

REPORT UPDATE

Application No: P/22/22/PL

Reason for the Update / Changes

Reason for Update/Changes:

1) Condition 1 (Plans) has been updated to include the relevant drawings from the previous reserved matters approval under reference P/132/20/RES to include details relating to the full site. These details are unchanged from when they were previously approved by the Council. However, some of the details shown on the drawings is no longer relevant to the northern section which is sought to be amended by this application. Where elements of the plans which previously applied no longer apply this has been set out within Condition 1.

In addition the site layout drawing has been amended at the request of the Local Planning Authority (LPA) to include a footway connecting to the northern boundary of the site. The LPA have sought this to allow a pedestrian/cycle link to be provided directly to Sefter Road at a future date. It is intended for this to be brought forward as a Community Infrastructure Levy (CIL) project.

2) A query was raised in relation to the difference in floor area between the previously approved and proposed dwellings. To confirm the original Reserved Matters for the northern portion of the site provided a total of 8,491sqm of floor area with the proposed layout resulting in 8,769sqm of floor area. Therefore, the variation results in an additional 278sqm of floor area or a 3.27% increase.

Note: The changes to Condition 1 are shown on the attached replacement recommendation sheet.

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

Recommendation Report for Planning Permission

REF NO: P/22/22/PL

LOCATION: Land West of Hook Lane
Pagham
PO21 3PB

PROPOSAL: Variation of condition 1 imposed under P/132/20/RES relating to approved plans.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to amend Condition 1 imposed on Reserved Matters Approval P/132/20/RES. The amendments make alterations to the layout to accommodate changes to the house types due to a change in the developer who will be bringing this part of the site forward.
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SITE AREA	Approximately 17.5 hectares
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RESIDENTIAL DENSITY (NET)	DEVELOPMENT	Approximately 17.14 dwellings per hectare (based on overall site area). 30 dwellings per hectare based on net developable area.
TOPOGRAPHY		Predominantly flat.
TREES		Trees are situated along the boundaries of the site. No trees of any significance are affected by the proposed development and TPO tree no 6 is retained.
BOUNDARY TREATMENT		The western and northern boundaries of the site feature mature trees and hedgerow planting of between 2 and 5 metres in height. The eastern boundary (adjacent to Hook Lane) primarily consists of hedgerow planting measuring approximately 2 metres in height. However, there are portions of the eastern boundary which feature hedgerow planting measuring less than 1.2 metres and sections which are devoid of any hedgerow planting.
SITE CHARACTERISTICS		The existing land use is a greenfield site in agricultural use and it is situated within the built up area boundary of Pagham. The application site form part of the strategic allocation and is situated to the east of Pagham Road with the full allocation measuring approximately 17.5 hectares. Further agricultural land is situated to the west of the application site, with Pagham Harbour situated approximately 1.9km to the south-west.
		Pagham Road runs along the western boundary of the site, with Sefter Road to the north and Hook Lane to the east and south-east. The site is identified as falling within Flood Zone 1 with the exception of a portion of the site measuring approximately 22m2 in the north-western corner of the site identified as Flood Zone 2.
CHARACTER OF LOCALITY		The locality of the site is predominantly rural in character but on the edge of the existing built up area. However, development is present to the east of Pagham Road which is characterised predominantly by two storey dwellings and bungalows of various designs and styles which are set back from the highway. A cluster of two storey residential development is situated to the north-west of the application site. There are a number of listed buildings in proximity to the site.
		Bus stops are situated along the western boundary of the site along Pagham Road.

RELEVANT SITE HISTORY

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. This application affects the setting of a listed building & falls within	ApproveConditionally 10-09-21
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Strategic Site H SP2, CIL Zone 1 (Zero Rated).

P/30/19/OUT Outline application with some matters reserved for the App Cond with S106
 construction of up to 300 No. new homes, a care home of 02-09-19
 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. This
 application may affect the setting of a listed building
 (resubmission following P/6/17/OUT).

Outline planning permission was granted with all matters reserved save for access under reference P/30/19/OUT with the remaining reserved matters approved under reference P/132/20/RES. A Design Code Masterplan (as required by Condition 5 of P/30/19/OUT) was approved under reference P/57/20/DOC and remains the relevant design code for the proposed variation.

REPRESENTATIONS

Pagham Parish Council - Objection

1. Houses proposed are not of a style which is in keeping with the village feel of Pagham.
2. Houses for Character Area 1 do not reflect the identified country vernacular.
3. Houses in Character Area 3 should reflect the houses on adjacent Hook Lane. These should have more of a village feel to better fit in with existing housing.
4. Less use of red/orange brick (three of four character areas have this), more variety in finish and roof height should be included.
5. The house types proposed are different and more urban than those previously permitted.
6. The entire development should have a cohesive approach, with the design and access statement showing the differences between the two developers in terms of style. Therefore, the development will not blend together.
7. Car barns are unwelcome additions which may encourage crime.
8. The black weather boarding proposed on the Hook Lane entrance street scene is unattractive and not in keeping. The development does not give a farmyard feel.

2 No. Letters of objection received:

- Comments received which questioned the use of S73 as a mechanism by which to amend a Reserved Matters application.

The following comments were provided on the basis that these measures should be implemented/secured prior to permission being granted. However, these objections fall within the scope of matters previously considered and deemed acceptable/adequately mitigated through the approval of P/30/19/OUT by the Council.

