominantly relate to crossover positions and tree locations. Refer to the Comparison Plan for further information.
- 7.6. For the avoidance of doubt, the affordable housing units which fall within the ‘northern parcel’ (Phase 2) comprise of 32no. dwellings and will generally remain as consented under reference P/132/20/RES but include very minor changes to the layout. In all other respects, the affordable housing units will remain as consented and therefore this Statement predominantly refers to minor design variants to the 56no. open market dwellings.
- 7.7. As set out in detail within this Statement and accompanying documentation/drawings, the proposed changes to the layout, mix, appearance of the 56no. dwellings, car and cycle parking provision are considered to be entirely acceptable and are broadly in accordance with the previous planning consents.
- 7.8. Furthermore, the scheme is considered to be entirely acceptable with regards to residential amenity, noise, heritage, landscaping, open space, arboriculture, ecology, flood risk and drainage, transport and highways.

ECE Planning

- 7.9. The proposed amended are additionally considered to comply with the sustainability principles as secured under the RM approval.
- 7.10. Overall, the application is located in a sustainable location and accords fully with the Development Plan and the NPPF. The changes as a result of this S73 variation application are considered to be minor and would result in an improvement to the previously consented RM scheme in relation to the northern parcel only.
- 7.11. It is strongly contended that all relevant issues have been satisfactorily addressed, such that the application is acceptable. We respectfully request therefore that planning permission is granted.