
LAND NORTH OF SEFTER ROAD, PAGHAM, BOGNOR REGIS

Planning Statement

On Behalf of
Taylor Wimpey (UK) Ltd

March 2020

LAND NORTH OF SEFTER ROAD, PAGHAM, BOGNOR REGIS

PLANNING STATEMENT

IN SUPPORT OF A RESERVED MATTERS PLANNING APPLICATION

**SUBMITTED ON BEHALF OF
TAYLOR WIMPEY (UK) LTD**

March 2020

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Checked by:	HH
Authorised by:	JF

Barton Willmore LLP
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
Kent
DA10 1EE



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APPENDIX

Appendix A: CB_84_139_000 Site Location Plan

Appendix B: CB_84_139_001 Planning Layout

1.0 INTRODUCTION

i) Preparation and Submission of Supporting Documents

- 1.1 This Planning Statement has been prepared on behalf of Taylor Wimpey (UK) Ltd (the Applicant) in support of a Reserved Matters planning application submitted in respect of 'Land north of Sefter Road, and 80 Rose Green Road, Pagham, Bognor Regis' (hereafter referred to as the Site) as shown on the Site Location Plan (Dwg No. CB_84_139_000) (**Appendix A**).
- 1.2 On 15 October 2019 Outline Planning Permission (**P/134/16/OUT**) with all matters reserved (except Access) was granted for:

The development of up to 280 dwellings (including affordable homes), land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and creation of a pedestrian and emergency only access. Provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks.

- 1.3 This Reserved Matters application is submitted in accordance with the requirements of Condition 1 of the Outline Permission. Condition 1 requires details of, layout, scale, appearance and landscaping prior to the commencement of development.
- 1.4 This application also seeks the discharge of Condition 6 as part of the Reserved Matters application, which requires that the first Reserved Matters application shall be accompanied by a Design Code Masterplan. Details for Condition 7 which include landscaping and layout particulars have also been provided in support of this Reserved Matters application.
- 1.5 In order to prepare a comprehensive and thorough assessment to support the planning application, a number of specialist technical advisors and consultants have been appointed by the Applicant.

ii) Scope and Purpose of the Planning Statement

- 1.6 The purpose of this Planning Statement is to explain the conformity of the Reserved Matters application proposals to the Outline planning permission and to assess the compliance of the details against the adopted and emerging policy guidance and best practice, and any other material considerations.

1.7 The Planning Statement therefore:

- Describes the Site and the surrounding area (Section 2);
- Describes the proposed development (Section 3);
- Details the planning history (Section 4);
- Identifies the relevant adopted or emerging National, Regional and Local planning policy framework (Section 5);
- Provides a Planning Analysis of the proposed development against the key material considerations (Section 6); and
- Draws conclusions on the material considerations which should be taken into account in the determination of the planning application (Section 7).

1.8 The Reserved Matters application is also supported by the documents listed below, which should be read alongside this Statement:

Table 1.1 – Planning Application Documents

Document	Consultant
Application Form	Barton Willmore
Development Visual Booklet	Cooper Baillie
Design and Access Statement	Cooper Baillie
Design Code Masterplan	Cooper Baillie
Planning Statement	Barton Willmore
Ecology Technical Briefing Note	Aspect Ecology
Drainage Strategy and SUDS Statement	RCP

2.0 SITE LOCATION AND DESCRIPTION

i) The Site

- 2.1 The Site extends to approximately 13.34ha and lies to the north of Sefter Road, north west of Bognor Regis in West Sussex. Whilst the majority of the Site falls within the Parish of Pagham, a small section within the southern part of the Site lies within the Parish of Aldwick. The Site lies wholly within Arun District. The Site is located within the built-up area boundary of Bognor Regis.
- 2.2 The main Site comprises a large agricultural field. To the west of the main parcel of land, the Site includes a 'boot shaped' parcel of land. This leads to the Site access off Sefter Road located to the south west of the Site. A scout hut is located in the area west of the main land parcel, close to the Site access. The scout hut comprises a timber structure with associated storage containers and an area of hardstanding for parking. No. 80 Rose Green Road is located within the Site boundary, at the south-eastern corner of the Site and the property will be demolished to allow for a secondary pedestrian/cycle and emergency only access route. The land is relatively level and lies approximately 5m Above Ordnance Datum (AOD).
- 2.3 There are no Public Rights of Way (PRoW) that cross or run adjacent to the Site. The nearest PRoW is located to the east of Elizabeth Avenue, to the east of the Site. The PRoW runs north into the countryside for approximately 1km before diverging east towards Bognor Regis and west towards Pagham Road, where it passes approximately 1km to the north of the Site.
- 2.4 Located in the western part of the Site close to Sefter Road lies a WW2 infantry section post. There are no Listed Buildings within the Site. There are Grade II Listed Buildings located approximately 40m to the south of the Site, including 92, 96 and 98 Rose Green Road. These Listed Buildings are located within relative proximity to the secondary pedestrian/cyclist access route proposed from No. 80 Rose Green Road. Bowley Farmhouse which is Grade II* Listed is located approximately 750m to the west of the Site.
- 2.5 The Site is located within Flood Zone 1 (land having a less than 1 in 1,000 annual probability of river or sea flooding) and is therefore deemed to be at low risk from flooding. However, recent extreme weather conditions have resulted in more localised surface water flooding, particularly within the south eastern corner of the Site.
- 2.6 The Site is enclosed by a hedgerow to the northern boundary and by Bramble-dominated scrub to other boundaries. A row of mature trees is located along the southern boundary adjacent to Sefter Road. Sporadic tree cover is interspersed within the hedgerow to the north-western boundary of the Site as well as along the south-western corner.

- 2.7 There is a provisional TPO (TPO/P/4/19) on 12no. trees to the southern boundary and north of the Osbourne Refrigeration site.

ii) Immediate Surroundings

- 2.8 The Osbourne Refrigerators site is located between the main parcel of land and the 'boot' shaped parcel of land that forms the application site, in the area excluded from the red line boundary.
- 2.9 Undeveloped agricultural land lies to the north and west of the Site, forming part of Sefter Farm with residential development at Lincoln Avenue located to the eastern boundary. The south of the Site borders the rear gardens of properties that front Sefter Road and Rose Green Road (including Osbourne Way and Osbourne Court).
- 2.10 There are no statutory designations within or adjacent to the Site. The nearest statutory designation to the Site is the Bognor Reef Site of Special Scientific Interest (SSSI) which is located approximately 1.4km to the south of the Site along the coastline beyond the built-up area of Bognor Regis. A further three SSSI's are located within 5km of the Site, including Pagham Harbour SSSI and Felpham SSSI.
- 2.11 Pagham Harbour is also designated as a Ramsar site, a Special Protection Area (SPA) and a Local Nature Reserve (LNR). The area is located approximately 2.3km to the south west of the Site and is therefore located within the 5km 'Zone of Influence' identified around the SPA designation. Pagham Harbour is also a Marine Conservation Site, as well as a classified marine special protection area.
- 2.12 Beckett's Barn and adjoining earthworks Scheduled Monument is located approximately 2.4km to the south west of the Site beyond the built-up area of Bognor Regis. An additional Scheduled Monument is located within 5km of the Site, approximately 4.7km to the south west. This includes ringwork south of St Wilfred's Chapel.
- 2.13 The Site is allocated for housing development (SD2 – Pagham North) in the Arun Local Plan 2018.
- 2.14 Two villages/settlements lie to the north west of the Site, located between the Site and Chichester. Runcton, approximately 3km and North Mundham, approximately 3.5km from the Site.