- Southern Water must achieve its targets of 80% reduction in Cat 1, 2 and 3 polluting incidents by 2025 and 80% reduction in storm overflows by spill incident and volume and without the use of tankers;
- The highways mitigation plan is published by WSCC and Highways England and implemented prior to occupancy;

- Minor B and C category roads substantially improved to provide adequate safety for cyclists and pedestrians;
- Improvement to the public transport services and implemented as described within the Local Plan; and
- Medical and health care infrastructure mitigation plan is published by Health Authority and provided.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments in response to the Parish:

1. This matter will be considered further within the Conclusion to this report. However, it is the view of officers that the dwellings as proposed are of a similar design, style and character to those previously permitted through P/132/20/RES.
2. The dwellings within Character Area 1 are deemed to be of a similar design and style to those previously permitted through P/132/20/RES and are in accordance with the Design Code Masterplan. However, this matter will be considered further within the Conclusion to this report.
3. The houses proposed adjacent to Hook Lane are again similar in appearance to those previously approved and the impact of the development upon the character of the locality will be considered further in the Conclusion to this report.
4. The materials as proposed are deemed to align with the previously approved Design Code Masterplan.
5. The house types proposed are similar in appearance to those previously permitted and are appropriate in this location. However, this matter will be considered further within the Conclusion to this report.
6. The proposed development will appear similar in character to that previously permitted under reference P/132/20/RES and as such will not conflict with the established character of the site.
7. The proposed car barns will be considered further within the Conclusion to this report.
8. The weatherboarding proposed adjacent to Hook Lane is not black. This is an issue with the way in which the plan when compressed is displayed on a monitor. If zoomed in the weatherboarding is white as originally approved through P/132/20/RES.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Sussex Police - No comments in relation to crime prevention.

Natural England - No comments - general advice provided.

Environmental Health - No objection to the proposal.

WSCC Highways

- The transport technical note sets out the proposed number of parking space per dwelling. The requirement of the Arun DC Parking Standards are fully met for the majority of dwellings. For some of the 3 and 4 bedroom dwellings, an additional number of unallocated on-street spaces are provided to meet the shortfall of on plot spaces. Such an approach is considered acceptable. WSCC are satisfied that parking provision will accommodate all potential demands.
- The location of electric vehicle charging spaces should be secured via condition.
- It is unclear if any of the parking spaces comply with the required dimensions for disabled parking spaces and this should be clarified.

WSCC Lead Local Flood Authority - No comments.

National Highways - Satisfied with the proposed variation of Condition 1 as it will not materially affect the safety, reliability and/or operation of the Strategic Road Network. Therefore, no objection has been raised.

Sport England - No comments.

Drainage Engineers

- A separate application to discharge the surface water drainage conditions will be required. If minded to approve the application please do not list the flood risk assessment, drainage strategy or drainage strategy plan as approved.

- Landscaping will need to be reviewed at later stages to ensure that tree root potential does not conflict with existing ordinary watercourses or proposed surface water drainage features.

Southern Water - No objections.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Strategic Allocation in the Local Plan (Policy H SP2a Site SD2 Pagham North).

Within the Built-Up Area Boundary in the Local Plan.

DEVELOPMENT PLAN POLICIES

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

AHSP2	AH SP2 Affordable Housing
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
HDM1	H DM1 Housing mix
HERDM1	HER DM1 Listed Buildings
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERSP1	HER SP1 The Historic Environment
HSP1	HSP1 Housing allocation the housing requirement
HSP2	H SP2 Strategic Site Allocations
HSP2A	HSP2a Greater Bognor Regis Urban Area
LANDM1	LAN DM1 Protection of landscape character
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way

WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
SPD11	Arun Parking Standards 2020

POLICY COMMENTARY

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

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

On 25th 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 at this time.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

Section 70(2) of TCPA provides that:-

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

The development is considered to comply with the relevant Development Plan policies as the appearance, scale, layout and landscaping of the proposed residential development is in keeping with the approved Design Code and the proposed level of landscaping and the proposed quantum of housing in the Character Areas would materially enhance the character and appearance of the adjacent residential estates off Hook Lane, in Pagham.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

The application seeks S73 approval for the amendment of the reserved matters details previously considered through the determination of P/132/20/RES. Therefore, the amendments in so far as they relate to appearance, landscaping, layout and scale are the only matters for consideration through the determination of this application. All other matters were considered through the granting of outline permission under reference P/30/19/OUT with conditions imposed in relation to the following matters which will need to be discharged prior to the commencement of development:

- Materials (Condition 5)
- Trees (Condition 9)
- Surface Water Drainage (Conditions 10, 11, 12 and 13)
- Foul Drainage (Condition 14)
- External Lighting (Condition 15)
- Construction Management Plan (Condition 16)
- Employment and Skills Plan (Condition 19)
- Travel Plan (Condition 25)
- Renewable Energy (Condition 26)
- Broadband (Condition 27)
- Archaeology (Condition 28)
- Hedgerows (Condition 29)
- Ecology (Conditions 30 and 32)
- Electric Vehicle Charging (Condition 33)

PRINCIPLE

The principle of residential development on this site was established when P/30/19/OUT was granted on 2nd September 2019 for up to 300 homes, the provision of a care home and related infrastructure. The means of access onto Pagham Road and Hook Lane were approved at the outline stage and technical approval for the access has been issued and the S278 legal agreement has reached the approved stage.

COMPLIANCE OF THE PROPOSAL WITH OUTLINE CONDITIONS

A number of conditions imposed on the outline approval (P/30/19/OUT) set parameters for the nature and form of the proposed development and these have been summarised and considered below.

