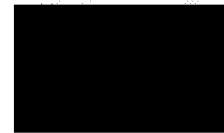


BIRMINGHAM
BRISTOL
CAMBRIDGE
CARDIFF
EBBSFLEET
EDINBURGH
GLASGOW
LEEDS
LONDON
MANCHESTER
NEWCASTLE
READING
SOUTHAMPTON

**BARTON
WILLMORE**

bartonwillmore.co.uk
The Observatory
Castle Hill Drive
Castle Hill
Ebbw Vale



Raymond Cole
Principal Planning Officer
Arun District Council
Directorate of Place
First Floor, Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

PLANNING PORTAL REF: PP-08543347

20928/A3/HH/djg

02 March 2020

Dear Mr Cole

LAND NORTH OF SEFTER ROAD, PAGHAM
SUBMISSION OF RESERVED MATTERS PLANNING APPLICATION PURSUANT TO
P/134/16/OUT

Please find enclosed, on behalf of Taylor Wimpey UK Ltd, a Reserved Matters planning application at Land north of Sefter Road & 80 Rose Green Road, Pagham, Bognor Regis. The description of development is as follows:

Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut, and Ambulance Community Response Post Facility. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and creation of a pedestrian and emergency only access. Provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks.

The Reserved Matters application comprises the documents and drawings set out within the table at appendix 1.

Layout

The detailed layout has been developed in accordance with Development Framework Plan Option 1 (CSA/2038/119 Rev D) submitted as part of the Outline planning application. The Design Code Masterplan (condition 6) demonstrates how the detailed proposals will reflect the objectives of this Development Framework Plan and should be read in conjunction with this Reserved Matters application.



PS 2/037

Registered in England
Number: 00312692

Barton Willmore LLP
Registered Office:
The Black
Abbey Square
Reading
RG1 3BE
T: +44 (0)118 943 0901

The Reserved Matters layout has taken into consideration that West Sussex County Council (WSCC) may call upon the primary school land to provide a school within the north-west of the Site. It is acknowledged that this Site is not the preferred location for the primary school as WSCC preference is for the provision of land for a 1FE, expandable to 2FE primary school, the principle of which has been secured at the Land South of Summer Lane and West of Pagham Road site which has secured Outline planning permission for mixed-use development including the provision of land for a 1FE primary school with sufficient space to ensure that it is expandable to 2FE (ref: P/140/16/OUT). However, should this not be delivered, the principle of a 1FE primary school at this Site has been safeguarded through the S.106 Agreement attached to Outline planning permission (ref: P/134/16/OUT). With this in mind, key desire lines and the local road network have been developed for a school to be sited within the north-west part of the Site. Whilst the Reserved Matters layout subject to this application shows residential development in place of the school, should WSCC call upon the land within the specified timeframe then that parcel shall be delivered for the school use, subject to further Reserved Matters application. As such, the construction phasing of the Site will include the school land area at the final stages of construction aligned with the WSCC 5-year school call in period.

Design Code Masterplan – Planning Condition 6

This Reserved Matters application is accompanied by the Design Code Masterplan submitted pursuant to condition 6 attached to Outline planning permission ref. P/134/16/OUT.

As you are aware the Design Code Masterplan has been subject to review and comment by Arun District Council, Pagham and Aldwick Advisory Board and both Pagham and Aldwick Parish Council's. The key principles of the Design Code were tabled at a meeting of the Pagham and Aldwick Advisory Board on 23rd January 2020 and Members of Pagham and Aldwick Parish Council's on 29th January 2020. The feedback received has been well considered and shown within revisions to the initial Design Code Masterplan that was presented. This Masterplan and the key design principles have informed the Reserved Matters site layout and the detailed plans that accompany the Reserved Matters submission.

Landscaping and Layout Particulars – Condition 7

The landscaping and layout particulars in relation to condition 1 (Reserved Matters details relating to scale; appearance; landscaping) have been submitted in support of this Reserved Matters application.

CIL

As confirmed with Arun District Council, as the Outline planning permission was granted before CIL comes into effect, the Reserved Matters submission is not subject to CIL payment. Accordingly, CIL Form 1: Additional Information has not been completed.

Next Steps

We trust that the enclosed information is sufficient to enable the Reserved Matters application to be promptly registered but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely

HARDEEP HUNJAN
Senior Planner

Appendix 1 - Document & Drawing Schedule

Document	Consultant
Application Forms inc. Ownerships Certificates.	Barton Willmore
CB_84_139_000 Site Location Plan	Cooper Baillie
CB_84_139_001 Planning Layout	Cooper Baillie
CB_84_139_002 Land Use Plan	Cooper Baillie
CB_84_139_003 Housing Mix Plan	Cooper Baillie
CB_84_139_004 Affordable Housing Plan	Cooper Baillie
CB_84_139_005 Building Heights Plan	Cooper Baillie
CB_84_139_006 Parking Strategy	Cooper Baillie
CB_84_139_007 Bin & Cycle Storage Plan	Cooper Baillie
CB_84_139_008 External Finishes	Cooper Baillie
CB_84_139_009 External Enclosures	Cooper Baillie
CB_84_139_013 Character Areas Plan	Cooper Baillie
CB_84_139_Core House Types	Cooper Baillie
CB_84_139_Focal Space House Types	Cooper Baillie
CB_84_139_Garages & Sub-station	Cooper Baillie
CB_84_139_Green Edge House Types	Cooper Baillie
CB_84_139_Scout Hut	Cooper Baillie
CB_84_139_Western Edge House Types	Cooper Baillie
WSC-E4775-001 - Fire Tender Swept Path Analysis	RCP
WSC-E4775-002 - Refuse Tender Swept Path Analysis	RCP
WSC-E4775-004 - Visibility Splay Analysis	RCP
CB_84_139_Core Street Scenes_01	Cooper Baillie
CB_84_139_Core Street Scenes_02	Cooper Baillie
CB_84_139_Core Street Scenes_03	Cooper Baillie
CB_84_139_Core Street Scenes_04	Cooper Baillie
CB_84_139_Core Street Scenes_05	Cooper Baillie
CB_84_139_Focal Spaces_Street Scenes 01	Cooper Baillie
CB_84_139_Focal Spaces_Street Scenes 02	Cooper Baillie
CB_84_139_Green Edge_Street Scenes_01	Cooper Baillie
CB_84_139_Western Edge_Street Scenes_01	Cooper Baillie
JSL3457-RPS-XX-EX-DR-L-901-P01	RPS
Soft Landscape Strategy (Sheet 1 of 9)	
JSL3457-RPS-XX-EX-DR-L-902-P01	RPS
Soft Landscape Strategy (Sheet 2 of 9)	