- 2.15 The Site lies within relatively close proximity to Rose Green Junior School located on Raleigh Road (0.7km from the Site) and Rose Green Infant School on Hawking Close (1.1km from the Site). Rose Green Road, to the south west of the Site contains a number of local shops, takeaways and a Co-operative Food store. A small recreation ground and play area is located at The Nurseries and Avisford Park located within 1km to the south of the Site, comprising sports pitches, pavilion, skate ramp, multi-use games area (MUGA) and an enclosed play area. The coastline is located approximately 1.5km to the south of the Site.
- 2.16 The Site benefits from good access to public transport with several bus stops within the vicinity of the Site including bus stops located at Rose Green Road, Hook Lane and Carlton Avenue. The closest bus stop at Hook Lane is located approximately 175m from the current Site access point. Bognor Regis Railway Station is located approximately 4.3km to the south east of the Site from Bognor Regis Railway Station, which is served by local bus routes.

3.0 PROPOSED DEVELOPMENT

- 3.1 The application description is as follows, as shown on drawing no. CB_84_139_001 Planning Layout (appendix b):

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.

i) Residential Development

- 3.2 The Reserved Matters application seeks planning permission for the provision of a total of 280 dwellings comprising a mixture of houses and flats, as indicated within the table below:

Table 3.1 – Housing Mix

	Market Units		Affordable Units		Total Units
1 bed flat	0	0%	15	18%	15
2 bed flat	0	0%	30	36%	30
2 bed coach house	0	0%	5	6%	5
2 bed house	33	17%	26	31%	59
3 bed Town house	14	8%	0	0%	14
3 bed house	75	38%	6	7%	81
4 bed house	74	37%	2	2%	76
Total	196	100%	84	100%	280

- 3.3 The level of affordable housing proposed has been identified through Outline planning permission ref. P/134/16/OUT which set out the provision of 30% affordable housing requirement for the Site. The S.106 Agreement attached to the planning permission identifies that the development shall provide for 84 affordable units, comprising 63 affordable rented units and 21 intermediate units as agreed with the Council.

ii) Primary School

- 3.4 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.

iii) Scout Hut

- 3.5 The existing scout hut is to be replaced with a contemporary building, located to the south western corner of the Site. The Scout hut provides a key marker for the initial impression of the development when entering the Site, thus setting the tone for the rest of the development.
- 3.6 The proposed scout hut comprises a single storey, timber clad building with a pitched roof. The internal layout is proposed to have a multi-functional space for a range of uses, kitchen, toilets and a range of storage to allow for all types of community use. To the north of the scout hut is an area of hardstanding which can accommodate 10no. car parking spaces. An area of open space is proposed to the north west and west of the scout hut building to provide sufficient outdoor space for scouting activities on-site.

iv) Ambulance Community Response Post

- 3.7 The Reserved Matters application includes a serviced parcel of land for an Ambulance Community Response Post (ACRP) which is located to the north of the Scout for easy access. This is in response to discussion with South East Coast Ambulance Service (SECamb) and as

per the requirements set out in Clause 15.3 of the S.106 Agreement. The detailed design of the ACRP is anticipated to come forward as a separate Reserved Matters application within the 2-year 'call' period. Should the Council or SECamb not 'call' upon the land within this timeframe then the land will be transferred back to Taylor Wimpey.

v) Pumping Station & Sub Station

- 3.8 A foul water pumping station is proposed to be located to the north east of the Osborne Refrigeration site, to the north of the main spine road. A sub station is located to the south of the main spin road, adjacent to the norther boundary of the Osborne Refrigeration site. Both stations are adequately screened with planting to help the structures blend into the wider landscape.

vi) Public Open Space/SANG

- 3.9 The layout of the Site has been largely influenced by the Public Open Space provision, offering a significant level of provision including a circular walking route around the Site to support the SANG area.
- 3.10 The Open Space also builds on the existing vegetation and incorporates play areas, three focal spaces and a series of SuDS Ponds across the Site that will provide an attractive visual amenity for the development that will be publicly accessible.
- 3.11 This level of Open Space has been provided to encourage the new and existing community to use this space for recreational purposes thereby reducing visitor pressure on the Pagham Harbour SPA.
- 3.12 In conclusion, a collaborative design approach has been adopted to ensure the delivery of a comprehensive high-quality development which responds to the characters and setting of the Site and its surrounds, according with the principles established as part of the Outline planning permission.

vii) Play Areas

- 3.13 Alongside the wider open space provision, the development proposals also include a Locally Equipped Area of Play (LEAP) located to the north of the Osborne Refrigeration site and a Local Area of Play (LAP) located within the south-east of the Site. Both areas of play have good connection to the circular walking route running around the perimeter of the Site and provide more formal outdoor play opportunity to future and existing residents.

viii) Access & Parking

- 3.14 The access element of the development proposals is already subject to detailed approval under Outline planning permission no: P/134/16/OUT. This requires a main vehicular and pedestrian access point from Sefton Road with an emergency, pedestrian and cycle access from the south east of the Site at No. 80 Rose Green Road which shall be demolished to accommodate this access point.
- 3.15 The Site contains a main spine road through the Site, serving the Ambulance Community Response Post (ACRP) facility and scout hut, located to the west of the main access road. The main spine road has been designed to accommodate school traffic in the event that a 1FE primary school is located within the north east of the Site. This connects to a series of secondary internal roads leading to the residential development. An emergency, pedestrian and cycle access is to be provided to the south-east of the development on to Rose Green Road.
- 3.16 The car parking strategy for the Site has been designed to ensure it does result in a dominance of parking within the street scene, whilst accommodating the needs of the residents and visitors. A total of 816 spaces are proposed in total, as set out in the table below and shown on drawing CB-84-139-006 Parking Strategy.
- 3.17 The proposed development also includes Electric Vehicle Charging Points allocated parking spaces including garages and 6no. unallocated Electric Vehicle Charging Point car parking spaces.