Condition (3) states that the development shall be carried out in accordance with Red Line Boundary - 167/P/007 Rev C; Proposed Access Arrangement On Hook Lane (North) - JNY8840-09 Rev A; and Proposed Access Arrangement Pagham Road - JNY8840-12 Rev A. In this case the proposed development is in compliance with the approved plans under reference P/30/19/OUT.

Condition (6) required the submission of a Design Code Masterplan to be approved prior to submission of the Reserved Matters and that the development shall then be prepared and carried out in accordance with the approved Design Code. The Design Code was approved under reference P/57/20/DOC prior to the submission of any Reserved Matters applications. The development proposed by this application is in accordance with the approved Design Code. The proposals compliance with the Design Code will be considered in greater detail later in this recommendation report.

Conditions (10), (12), (13) and (14) imposed on outline approval P/30/19/OUT required details of the proposed surface water and foul drainage schemes to be agreed prior to commencement. Details of drainage does not need to be considered at this time and can be resolved through the discharge of the

relevant conditions.

Condition (34) required that 50% of the total number of dwellings would be constructed to M4(2) standard with 2 units for every 50 proposed constructed to M4(3) standard. The application proposes 6 units at M4(3) standard with the remainder of the affordable units being provided to M4(2) standard. This aligns with the details as previously approved through the determination of P/132/20/RES and as such the proposals address the requirements of Condition (34).

LAYOUT, APPEARANCE AND SCALE

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

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

The proposed layout has been considered against the requirements of the Design Code in respect of street pattern, road hierarchies, character areas, density, scale, public open space and pedestrian and cycle infrastructure. This application is a variation to the previously approved Reserved Matters under reference P/132/20/RES.

The variations in this case predominantly relate to the house types and the layout has only been amended to facilitate this. Drawing 'PL-07 Rev P2' provides a comparison between the previously approved Bellway scheme and that now proposed and the access and majority of the internal road layout is unaffected with only slight variation of the road layout adjacent to the northern boundary. The majority of the changes to layout relates to the position and shape of the dwellings proposed and these changes do not impact upon the previously approved character of the development.

The primary change in this case is to the appearance of the dwellings with the house types changing across the northern portion of the site. However, the house types are of a similar appearance and style to those previously approved with the scale, vernacular and materials aligning with the design code and the previously approved reserved matters application (P/132/20/RES).

Concerns have also been raised by the Parish as to the use of red and orange brick but this is in accordance with the design code previously approved under reference P/57/20/DOC. Comments were also raised by the Parish in relation to the use of black weatherboarding but this was an error due to the compression of the plans with white weather boarding being proposed. The most significant deviation from the previously approved Reserved Matters is the removal of the 'L-shaped' terrace of houses on the corner of the Hook Lane access. However, in this case the proposal design is more in keeping with the agricultural character identified within the Design Code for that part of the site.

Therefore, by virtue of the proposed developments accordance with the Design Code the proposals would accord with the requirements of the NDG and Arun Design Guide as well as policies D DM1, D SP1, LAN DM1 and AH SP2 of the Arun Local Plan.

PUBLIC OPEN SPACE & PLAY

The open space provision is unchanged from that previously permitted through the determination of P/132/20/RES. Therefore, in line with the previous determination of the Reserved Matters for this site the proposed development is in accordance with policies OSR DM1 and HWB SP1 of the Arun Local Plan.

LANDSCAPING & TREES

ALP policies D DM1, LAN DM1 and D SP1 are relevant to consideration of landscaping and trees. The proposed variation to the previously approved Reserved Matters submission does not result in the loss of any additional trees or hedgerow beyond that previously permitted. Whilst the landscape planting and greenspace provision is substantially unchanged. Therefore, the proposed development would accord with policies D DM1, LAN DM1 and D SP1 of the Arun Local Plan.

HERITAGE

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. 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 in the determination of P/132/20/RES concluded that the layout of the site, along with the contained settings provided for by virtue of existing development, and the presence of boundary hedging, would mean that the proposal will have little impact on the assets and the proposals would not cause harm to the significance of any designated or non-designated heritage asset. It was also identified that the quality of the material used could be secured through Condition 5 imposed on the outline approval which required a schedule of materials and finishes to be submitted and approved prior to the commencement of development.

In this case given the similarities between the previously approved layout and the amendments now proposed there is no reason to disagree with the previous conclusions in respect of heritage assets. 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 or setting of any designated, locally designated or non-designated heritage assets.

HOUSING MIX AND AFFORDABLE HOUSING

The housing mix in this case deviates slightly from that previously approved through the determination of P/132/20/RES. The 56 no. market dwellings mix is slightly amended from that previously permitted with the number of two-bedroom dwellings reducing by three (3) units with one (1) additional three-bedroom dwellings and 2 additional four-bedroom dwellings. This alteration is not considered to have an unacceptable impact upon the mix or the character of the development. Therefore, the proposed mix is acceptable in accordance with policy H DM1 of the Arun Local Plan.

The affordable housing provision in so far as it relates to mix and general location is unchanged from that previously approved with only very minor alterations to the layout in order to improve vehicular access to the dwellings. The site will continue to deliver 36% of the total dwellings as affordable units which exceeds the 30% requirement specified through policy AH SP2 of the Arun Local Plan. Given the minimal alterations in layout and that the mix and tenure split is unchanged the affordable housing provision is acceptable and would accord with Policy AH SP2.

RESIDENTIAL AMENITY

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

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

There are some examples of the back/front to side falling below the minimum standard as well as examples where dwellings fail to accord with the front to front separation distance. However, these conflicts are generally a result of road widths and set backs established through the approved Design Code. It should also be noted that the Design Guide is intended as guidance only therefore it is not appropriate to rigidly follow its requirements in every situation.

The gardens proposed will exceed a depth of 10m but not all gardens achieve the 10.5m requirement. However, the 21m rear-to-rear facing distance is achieved in all respects so the shortfall does not adversely affect the living conditions of existing or future occupiers.

The gross internal floor areas (GIA) of the proposed dwellings have been considered against the nationally described space standards and all dwellings exceed the minimum GIA requirements.

There are no conflicts with policies D DM1 and QE SP1 of the ALP. Whilst the proposal does not fully meet the Arun Design Guide, it is in accordance with the approved Design Code which in this application takes precedence.

PARKING, ROADS AND PUBLIC FOOTPATHS

ALP policies T DM1 & T SP1 are relevant as well as the adopted Arun Parking Standards SPD. The comments from WSCC Highways are summarised as above but confirm that the proposed parking provision accords with the requirements of the Arun Parking SPD. Some of the larger dwellings do not benefit from dedicated parking provision to align with the requirements of the SPD, but adequate non-allocated spaces are provided elsewhere within proximity to ensure that adequate parking provision is available on site without adversely impacting upon the safe operation of the highway network.

The application proposes a total of 251 no. car parking spaces which accords with the requirements of the Arun Parking SPD. The level of parking provision proposed has been confirmed by WSCC as acceptable and will not result in significant overspill car parking within the development or the surrounding roads. WSCC have proposed the use of a condition to secure details relating to the location of electric vehicle charging spaces. However, Condition 33 imposed on P/30/19/OUT already requires the submission of electric vehicle charging details.

A query was raised by WSCC in relation to the provision of disabled parking spaces which should make up 5% of the total parking provision on site in accordance with Manual for Streets. In this case 5% provision would equate to 12.6 spaces. Seven dwellings will be constructed M4(3) standard with each dwelling provided with two spaces which will be designed to meet the needs of disabled people. Therefore, the disabled parking provision on site will exceed the 5% requirement identified within Manual for Streets and the Arun Parking SPD.

The proposed road width align with the details previously agreed through the approval of the Design Code under reference P/57/20/DOC as well as the previously approved Reserved Matters application P/132/20/RES. Therefore, the proposals are in accordance with policies T DM1 and T SP1 of the ALP as well as the Parking Standards SPD.

WASTE MANAGEMENT

Policy WM DM1 of the ALP is relevant but in this case there are no issues with refuse vehicles accessing the site. Details have been provided of individual as well as communal bin storage the application achieves sufficient provision for the storage of waste and the layout ensure that kerbside collection is possible for all dwellings and as such the development will accord with policy WM DM1 of the ALP.

SURFACE WATER DRAINAGE

Conditions 10, 11, 12 and 13 of the outline planning permission relate to surface water drainage and will need to be discharged for the proposed layout before development can commence on site. Therefore, surface water drainage is not a matter for approval at this time and will be considered through the discharge of the relevant conditions.

SUMMARY

The proposed alterations to the layout previously approved under reference P/132/20/RES are in accordance with relevant development plan policies. Whilst, some minor conflicts with the Arun Design Guide are present the development accords with the site specific Design Code. Therefore, it is recommended that the application is approved subject to the conditions proposed.

HUMAN RIGHTS ACT

FOR APPROVAL

Human Rights Act:

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

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

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

RECOMMENDATION

APPROVE CONDITIONALLY

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

- Location Plan (Reference LOC01 rev P1)
- Tree Retention & Protection Plan (Reference 7232-T-05 rev A)
- Design & Access Statement (Reference 7134 D.02 rev P3)
- Flood Risk Addendum rev 2
- Transport Technical Note (Reference JNY11279-01C) dated 23 February 2022
- Reserved Matters Hardworks Plan 1/2 (Reference 449-RM-01 rev A)
- Reserved Matters Hardworks Plan 2/2 (Reference 449-RM-02 rev A)
- Reserved Matters Softworks Plan 1/2 (Reference 449-RM-03 rev A)
- Reserved Matters Softworks Plan 2/2 (Reference 449-RM-04 rev A)
- Reserved Matters Softworks Schedule (Reference 449-RM-05 rev A)
- Highway Geometry & Visibility Splays (Reference 10884-SK-04 rev A)
- Vehicle Swept Paths Refuse Collection (Reference 10884-SK-01 rev C)
- Drainage Strategy Plan (Reference 10884-SK-03 Rev A)
- Finished Floor Levels (Reference 10884- SK-02 rev A)
- Proposed Block Plan (Reference 7134 BLOC-01 rev P3)
- Proposed Site Layout (Reference 7134 PL-01 rev P3)
- Detailed Site Layout Part 1 of 3 (Reference 7134 PL-02 rev P2)
- Detailed Site Layout Part 2 of 3 (Reference 7134 PL-03 rev P2)
- Detailed Site Layout Part 3 of 3 (Reference 7134 PL-04 rev P2)
- Wider Site Layout (Reference 7134 PL-06 rev P3)
- Proposed site/Bellway Approved RM Comparison (Reference 7134 PL-07 rev P3)
- Plans & Elevations Type Holly - Brick Plots 19, 55 & 85 and 23, 54 & 88 (Reference 7134 PL10 rev P1)
- Plans & Elevations Type Holly - Render Plot 4 (Reference 7134 PL11 rev P1)
- Plans & Elevations Type Spruce - Brick Plots 05, 31, 80, 81 (Reference 7134 PL12 rev P2)
- Plans & Elevations Type Spruce - Brick Type 2 Plots 60 Handed 75 (Reference 7134 PL-13 rev P2)
- Plans & Elevations Type Spruce - Weatherboard Type 1 Plots 10, 11 (Reference 7134 PL-14 rev P2)
- Plans & Elevations Type Spruce - Weatherboard Type 2 Plot 1 (Reference 7134 PL-15 rev P2)
- Plans & Elevations Type Spruce - Render Plot 52 (Reference 7134 PL-16 rev P2)
- Plans & Elevations Type Cypress - Brick Plots 20, 45 & 56 and 22, 42 & 57 (Reference 7134 PL17 rev P1)
- Plans & Elevations Type Chestnut - Brick Type 1 Plots 30, 36, 51 and 58 (Reference 7134 PL19 rev P1)
- Plans & Elevations Type Chestnut (CT) - Brick Type 3 Plot 78 (Reference 7134 PL20 rev P2)
- Plans & Elevations Type Aspen - Type 1 Render Plot 2 (Reference 7134 PL21 rev P1)
- Plans & Elevations Type Aspen - Tile Hung Plots 28 & 32 (Reference 7134 PL22 rev P1)
- Plans & Elevations Type Aspen - Brick Type 1 Plot 59 (Reference 7134 PL23 rev P1)
- Plans & Elevations Type Aspen Render - Type 2 Plot 21 (Reference 7134 PL25 Rev P1)
- Plans & Elevations Type Mulberry - Brick Plots 33, 35 Handed 40 (Reference 7134 PL-26 rev P2)
- Floor Plans Type Maple - Plot 37, 41, 46 Handed 38 (Reference 7134 PL-27 rev P2)
- Elevations Type Maple - Tile Hung Plot 41 (Reference 7134 PL-28 rev P2)
- Elevations Type Maple - Brick Type 1 Plot 37 (Reference 7134 PL-29 rev P2)
- Elevations Type Maple - Brick Type 2 Plots 46 Handed 38 (Reference 7134 PL30 rev P2)

- Plans & Elevations Type Bungalow - Weatherboard Plots 83 (Reference 7134 PL-31 rev P2)
- Plans & Elevations Type Bungalow - Timber Weatherboard Plots 84 Handed 64 (Reference 7134 PL-32 rev P2)
- Plans & Elevations Type Romsey - Brick Type 1 Plots 47, 48, 49, 50, 61, 62 (Reference 7134 PL-33 rev P2)
- Plans & Elevations Type Romsey - Brick Type 2 Plots 63 (Reference 7134 PL-34 rev P2)
- Plans & Elevations Type Baker - Brick Plots 43, 44 (Reference PL-35 rev P2)
- Plans & Elevations Type Ploughwright & Baker - Brick Plots 73, 74 (Reference 7134 PL-36 rev P2)
- Plans Type Cartographer & Baker Plots 25, 26, 27 (Reference 7134 PL-37 rev P2)
- Plans Type Cartographer & Baker Brick Plots 25, 26, 27 (Reference 7134 PL38 rev P1)
- Plans Flat Block 1 Plots 6, 7, 8, 9, 65, 66, 67, 68, 69, 70, 71, 72 (Reference 7134 PL-39 rev P2)
- Plans Flat Block 1 Brick Plots 6, 7, 8, 9, 65, 66, 67, 68, 69, 70, 71, 72 (Reference 7134 PL-40 rev P1)
- Plans Flat Block 2 Plots 12, 13, 14, 15, 16, 17 (Reference 7134 PL-41 rev P2)
- Plans Flat Block 2 Weatherboard Plots 12, 13, 14, 15, 16, 17 (Reference 7134 PL-42 rev P1)
- Garages Floor Plans and Elevations (Reference 7134 PL43 rev P1)
- Car Barn Floor Plans and Elevations (Reference 7134 PL44 rev P1)
- Plans & Elevations Type Spruce - Brick Type 3 Plots 18, 86 Handed 24, 87 (Reference 7134 PL-45 rev P2)
- Street Elevations - Sheet 1 (Reference 7134 PL50 rev P2)
- Street Elevations - Sheet 2 (Reference 7134 PL51 rev P2)
- Street Elevations - Sheet 3 (Reference 7134 PL52 rev P2)
- Schedule of Accommodation (Reference 7134-PL01(P2) rev P2)
- Plot by Plot Schedule of Accommodation (Reference 7134 - PL01(P2))
- Site Layout South (Reference SL.01-S F)
- Affordable Housing Layout (Reference AHL.01 Rev C)
- Noise Assessment Layout (Reference NAL.01)
- Refuse Strategy Layout (Reference RSL.01 Rev C) - This plan remains as approved insofar as it relates to the approved northern internal roads and whole of the southern section.
- Street Elevation A-A (Reference SE.01 Rev D)
- Street Elevation B-B (Reference SE.02 Rev C)
- Street Elevation C-C (Reference SE.03 Rev D)
- Street Elevation D-D (Reference SE.04 Rev D)
- Coloured Street Elevation A-A (Reference CSE.01 Rev D)
- Coloured Street Elevation B-B (Reference CSE.02 Rev C)
- Coloured Street Elevation C-C (Reference CSE.03 Rev D)
- Coloured Street Elevation D-D (Reference CSE.04 Rev D)
- Road Layout and Visibility (Reference 10461-HL-01 Rev C)
- Road Layout and Visibility (Reference 10461-HL-02 Rev C)
- Road Layout and Visibility (Reference 10461-HL-03 Rev C)
- Refuse Vehicle Swept Paths (Reference 10462-VT-01 Rev F)
- Finished Floor Levels (Reference 10461-EW-001 Rev C)
- Finished Floor Levels (Reference 10461-EW-002 Rev C)
- Vegetation Retention and Removal Plan (Reference 167-RM-01)
- Hardworks Plan Sheet 4 (Reference 167-RM-05 Rev C)
- Hardworks Plan Sheet 5 (Reference 167-RM-06 Rev D)
- Hardworks Plan Sheet 6 (Reference 167-RM-07 Rev D)
- Hardworks Plan Sheet 7 (Reference 167-RM-08 Rev C)
- Softworks Plan Sheet 3 (Reference 167-RM-11-C)
- Softworks Plan Sheet 5 (Reference 167-RM-13-D)