Table 3.2 – Car Parking Spaces Breakdown

Car Parking Category	No. of Spaces
Allocated parking spaces (to include EV Charging Point)	510
Allocated car port	6
Garages (to include EV Charging Point)	159
Visitor Spaces	126
Unallocated EV Charging Point bays	6
Scout parking	9
Total	816

- 3.18 Secure cycle storage will be provided for each dwelling, within garages, or sheds/stores as shown on drawing no. CB-84-139-007-Bin and cycle storage plan.

ix) Design Principles

- 3.19 The Design Code Masterplan (February 2020) and Design & Access Statement (February 2020) sets out the design principles and concepts that have been applied to the proposed development and the steps taken to appraise the context of the proposed development and how the design of the development takes that context into account.
- 3.20 The proposed design and layout of the development has been informed by a thorough assessment of the Site and appreciation of the local context, with particular attention to the natural and built environment. Furthermore, the design and layout has been developed in accordance with the land use parameters as set out within Condition 6 attached to the Outline planning permission ref: P/134/16/OUT.
- 3.21 The Outline planning permission included 3 no. Development Framework Plan options which included flexibility within the parameters for 'up to 280 dwellings' together with the provision of a scout hut and land for an Ambulance Community Response Post, or a reduced number of dwellings and land for either a 1FE primary school or care home. The site layout and design plans which have been submitted with this Reserved Matters application show 280 dwellings. The area of land that was shown on Development Framework Plan Option 2 and 3 which had been set aside for the school shall form a later phase of construction, once it is known whether West Sussex County Council decide to 'call' the land for such purposes as set out within the S.106 attached to the Outline planning permission. However, it is appreciated that the preferred option for the primary school site is at Summer Lane.

x) Scale

- 3.22 The proposed scheme has drawn upon the land use development parameters established under the Outline planning permission.
- 3.23 The dwellings will generally be 2 to 2.5 storey in height to respect the adjacent existing properties, with the exception of the marker apartment buildings and town houses located on key corner/vistas, which will be 3 storey in height.

xi) Appearance

- 3.24 The appearance of the dwellings has drawn upon the character assessment which has been undertaken in relation to Condition 6 – Design Code Masterplan. As a result of this character appraisal, the design of the dwellings has been influenced to reflect and complement the local character and appearance of the area.
- 3.25 The layout identifies three-character areas, which are brought together by three focal spaces, that overlap and link the character areas together. Development fronting, the main street is denser, whereas the streets to the green edges and the west of the Site are more irregular.
- 3.26 The character appraisal also influenced the external finishes, red brick is the under-laying material, which is supplemented with cladding, tile hanging and flint. A mixture of red and grey roof tiles has been used to support localised legibility within the overall street scape.

xii) Landscaping

- 3.27 The Landscape has been informed by the findings of the Landscape and Visual Impact Assessment (LVIA) which accompanied the Outline application. The landscape proposals for the residential development will respond to the architectural street hierarchy and proposed character areas.
- 3.28 A holistic approach to landscape design is adopted throughout the development, creating a strong sense of place and coherent landscape character. A comprehensive palette of soft landscaping and public realm will ensure that the future residents will benefit from an attractive and sustainable environment.
- 3.29 The principle route leads into a circular focal route within the Core character area. This route will be enhanced with tree planting at regular intervals to reinforce the arrangement of buildings.
- 3.30 Hard and soft landscape materials and street furniture will be specifically designed so that each focal space has its own character and identity.
- 3.31 A series of 1.8m high acoustic barriers are proposed to the northern and eastern boundary of the Osborne Refrigeration site to mitigate noise emissions arising from the operational uses at that site.

4.0 PLANNING HISTORY

i) Previous Planning Applications

- 4.1 The Site is subject to an Outline planning permission (P/134/16/OUT) for residential-led development comprising:

Outline application for the development of up to 280 dwellings (including affordable homes), land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and creation of a pedestrian and emergency only access. Provision of Public Open Spaces including associated children's play areas, landscaping drainage and earthworks.

- 4.2 Approval of the scheme was granted subject to conditions on 15 October 2019.
- 4.3 An EIA Screening Opinion was submitted in relation to the Outline application. (Ref: PE/00267/16). ADC concluded that the proposed development was not EIA development and therefore an Environmental Statement did not need to be submitted in respect of the application.

ii) Local Plan Allocation

- 4.4 The Site is allocated for housing development as part of Policy H SP2a: Greater Bognor Regis Urban Area. The Site forms part of strategic allocation SD2: Pagham North which allows for the development of 800 dwellings within the Pagham North allocation area. Policy H SP2a also allocates growth within Pagham South (SD1) for 400 units and West of Bersted (SD3) for 2,500 units. The Pagham strategic allocations (SD1 & SD2) will collectively provide at least 1,200 dwellings over the Plan period.

5.0 PLANNING POLICY CONTEXT

i) Introduction

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF, 2019) is a material consideration.
- 5.2 The relevant planning policy framework for this application includes National guidance and the Arun District Local Plan 2011-2031 (July 2018) and accompanying Policies Maps 1-4.
- 5.3 The NPPF (2019), the National Planning Practice Guidance (PPG) (2014) and Written Ministerial Statements are material considerations in determining the application and need to be read alongside the Development Plan.

ii) National Planning Policy

a) *National Planning Policy Framework (March 2019)*

- 5.4 NPPF (2019) and the National Planning Policy Guidance (March 2014) sets out the Government's planning policy guidance for England at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning application but does not change the statutory status of the Development Plan which remains the starting point for decision making. However, the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the Development Plan to the policies in the NPPF, the greater the weight that may be given).
- 5.5 The NPPF places a strong 'presumption in favour of sustainable development' in all planning related matters and places a responsibility on Local Planning Authorities (LPAs) to encourage and support sustainable growth and to plan positively for new development. There are three dimensions to sustainable development in relation to the planning system as outlined in the NPPF. These include:
- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

(Para. 8)

- 5.6 The 'presumption in favour of sustainable development' for decision-taking means approving development proposals that accord with the development plan in a timely manner; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would outweigh the benefits, when assessed against the NPPF as a whole; or specific policies within the NPPF indicate that development should be restricted. (para. 11)
- 5.7 In terms of delivering sustainable development in relation to this development proposal, the NPPF, 2019 guidance and objectives covering the following matters are of particular relevance:
- 5.8 The development would represent a sustainable development in terms of meeting the key themes of the NPPF. The development would provide new housing in a sustainable location whilst respecting the existing built and natural environment. The development is located in close proximity to public transport links and local services and as such this is the kind of development which should be looked upon favorably.
- 5.9 Section 3 Plan making (Para 23) notes that Broad locations for development should be indicated on a key diagram, and land use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.

5.10 Chapter 5, Delivering a sufficient supply of homes (Para 59) states that:

To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.11 Paragraph 61 goes on to note, that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site unless, off site provision or an appropriate financial contribution in lieu can be robustly justified and the agreed approach contributes to the object of creating mixed and balanced communities.

5.12 Chapter 8 - Promoting Healthy Communities (Paras 91 - 95) identifies the important role the planning system plays in facilitating social interaction and creating healthy, inclusive communities. To achieve this, para 91 seeks development to promote:

- **Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and**
- **Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.**

5.13 Paragraph 92 requires the provision of shared space, community facilities and other local services. It also seeks to ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. The Site is considered to successfully achieve these objectives, providing a scout hut and land for an Ambulance Community Response Post.

5.14 Developments are required (Para 73) to ensure access to high quality open spaces for sport and recreation to make an important contribution to health and well-being of communities.

5.15 The development proposal benefits from a generous level of Public Open Spaces, including a Suitable Alternative Natural Green Space (SANG) walking route around the Site and a Locally Equipped Area of Play (LEAP), as well as sufficient outdoor space for the Aldwick & Pagham Sea Scouts.

- 5.16 Para 98 requires the protection and enhancement of public rights of way and access, and encourage opportunities to provide better facilities for users, for example, by adding links to existing rights of way networks. The circular walking route will help to contribute towards the District's existing Green Infrastructure Network as well helping to reduce recreational pressure on the Pagham Harbour SPA.
- 5.17 Chapter 9 refers to promoting sustainable transport; transport issues should be considered from the earliest stages of plan-making and development proposal. Paragraph 104 sets out that planning policies should, amongst other things, provide for high quality walking and cycling networks and supporting facilities such as cycle parking. The scheme includes a cycle link through the development and therefore positively responds to the above requirement.
- 5.18 Chapter 12 attaches great importance to good design which is considered to align with the principles of sustainable development. Planning policies and decisions should therefore aim to ensure that developments:
- Function well and add to the quality of an area;
 - Establish a strong sense of place;
 - Optimise the potential of a Site;
 - Respond to local character and history;
 - Create a safe and accessible environment; and
 - Be visually attractive and include appropriate landscaping.
- 5.19 It is important to note however that, paragraph 127(c) clearly states that whilst planning policies and decision should ensure that developments are sympathetic to local character and history, this should not prevent or discourage appropriate innovation or change. The proposed development is considered to positively respond to the above requirements.
- 5.20 Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change is relevant to the development proposals. Paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. LPA's in their Local Plans and when making development management decisions should apply a risk based, sequential approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding.

- 5.21 According to Environment Agency mapping the Site falls within Flood Zone 1 which is classified as being at a low risk from river or sea flooding. However, historically, the south eastern corner of the Site has been subject to localised surface water flooding and the proposed drainage strategy has been designed to specifically address this issue. The outline planning application was supported by a Flood Risk Assessment and Surface Water Drainage Strategy which provides an assessment of the flood risk and drainage implications for the Site.
- 5.22 Chapter 15: Conserving and Enhancing the Natural Environment (paras 170 – 183) outlines the ways in which the planning system should contribute to and enhance the natural environment. Paragraph 170 summarises that as:
- **‘Protecting and enhancing valued landscapes, geological conservation interests and soils;**
 - **Recognising the wider benefits of the ecosystem;**
 - **Minimising impacts of biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures;**
 - **Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and**
 - **Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.’**
- 5.23 The NPPF advises that when considering planning applications, LPA’s should aim to conserve and enhance biodiversity by applying a number of principles including seeking opportunities to incorporate biodiversity in and around developments. (Para 175)
- 5.24 The proposed development fully accords with this objective through increasing the net biodiversity on site.
- 5.25 Paragraph 180 also considers that unacceptable risks from pollution should be prevented and planning decision should ensure that new development is appropriate for its location. Consideration of *"the effects (including cumulative effects) of pollution on health, living conditions and the natural environment as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development"*.
- 5.26 This includes noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

- 5.27 Chapter 16: Conserving and Enhancing the Historic Environment seeks to ensure that when determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected. Paragraph 193 directs that when considering the impact of development on a designated heritage asset's significance, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

b) Planning Practice Guidance (March 2014)

- 5.28 The Planning Policy Guidance (PPG, 06 March 2014, as amended) builds on the principles within the NPPF and provides further detailed technical guidance, with reference to relevant legislation and other guidance. The relevant sections of the Guidance which relate to the planning application are listed below.
- 5.29 Design - Section ID26 of the PPG sets out the importance of Good Design. It advocates the need for quality design and confirms that this is an integral part of achieving the fundamental objective of sustainable development. As a core planning principle, decision takers should always seek to secure high quality design. Paragraph 15 [Reference ID: 26-015-20140306] advises that well designed new places should:
- Be functional;
 - Support mixed uses and tenures;
 - Include successful public spaces;
 - Be adaptable and resilient;
 - Have a distinctive character;
 - Be attractive; and
 - Encourage ease of movement.
- 5.30 Five Year Housing Land Supply - Paragraph 002 [Reference ID: 68-002-20190722] reinforces the requirement of the NPPF for LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide 5-years' worth of housing against their housing requirements, set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate.
- 5.31 The development proposals would offer ADC the opportunity to contribute to its current housing shortfall at an early stage of the plan period, which currently stands as 68% under delivery and the implementation of a 20% buffer (HDT 2019).

- 5.32 The proposed development accords fully with the Government's objectives.
- 5.33 The above are material considerations in determining the application and need to be read alongside the Development Plan.

c) National Design Guide

- 5.34 The National Design Guide (published 2019), illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

iii) The Development Plan

a) Arun District Local Plan (2018)

- 5.35 The Development Plan for ADC consists of the Arun Local Plan 2011-2031 (2018), as well as adopted Supplementary Planning Documents (SPD). The SPD's of relevance include the Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (adopted Jan 2020) and Parking Standards SPD (adopted Jan 2020). The Archaeology Supplementary Planning Guidance (2003) should be considered alongside more up to date policies within the Arun Local Plan (2018).
- 5.36 The Site forms part of housing allocation Greater Bognor Regis Urban Area (Policy H SP2a) and part of the strategic housing site SD2 (Pagham North) which is allocated for 800 units. Together with Pagham North and South, the Strategic Allocations will collectively provide at least 1,200 dwellings over the Plan period. The Local Plan Proposals Map indicates the extent of the allocation area.
- 5.37 **Policy H SP2 (Strategic Site Allocations)** notes that development proposals within the strategic site allocations should be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporate high quality design and a permeable layout. The following key requirements of relevance to the site should be met:
- Integrate with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport;

- Ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent;
- Protects, conserves or enhances the natural environment, landscapes and biodiversity;
- Incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces;
- Extend, enhance and reinforce strategic green infrastructure and publicly accessible open space;
- Where existing village centres are within or will serve the needs of strategic development sites their improvement as sustainable centres will be required;
- Ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport;
- Address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (2016 and update 2017 and taking into account subsequent relevant assessments) and the local highway network;
- Positively respond to sustainable water management taking particular account of the coastal plain topography which may require strategic surface water solutions;
- Maintain and enhance any important features, characteristics and assets of the local area;
- Provide for the required infrastructure, that relates to that particular allocation, in accordance with Policy INF SP1 and the Infrastructure Delivery Plan; and
- Consider inclusion of an area of the sites for Self-Build and Custom Build.