- Softworks Plan Sheet 6 (Reference 167-RM-14-D)
- Softworks Plan Sheet 7 (Reference 167-RM-15-C)
- Softworks Schedule (Reference 167-RM-16-D)
- Footpath/Cycle Path Phasing Plan (Reference 167-RM-17-C)
- Play Provision Plan (Reference 167-RM-18 Rev B)
- Open Space Standards Plan (Reference 167-RM-19 Rev A)
- Rife Green / Sefton Meadow Structural Planting Detail (Reference 167-RM-20)
- Sub Station (Reference SS.01.pe Rev A)
- Gas Governor (Reference GG.01.pe Rev A)
- Arkwright-Country-Brick-Plans and Elevations (Reference HT.AR.C.01.pe Rev B) - Remain as approved insofar as they relate to Plots 1, 51, 52, 54, 55 and 58.
- Arkwright-Country-Tile-Plans and Elevations (Reference HT.AR.C.02.pe Rev B) - Remain as approved for plots 64 and 67.
- Arkwright-Town-Weatherboard-Plans and Elevations (Reference HT.AR.T.03.pe Rev C)
- Baker(2 block)-Country-Brick- Elevations (Reference HT.BA.2Blk.C.01.e Rev B) - Remain as approved insofar as it relates to Plots 74-75.
- Baker(2 block)-Floors Plans (Reference HT.BA.2Blk.p Rev A) - Remain as approved insofar as it relates to plots 74-75.
- Bowyer-Country-Brick-Plans and Elevations (Reference HT.BO.C.01.pe Rev B)
- Bowyer-Country-Tile-Plans and Elevations (Reference HT.BO.C.02.pe Rev B)
- Bowyer-Country-Tile-Half Hip-Plans and Elevations (Reference HT.BO.C.02.HH.pe Rev B)
- Bowyer-Town-Brick-Plans and Elevations (Reference HT.BO.T.01.pe Rev C)
- Bowyer-Town-Brick Detail-Plans and Elevations (Reference HT.BO.T.01.BD.pe Rev B) - Remain as approved insofar as it relates to Plots 48 and 218.
- Bowyer-Town-Render-Plans and Elevations (HT.BO.T.02.pe Rev B) - Remain as approved insofar as it relates to Plots 76 and 176.
- Bowyer-Town-Weatherboard-Plans and Elevations (Reference HT.BO.T.03.pe Rev B)
- Coiner(2 block)-Floors Plans (Reference HT.CN.2Blk.p Rev A) - Remain as approved insofar as it relates to Plots 3, 4, 6, 7, 21, 22, 174, 175, 195, 196, 247, 248, 287 and 288.
- Coiner(2 block)-Town-Brick Detail-Elevations (Reference HT.CN.2Blk.T.01.BD.e Rev A)
- Coiner(2 block)-Town-Brick Detail-Gable-Elevations (Reference HT.CN.2Blk.T.01.BDG.e Rev B) - Remain as approved insofar as it relates to Plots 287 and 288.
- Coiner(2 block)-Town-Brick-Elevations (Reference HT.CN.2Blk.T.01.e Rev A) - Remain as approved insofar as it relates to Plots 21, 22, 195, 196, 247 and 248.
- Coiner(2 block)-Town-Brick-Gable-Elevations (Reference HT.CN.2Blk.T.01.G.e Rev A)
- Cooper(2 block)-Town-Brick-Gable-Plans Elevations (Reference HT.CO.2Blk.T.01.G.pe Rev A)
- Cooper(2 block)-Town-Brick-Plans and Elevations (Reference HT.CO.2Blk.T.01.pe Rev A)
- Coopersmith-Country-Brick Detail-Plans and Elevations (Reference HT.CS.C.01.pe Rev C)
- Coopersmith-Town-Brick Detail-Plans and Elevations (Reference HT.CS.T.01.BD.pe Rev A)
- Coopersmith-Town-Brick-Gable-Plans and Elevations (Reference HT.CS.T.01.G.pe Rev B)
- House Type Coopersmith(2 block)-Town-Brick-Gable- Elevations (Reference HT.CS.2Blk.T.01.G.e Rev A)
- House Type Coopersmith(2 block)-Town-Brick-Gable-Plans (Reference HT.CS.2Blk.T.01.G.p Rev A)
- Coopersmith-Town-Brick-Plans and Elevations (Reference HT.CS.T.01.pe Rev B)
- Cartographer(2 block)-Floors Plans (Reference HT.CT.2Blk.p Rev A)
- Cartographer(2 block)-Country-Brick-Elevations (Reference HT.CT.2Blk.C.01.e Rev B)
- Cartographer(2 block)-Town-Brick-Elevations (Reference HT.CT.2Blk.T.01.e Rev A)
- Framer-Town-Brick Detail-Plans and Elevations (Reference HT.FM.T.01.BD.pe Rev B) - Remain as approved insofar as it relates to Plots 194, 203, 257, 270, 275 and 281.
- Framer-Town-Brick-Plans and Elevations (Reference HT.FM.T.01.pe Rev C) - Remain as