5.38 Policy Pagham (SD1 Pagham South and SD2 Pagham North) states the strategic allocations will collectively provide 1,200 dwellings. Development proposal will need to meet the following design and infrastructure requirements:

- a. Ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text;
- b. Be designed to take into account nearby heritage assets;
- c. Provide a new one-form (expandable to two-form) entry primary school and nursery places;
- d. Provide a care home facility;
- e. Provide a Community Hub which includes:
 - i. Shops and complimentary uses;
 - ii. A community building (Tier 7 library, D1/sui generis floorspace);
 - iii. Provision of land for a scout hut; and

- iv. Land for an Ambulance Community Response Post facility and contributions towards new healthcare facilities at West of Bersted (SD3). Alternatively, where appropriate proposals may make a contribution towards new facilities or the improvement or expansion of the relevant existing facilities, subject to agreement with the Council.
 - f. Provision of public open space including children's play areas, landscaping, drainage and earthworks;
 - g. Contribute to the provision of an enhanced local cycle network by making on site provision and appropriate off site financial contribution; and
 - h. Where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre.
- 5.39 **Policy SKILLS SP1 (Employment and Skills)** notes that Employment and Skills plans will be required for the construction phases of residential development of more than 50 homes and commercial schemes of more than 1000 sqm.
- 5.40 **Policy TEL SP1 (Strategic Delivery of Telecommunications Infrastructure)** states that all proposals for new residential, employment and commercial development must be designed to be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.
- 5.41 **Policy H DM1 (Housing Mix)** notes that the Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. Developments of 11 units or more will require a balanced mix of market and affordable dwelling sizes including family sized accommodation based on the most up to date SHMA recommendations. The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the most up to date version of the SHMA. The development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced will be encouraged. Such sites can be provided either as part of a development scheme or on an individual basis.
- 5.42 **Policy AH SP2 (Affordable Housing)** notes that for all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance and off-site provision may be considered on the grounds of viability. The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing. Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable

housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

- 1 bedroom 35 – 40%
- 2 bedroom 35 – 40%
- 3 bedroom 15 – 20%
- 4+ bedroom 5 – 10%

- 5.43 **Policy D SP1 (Design)** notes that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. In addition to a Design and Access Statement, major developments will require a context appraisal, context plan and analysis of the site will also be required.
- 5.44 **Policy D DM1 (Aspects of Form and Design Quality)** states that when considering any application for development the Council will have regard to character; appearance; impact; innovation; adaptability; crime prevention; trees and woodland; solar gain; public realm; movement; legibility; public art; density; scale and aspects of form and design quality.
- 5.45 **Policy D DM2 (Internal Space Standards)** notes that internal spaces should be an appropriate size (having regard to the exceptions that may apply within the policy preamble) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance.
- 5.46 **Policy ECC SP1 (Adapting to Climate Change)** notes that ADC will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.
- 5.47 **Policy ECC SP2 (Energy and Climate Change Mitigation)** states that all new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient using a range of measures set out within the policy. Major developments must produce 10% of the total predicted energy requirements from renewable

or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible.

5.48 **Policy OSR DM1 (Open Space, Sport and Recreation in New Developments)** notes that Housing development will be required to contribute towards:

- a. Open space provision in accordance with guidance set out in the current Open Space Study;
- b. Playing pitch provision in accordance with guidance set out in the Playing Pitch Strategy. This will include improvements to existing provision to increase playing capacity and providing hubs of new pitches;
- c. Indoor sport and leisure facilities through financial contributions in accordance with guidance set out in the Indoor Sport and Leisure Facilities Strategy;
- d. Strategic projects identified in the Leisure and Cultural Strategy.

5.49 **Policy T SP1 (Transport and Development)** notes that the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

5.50 **Policy T DM1 (Sustainable Travel and Public Rights of Way)** states that new development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

5.51 **Policy HER DM6 (Sites of Archaeological Interest)** directs that there will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

- 5.52 **Policy ENV SP1 (Natural Environment)** notes that the Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species.
- 5.53 **Policy ENV DM3 (Biodiversity Opportunity Areas)** notes that development shall:
- a. Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones;
 - b. Be designed in order to minimise disturbance to habitats.
- 5.54 Where a development scheme would result in a habitat loss, mitigation measures should be proposed as part of the proposed scheme.
- 5.55 **Policy ENV DM4 (Protection of trees)** notes that development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed unless certain exception criteria are met. Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future.
- 5.56 **Policy ENV DM5 (Development and Biodiversity)** notes that development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species.
- 5.57 **Policy W SP1 (Water)** notes that ADC will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief. The Council will also support development that include a range of measures including development

which is appropriately located, reduces the risk to homes and places of work from flooding whilst increasing biodiversity, delivers a range of community benefits including enhancing the quality of life and providing greater resistance to the impact of climate change.

- 5.58 **Policy W DM1 (Water Supply and Quality)** notes that development will be permitted where sufficient water supplies can be provided prior to occupation to serve the development and is not detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation. New development must include measures that meet the optional standards of 110 l/person/day. Good water quality shall be promoted and all major developments must:
- a. Illustrate, where necessary, how they have contributed to the protection and enhancement of waterbodies identified by the South East River Basin Management Plan objectives; and
 - b. Demonstrate, where it will materially increase foul and/or surface water discharges, adequate drainage capacity exists or can be provided as part of the development.
- 5.59 Where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to the completion and occupation of development. In sewered areas, there will be a general presumption against the use of non mains foul water drainage.
- 5.60 **Policy W DM2 (Flood Risk)** notes that all development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy.
- 5.61 **Policy W DM3 (Sustainable Urban Drainage Systems)** notes that to increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development.
- 5.62 **Policy WM DM1 (Waste Management)** notes that proposals for development anticipated to cost over £300,000 must identify the volume and type of materials to be demolished and/or excavated as part of the development. Opportunities for the re-use and recovery of materials on site must be demonstrated and off-site disposal of waste must be minimised and managed. New residential development, including conversion of one dwelling into multiple units, will be permitted provided that:

- a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles;
 - b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats.
- 5.63 All major residential development will be required to contribute towards the provision of recycling and general waste bins through planning conditions.
- 5.64 **Policy QE SP1 (Quality of the Environment)** states that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.
- 5.65 **Policy QE DM2 (Light Pollution)** notes that planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria:
 - a. No adverse impact on neighbouring uses or the wider landscape, particularly with regard to the South Downs International Dark Sky Reserve designation;
 - b. Light levels being the minimum required for security and working purposes;
 - c. Minimising the potential glare and spillage; and
 - d. The degree to which outdoor lighting can be powered by on-site renewable sources.
- 5.66 Where appropriate, the Local Planning Authority will seek to control the times of illumination.
- 5.67 **Policy QE DM3 (Air Pollution)** states that all major development proposals will be required to assess the likely impacts of the development on air quality and mitigate any negative impacts by:
 - a. Ensuring the development is located within easy reach of established public transport services;
 - b. Maximising provision for cycling and pedestrian facilities;
 - c. Encouraging the use of cleaner transport fuels on site, through the inclusion of electric car charging points; and
 - d. Contributing towards the improvement of the highway network where the development is predicted to result in increased congestion on the highway network.

- 5.68 **Policy QE DM4 (Contaminated Land)** notes that prior to any development, the Council will require evidence to show that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development.
- 5.69 **Policy INF SP1 (Infrastructure Provision and Implementation)** notes that ADC shall support development proposals which provide or contribute towards the infrastructure and services needed to support development to meet the need of occupiers and users of the development and existing community.

iv) Pagham Neighbourhood Plan

- 5.70 The Site falls within the Pagham Neighbourhood Area designation. Work commenced on a Pagham Neighbourhood Plan (PNP) over 5 years ago, however, during ADC's review process, it was agreed that further work was required to understand the environmental impact of the proposals contained in the PNP and studies were undertaken. Moreover, whilst this work was being undertaken, ADC announced that there would be two major strategic housing sites in Pagham. As the PNP and Local Plan were then at odds the Parish Council felt it could not progress with the PNP at that time.
- 5.71 However, recognising the importance of a Neighbourhood Plan, the Parish Council have produced a new plan, Pagham Development Management Neighbourhood Plan 2019 – 2026 (PDMNP). Pre-submission consultation in respect of the PDMNP was carried out in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012) (as amended) for the 6 week period from 19 July 2019 – 30 August 2019 and the representations made as a result have been copied with the submitted plan to Arun District Council.
- 5.72 The Council's response to the PNP was issued on 2 August 2019 this concludes that *"The plan requires significant amendment and improvement in order to ensure it is in conformity with the NPPF and indeed contains robust policies fit for purpose. As currently proposed, the Plan fails to meet the requirements of policy in the NPPF "*. As such the PNP can be afforded no weight at this stage.

v) Supplementary Planning Documents

a) Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD

- 5.73 This SPD brings the open space provision in line with Fields in Trust standard (FIT) (which has been applied by the Council as a material consideration as an interim measure since early 2018).

Table 3.1: Fields in Trust Recommended guidelines - quantity

Open space typology	Quantity Guideline (hectares per 1,000 population)
Parks and Gardens	0.80
Amenity Greenspace	0.60
Natural and Semi-Natural	1.80
Equipped / designated play areas	0.25
Other outdoor provision (MUGAs and skateboard parks)	0.30
Combined total	3.75

- 5.74 The SPD notes that the delivery of new provision will be via on-site and/or financial contributions towards these types of provision. In situations where no on-site provision is justified, a financial contribution towards enhancing the quality and accessibility (and subsequently the capacity) of existing forms of provision will be sought. The contribution will be used to improve and enhance existing provision and its future maintenance.
- 5.75 Furthermore, developments should also consider the role of high-quality open space, playing pitches; indoor and built sports facilities in helping to deliver Sustainable Urban Drainage Systems (SUDS) and Green Infrastructure (GI).

b) Parking Standards SPD

- 5.76 The SPD introduces parking principles covering:- demand based parking which supports sustainable travel, determination of expected levels of vehicle ownership, provision of electric vehicle charging points, limitation of parking provision in some areas to encourage sustainable transport, regulation of on-street parking in some areas and detailed consideration of garages, visitor parking, accessible parking and cycle parking provision.
- 5.77 The Site is located within Parking Behaviour Zone 2 which provides an expected level of provision of 2no. parking spaces for 2 and 3 bed units and 3no. parking spaces for 4+ bed units. This is broadly in accordance with the WSCC Guidance on Parking at New Developments document (May 2019) and slightly lower than the provision required from the previous ADC SPD (smaller house: 2.2 spaces, larger house: 3.2 spaces). Visitor parking shall be provided at a ratio of 20% of the total number of residential units.

5.78 The Electric Vehicle Charging requirements set out within the SPD include for houses – one charging point per house with garage or driveway, for flats (<50 units) – one parking bay marked out for use by electric vehicles only, together with charging infrastructure and cabling, for flats (>50 units) - Further dedicated charging bays totalling 2% of the total provision.

5.79 The table below sets out the phased requirements as follows:

Table 2.2 – Electric Vehicle Charging Points Minimum Requirements

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

5.80 The table below sets out recommended levels of cycle provision within new residential developments:

Table 2.3: Recommended levels of cycle provision.

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

c) Archaeology Supplementary Planning Guidance

5.80 This SPG sets out the framework for considering archaeology within development proposals and the steps that should be taken to protect such archaeological remains. This SPG should be read in conjunction with more up to date policies within the Local Plan including policies HER SP1 (The historic environment) and policy HER DM6 (Sites of Archaeological Interest).

6.0 PLANNING ANALYSIS

- 6.1 This section of the statement sets out of an assessment of the proposed development against the relevant planning policy and guidance. A topic-based approach is taken in respect of the prevailing planning considerations, with due regards to the National and Local planning policies detailed in Section 5 of this Statement.

i) Principle of Development

- 6.2 The principle of development at the Site for residential-led development has been established through the approval of the Outline planning permission ref. P/134/16/OUT. Furthermore, the Site forms part of strategic allocation SD2: Pagham North which allows for the development of 800 dwellings within the Pagham North allocation area.
- 6.3 The Outline permission gained detailed approval for the Site access. The Outline permission had flexibility for 3no. development parameters to be delivered through the Reserved Matters application. The option that is being progressed as part of this Reserved Matters application includes the development of 280 dwellings, a scout hut and land for an Ambulance Community Response Post.
- 6.4 On this basis the principle of development falls within the first strand of the 'presumption in favour of sustainable development' (i.e. approving development proposals that accord within the Development Plan). The remainder of this section reviews the proposals in relation to National and Local policies and demonstrates the proposals are compliant with the Development Plan.
- 6.5 The NPPF and ADC's planning policy stress the importance of supporting growth and creating sustainable communities. The proposal will have long lasting economic benefits by providing housing and community space in a highly sustainable location.
- 6.6 The proposal would accord with the aims of the NPPF, (2019) Local Plan Policy H SP2 (Strategic Site Allocations) and Policy SD2 Pagham North in this regard.

ii) High Quality Design

- 6.7 As part of the Outline application, key indicative land use parameters were established, and the Reserved Matters development proposals have been designed to accord with the preferred development parameter.