approved insofar as it relates to Plots 194, 203, 257, 270, 275 and 281.

-Framer-Town-Render-Plans and Elevations (Reference HT.FM.T.02.pe Rev B)

-Goldsmith-Country-Brick-Plans and Elevations (Reference HT.GO.C.01.pe Rev A) - Remain as approved insofar as it relates to Plot 59.

-Goldsmith-Country-Tile-Plans and Elevations (Reference HT.GO.C.02.pe Rev B)

-Goldsmith-Town-Brick -Plans and Elevations (Reference HT.GO.T.01.pe Rev A) - Remain as approved insofar as it relates to Plots 178, 182, 185 and 204.

-Goldsmith-Town-Render-Baywindow-Plans and Elevations (Reference HT.GO.BW.T.02.pe Rev A)

-Mason-Country-Brick-Plans and Elevations (Reference HT.MA.C.01.pe Rev B) - Remain as approved insofar as it relates to Plots 10, 81 and 82.

-Mason-Town-Brick Detail-Plans and Elevations (Reference HT.MA.T.01.BD.pe Rev A)

-Mason-Town-Brick-Plans and Elevations (Reference HT.MA.T.01.pe Rev B) - Remain as approved insofar as it relates to Plots 37, 177, 229, 243, 258, 268.

-Quilter-Town-Brick-Plans and Elevations (Reference HT.QU.T.01.pe Rev B) - Remain as approved insofar as it relates to Plots 23, 234, 235, 245, 246, 249, 250, 253, 259, 260 and 280.

-Romsey(2 block)-Floors Plans (Reference HT.RO.2Blk.p Rev A) - Remain as approved insofar as it relates to Plots 222 and 223.

-Romsey(2 block)-Town-Brick-Gable-Elevations (Reference HT.RO.2Blk.T.01.G.e Rev A)

-Romsey(2 block)-Town-Brick.Elevations HT.RO.2Blk.T.01.e A - Remain as approved insofar as it relates to Plots 212 and 213

-Romsey-Town-Brick-Plans and Elevations (Reference HT.RO.T.01.pe Rev A) - Remain as approved insofar as it relates to Plot 293.

-Souter/Glover(2 block)-Country-Brick-Elevations (Reference HT.SG.2blk.C.01.e Rev B)

-Souter/Glover(2 block)-Floor Plans (Reference HT.SG.2blk.p Rev A) - Remain as approved insofar as it relates to Plots 14-17, 27-30.

-Souter/Glover1(2 block)-Country-Brick-Elevations (Reference HT.SG1.2blk.C.01.e Rev B)

-Souter/Glover1(2 block)-Floor Plans (Reference HT.SG.2blk..C.01.p Rev A)

-Souter/Glover1(2 block)-Floor Plans (Reference HT.SG1.2Blk.p Rev A)

-Sculptor-Country-Brick-Plans and Elevations (Reference HT.SR.C.01.pe Rev B)

-Sculptor-Town-Brick-Plans and Elevations (Reference HT.SR.T.01.pe Rev B)

-Sculptor-Town-Render-Plans and Elevations (Reference HT.SR.T.02.pe Rev B)

-Tailor(2 block)-Town-Brick Detail-Gable-Plans and Elevations (Reference HT.TA.2Blk.T.01.BD.G.pe Rev A)

-Tailor(2 block)-Town-Brick-Plans and Elevations (Reference HT.TA.2Blk.T.01.pe Rev B)

-Thespian-Country-Brick-Plans and Elevations (Reference HT.TH.C.01.pe Rev C)

-Thespian-Town-Brick-Plans and Elevations (Reference HT.TH.T.01.pe Rev B)

-Tillman(2 block)-Country-Brick- Elevations (Reference HT.TI.2Blk.C.01.e Rev B)

-Tillman(2 block)-Floor Plans (Reference HT.TI.2Blk.p Rev A)

-Tillman(2 block)-Town-Brick- Elevations HT.TI.2Blk.T.01.e Rev A)

-Tillman(2 block)-Town-Brick- Gable-Elevations (Reference HT.TI.2Blk.T.01.G.e Rev B)

-Tillman(2 block)-Town-Render- Elevations (Reference HT.TI.2Blk.T.02.e Rev A)

-Tanner-Floor Plans (Reference HT.TN.p Rev A) - Remain as approved insofar as it relates to Plots 79 and 80.

-Tanner-Town-Brick-Elevations (Reference HT.TN.T.01.e Rev B)

-Weaver-Country-Brick-Plans and Elevations (Reference HT.WE.C.01.pe Rev B) - Remain as approved insofar as it relates to Plots 62 and 63.