- 6.8 The Outline planning permission included 3 no. Development Framework Plan options which included flexibility within the parameters for 'up to 280 dwellings' together with the provision of a scout hut and land for an Ambulance Community Response Post, or a reduced number of dwellings and land for either a 1FE primary school or care home. The site layout and design plans which have been submitted with this Reserved Matters application show 280 dwellings. The area of land that was shown on Development Framework Plan Option 2 and 3 which had been set aside for the school shall form a later phase of construction, once it is known whether West Sussex County Council decide to 'call' the land for such purposes as set out within the S.106 attached to the Outline planning permission. However, it is appreciated that the preferred option for the primary school site is at Summer Lane.
- 6.9 The Design Code Masterplan (February 2020) which accompanies the application, has been produced to inform the Reserved Matters application and pursuant to Condition 6 of the approved Outline planning permission. The document sets out the context for development as well as the proposals development character, landscaping access and movement. In addition, it also provides further details on matters such as character areas, street hierarchy, and key buildings. Furthermore, the design and layout has been developed in accordance with the land use development parameters established under the Outline planning permission ref: P/134/16/OUT.
- 6.10 The block structure layout is informed by the desire lines to proposed key features of the Site, giving a permeable, connected sequence of streets punctuated by focal spaces (Figure 4.3 Design Code Masterplan, February 2020).
- 6.11 The layout of the development is strongly influenced by the need to provide active street scenes with both individual plot design and orientation of dwellings to aid surveillance.
- 6.12 The layout includes a significant level of Public Open Space provision including a circular walking route (Suitable Alternative Natural Green Space – SANG) inside the perimeter of the Site providing 4.39ha of informal open space and 0.06ha of play areas. This level of Open Space and specifically the SANG has been provided to encourage the new and existing community to use this space for recreational purposes (including dog walking) thereby reducing visitor pressure on the Pagham Harbour SPA.
- 6.13 The Design Code Masterplan provides a character assessment in regard to the architectural and urban form and character of the locality. As a result of this character appraisal, the design of the dwellings has been influenced to reflect the local character and appearance. The scheme has been designed to create three separate character areas, these are:

Character 1 - Western Edge: This area comprises relatively informal building frontage which specifically respond to the edge of the settlement character. This area comprises mainly 2 storey detached and semi-detached dwellings. Proposed boundary treatment within this area includes soft landscaping with open grassed areas.

Character 2 - Green Edge: This area comprises predominantly semi-detached and some detached with the occasional terraced form along a green edge. Corner buildings are designed to address the street with fenestration to assist with natural surveillance. Proposed boundary treatment within this area includes soft landscaping with open grassed areas and occasional hedging.

Character 3 - Core Area: This area is more regularised, with a complete range of semi-detached, terraced and apartment buildings.

- 6.14 These three-character areas are brought together by three focal spaces, which will overlap and link the above character areas.
- 6.15 The buildings and streets vary in their form and design to respond to the need to create variation in character. Development fronting, the main street has a tighter grain and is denser, whereas the streets to the green edges and the west of the site are more irregular.
- 6.16 The development proposals are considered to deliver a high-quality development in design terms and as such accords with the NPPF and Local Plan Policies D SP1, D DM1, and D DM2.

iii) Scale

- 6.17 The proposed scheme has drawn upon the land use development parameters established within the Outline planning permission. The proposed buildings have been designed to complement and respect the scale of the surrounding housing.
- 6.18 The proposed development will be located on the edge of the existing settlement of Rose Green. The building heights of the adjacent residential development within the area include 2.5 to 3 storeys along Osbourne Way to the south and 1 to 1.5 storeys along Lincoln Avenue to the east.
- 6.19 The dwellings will generally be 2 to 2.5 storey in height to respect the adjacent existing properties, with the exception of the marker apartment buildings and town houses located on key corner/vistas, which will be 3 storey in height.

- 6.20 Building heights have therefore been carefully designed to take account of the character and visual aspects of the surrounding landscape. The proposed scale therefore accords with Local Plan Policy D SP1 and chapter 12 of the NPPF.

iv) Housing Mix & Affordable Housing

- 6.21 As required by Local Plan Policy H DM1, the proposed scheme includes a mix of dwelling types and sizes which have been informed by the current SHMAA and the applicant's knowledge of the local housing market. The proposed housing mix includes:

- 15 x 1 bedroom flats;
- 30 x 2 bedroom flats;
- 64 x 2 bedroom houses;
- 95 x 3 bedroom house;
- 76 x 4 bedroom houses.

- 6.22 The level of affordable housing proposed accords with requirements set out within the S.106 Agreement pursuant to the Outline planning permission which requires a provision of 30% affordable housing. This equates to 84 out of the 280 dwellings proposed being delivered as affordable housing. The affordable housing will be split 75% affordable rented: 25% shared ownership which accords with the aims of Local Plan Policy AH SP2 and the requirement of the Section 106. The units are fully integrated into the development to ensure good place making principles are firmly embedded throughout the development. The affordable housing has also been located to ensure that 30% provision of affordable housing across the Site will be delivered in the event that the primary school does come forward at this Site.

v) Access & Parking

- 6.23 The primary vehicular access to the Site is achieved from Sefter Road. Emergency, pedestrian and cycle access is gained from the south east of the Site via Rose Green Road.
- 6.24 The internal layout and secondary access roads within the Site have been carefully formulated in order that the roads will meet the standard for being adopted whilst ensuring that they contribute toward placemaking in general.

- 6.25 The main spine road serves the scout hut and ACRP facility located to the west of the site access and leads to a wider network of minor internal roads leading to the wider residential development. Consideration has been given to the movement around the Site for larger vehicles, such as refuge and fire vehicles as demonstrated by drawings number WSC/E4775/002 A & WSC/E4775/001 A, respectively. As such the proposal would be in accordance with Local Plan Policy T SP1 in this regard.
- 6.26 In terms of parking the Site is located within Parking Behaviour Zone 2 which provides an expected level of provision of 2no. parking spaces for 2 and 3 bed units and 3no. parking spaces for 4+ bed units. Visitor parking shall be provided at a ratio of 20% of the total number of residential units.
- 6.27 A total of 816 car parking spaces are proposed which includes 9 no. spaces associated with the scout hut and 807 spaces across the residential element of the development.
- 6.28 Where garages are provided these will be 6 x 3 m internally to ensure they can generally be used for parking. EVC points will also be incorporated within allocated parking spaces, garages, as well as 6 unallocated EVC points within the development.
- 6.29 Secure cycle storage will be provided for each dwelling, within garages, or sheds/stores as shown on drawing n. CB-84-139-007-Bin and cycle storage plan.
- 6.30 The access and parking arrangement for the Site is therefore considered to accord with Local Plan policy T SP1.

v) Drainage

- 6.31 The Drainage Strategy and SuDs Statement produced to support this Reserved Matters application demonstrates that a surface water drainage solution can be feasibly delivered to support the detailed layout.
- 6.32 The surface water drainage strategy design demonstrates that the scheme can be suitably implemented without increasing the level of flood risk, when the surface water drainage system experiences a 1:100 year rainfall event (including 40% climate change allowance) and 10% allowance for urban creep.
- 6.33 The key principles of the surface water drainage scheme include the following:

- A reduction in the pre-development site discharge for peak storm events;
- Sustainable Urban Drainage systems are wholly incorporated within the scheme;
- Consideration is given for the improvement of water quality within the design;
- The designed drainage scheme can satisfactorily retain a critical 1 in 100 Year storm event with climate change.