-Weaver-Country-Tile-Plans and Elevations (Reference HT.WE.C.02.pe Rev B) - Remain as approved insofar as it relates to Plot 60.

-Woodcarver-Town-Brick-Plans and Elevations (Reference HT.WO.T.01.pe Rev C) - Remain as approved insofar as it relates to Plot 266.

- Woodcarver-Town-Weatherboard-Plans and Elevations (Reference HT.WO.T.03.pe Rev C) - Remain as approved insofar as it relates to Plot 190, 267 and 276.
- Plots 8-9 - Elevations (Reference P.8-9.e Rev B)
- Plots 8-9 - Floor Plans (Reference P.8-9.p Rev A)
- Plots 12-13 - Floor Plans and Elevations (Reference P.12-13.pe Rev B)
- Plots 24-26 - Elevations (Reference P.24-26.e Rev B)
- Plots 24-26 - Floor Plans (Reference P.24-26.p Rev A)
- Plots 31-32 - Elevations (Reference P.31-32.e Rev B)
- Plots 31-32 - Floor Plans (Reference P.31-32.p Rev A)
- Plots 35-36 - Elevations (Reference P.35-36.e Rev B)
- Plots 35-36 - Floor Plans (Reference P.35-36.p Rev A)
- Plots 38-39 - Floor Plans and Elevations (Reference P.38-39.pe Rev B)
- Plots 42-43 - Elevations (Reference P.42-43.e Rev B)
- Plots 42-43 - Floor Plans (Reference P.42-43.p Rev A)
- Plots 45-46 - Elevations (Reference P.45-46.e Rev C)
- Plots 45-46 - Floor Plans (Reference P.45-46.p Rev B)
- Plots 197-202 - Elevations (Reference P.197-202.e Rev A)
- Plots 197-202 - Floor Plans sheet 1 of 2 (Reference P.197-202.p1 Rev A)
- Plots 197-202 - Floor Plans sheet 2 of 2 (Reference P.197-202.p2 Rev A)
- Plots 207-209- Elevations (Reference P.207-209.e Rev A)
- Plots 207-209 - Floor Plans (Reference P.207-209.p Rev A)
- Plots 216-217 - Floor Plans and Elevations (Reference P.216-217.pe Rev B)
- Plots 224-226 - Elevations (Reference P.224-226.e Rev B)
- Plots 224-226 - Floor Plans (Reference P.224-226.p Rev A)
- Plots 231-233 - Elevations (Reference P.231-233.e Rev A)
- Plots 231-233 - Floor Plans (Reference P.231-233.p Rev A)
- Plots 236-238 - Elevations (Reference P.236-238.e Rev A)
- Plots 236-238 - Floor Plans (Reference P.236-238.p Rev A)
- Plots 239-241 - Elevations (Reference P.239-241.e Rev A)
- Plots 239-241 - Floor Plans (Reference P.239-241.p Rev A)
- Plots 261-263 - Elevations (Reference P.261-263.e Rev A)
- Plots 261-263 - Floor Plans (Reference P.261-263.p Rev A)
- Plots 282-284 - Elevations (Reference P.282-284.e Rev B)
- Plots 282-284 - Floor Plans (Reference P.282-284.p Rev A)
- Plots 291-292 - Floor Plans and Elevations (Reference P.291-292.pe Rev B)
- Plots 296-297 - Elevations (Reference P.296-297.e Rev B)
- Plots 296-297 - Floor Plans (Reference P.296-297.p Rev A)
- Plots 298-300 - Elevations (Reference P.298-300.e Rev B)
- Plots 298-300 - Floor Plans (Reference P.298-300.p Rev A)
- Plots 19-20 - Elevations (Reference P.19-20e Rev A)
- Plots 19-20 - Floor Plans (Reference P.19-20.p Rev A)
- Garage Single-Floor Plans and Elevations (Reference GAR.01.pe Rev C)
- Garage Double- Floor Plans and Elevations (Reference GAR.02.pe Rev C)
- Garage Twin Town-Floor Plans and Elevations (Reference GAR.02.2.T.pe Rev C)
- Garage Single Country- Floor Plans and Elevations (Reference GAR.01.C.pe Rev B)
- Garage Double Country- Floor Plans and Elevations (Reference GAR.02.1.C.pe Rev B)
- Garage Twin Country- Floor Plans and Elevations (Reference GAR.02.2.C.pe Rev B)
- Bin and Cycle Store 2-Plans and Elevations (Reference BCS.02.pe Rev B)
- Garage Twin-Alternative Access-Town-Floor Plans and Elevations (Reference GAR.02.T.pe Rev A)
- Bin and Cycle Store 3 - Plans and Elevations (Reference BCS.03.pe Rev A)
- Bin and Cycle Store 4 - Plans and Elevations (Reference BCS.04.pe Rev A)

- Boundary Materials Layout (Reference BML.01 Rev D) - Remain as approved insofar as it relates to approved southern section.
- Dwelling Materials Layout (Reference DML. 01 Rev D) - Remain as approved insofar as it relates to approved southern section.
- Garden Depths Layout (Reference GDL.01 Rev C) - Remain as approved insofar as it relates to approved southern section.
- Parking Strategy Layout (Reference PSL.01 Rec C) - Remain as approved insofar as it relates to approved southern section.
- Refuse Vehicle Swept Paths (Reference 10462-VT-02 Rev E) - Remain as approved insofar as it relates to approved southern section.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 2 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.