- 6.34 The surface water drainage for the development is split into three separate catchments which seek to follow the falls of the existing topography. Run-off from the access roads and plots will be conveyed to a new below ground surface water drainage network which will direct flows into the new onsite attenuation basins and swales per the respective catchments prior to discharging at the Annual Average Greenfield Run-off rate (Qbar) to existing anti-tank ditch culvert.
- 6.35 In accordance with the approved Outline planning permission, the foul water drainage will be conveyed via a new below ground foul sewer network through development and onto a new adoptable foul water pumping station to be located in the northern part of the site. A new rising main will convey the pumped discharge to the existing public foul water sewer located in Sefton Road.
- 6.36 The proposed drainage strategy for the Site is considered to accord with the NPPF and Local Plan policies W SP1, W DM1, W DM2 and W DM3.

vii) Ecology

- 6.37 Updated Ecological Survey Work has been produced to support the Reserved Matters application. This Work builds upon the ecological survey and appraisal work undertaken in support of the Outline planning application in 2016. Given the period of time which has now elapsed since that ecological survey work was undertaken and the progression with the detailed layout for the Site, it was considered prudent to ensure the available ecological information remains up to date.
- 6.38 An updated Phase 1 habitat survey has been undertaken and specific update survey work in respect of Badger, Water Vole and potential reptile habitats has been carried out.

Badger - No Badger setts or other evidence of Badger were identified within the Site during the previously reported survey work. No evidence of badger presence was found within the Site during the update survey work, such that the proposals appear to remain unconstrained by this species.

Water Vole - The previous survey work recorded no evidence for any use of the site by Water Vole, with the habitats present recorded to be largely unsuitable, albeit the Site does include a network of drainage channels and ditches. No evidence of presence of this species was recorded within the updated survey work.

Potential Reptile habitats - The previous survey work confirmed the presence of common reptile species (Common Lizard and Slow Worm) within suitable habitats, focussed on the west of the Site. During the current update survey work, the extent of existing habitats providing apparently suitable opportunities for reptiles remained largely consistent with that previously recorded.

- 6.39 To provide future initial receptor areas for reptiles, grassland margins to the arable field area are understood to have been sown with a native, tussocky wild flower seed mix, in order to allow the establishment of suitable habitats as part of the mitigation strategy. The update survey work, has indicated that the sowing and initial establishment of these areas as grassland appears to have been largely successful, with a grassy sward dominating the vegetation. It is understood that the strategy adopted was to maintain these areas with a short sward (unsuitable for reptiles) in order to prevent early colonisation, with later management to be directed to increase the sward height at the appropriate time to facilitate suitable relocation of reptiles.
- 6.40 No evidence for the presence of any other protected, rare or notable faunal species has been recorded within the Site during the update survey work undertaken, whilst no material changes in the potential of the Site to support such species were recorded from the previously reported position. Furthermore, the retention of the majority of the existing boundary vegetation and incorporation of additional native landscaping will provide benefits to other faunal species at the Site in line with the permitted outline position.
- 6.41 The development proposals therefore accord with the NPPF and Local Plan policies ENV SP1, ENV DM3 and ENV DM5.

viii) Landscaping

- 6.42 The Design Code Masterplan, (para 5.2) explains how the landscape proposals for the proposed development will respond to the character areas within the Site. A holistic approach to landscape design is adopted throughout the development, creating a strong sense of place and coherent landscape character.

- 6.43 Along the principal route from Sefter Road, larger native tree species such as Oak and Beech are proposed to be planted. This less formal development area provides space for larger trees to create an attractive first impression of the development. SuDS ponds located to the east of the main spine road and within the south eastern corner of the Site will provide opportunity for attractive and biologically diverse planting species.
- 6.44 Focal Spaces 1-3 and the Focal Green Edge Space incorporate areas of amenity open space, play areas and attractive landscaped areas. Feature trees will be planted at the termination of the vistas of some of the avenues. Hard and soft landscape materials and street furniture will be specifically designed so that each focal space has its own character and identity.
- 6.45 The proposals accord with the landscape principles established at the Outline stage and result in a development that will sensitively assimilate into its surroundings while enhancing the biodiversity opportunities of the Site.
- 6.46 The development proposals therefore accord with the NPPF and ADC Local Plan policies SD SP1, GI SP1, LAN DM1, ENV DM4 and QE SP1.

ix) Amenity

- 6.47 With regard to amenity, in accordance with each dwelling has been designed to meet Nationally Described Space Standards ensuring a good standard of living accommodation for the future residents in accordance with Local Plan policy D DM2.
- 6.48 Each new home will also benefit from private garden space, and flats will have access to the open space provision provided across the Site. Back to back distances between the properties are 21 metres or more throughout the development with additional 10 metre distance used where development is side on.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This Reserved Matters application seeks approval for a scheme delivering 280 residential dwellings, including 84 affordable homes, a replacement scout hut, land for an Ambulance Community Response Post associated landscaping, parking, open space and servicing. As required by condition 1 of the Outline planning permission P/134/16/OUT full details of appearance, landscaping, layout and scale are submitted. Details of access were approved by the Outline planning permission.
- 7.2 The principle of development has already been established by the abovementioned Outline planning permission, and the Reserved Matters that are submitted for approval comply with the development Parameter Plans approved under the Outline planning permission.
- 7.3 The Reserved Matters will deliver a high quality residential-led development, comprising an appropriate mix of dwellings including affordable housing. The scheme has been sensitively and carefully designed, taking into account the approved Parameter Plans and Design Code, and the applicant's objective to create a well-designed sustainable neighbourhood that relates to the wider masterplan and landscape setting.
- 7.4 It is concluded from the above assessment that the reserved matters applications should be approved in accordance with the outline planning permissions and relevant national and Development Plan policy provisions.

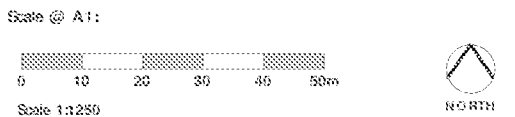
APPENDIX A

CB_84_139_000 Site Location Plan



Site Boundary
32.971ac / 13.343ha

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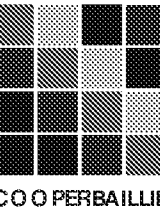
Rev	Date	Drawn	Checked

Project: LAND NORTH OF BETTER ROAD
PAGHAM

Title: SITE LOCATION
PLAN

Client: Taylor Wimpey

Date: NOVEMBER 2019
Drawn by: KD Checked by: BB
OrigNo: CB_84_199_000 Rev:



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APPENDIX B

CB_84_139_001 Planning Layout

Taylor Wimpey

REF PRIVATE	DESCRIPTION	HT	SQFT (NET)	SQFT (NET)	SQFM (GROSS)	SQFM (GROSS)	NO	SQFT. TOT. (GROSS)
N742	4 BEDROOM HOUSE	2	1355	1487	1540	144	4	6196
N414	4 BEDROOM HOUSE	2	1360	127	1385	129	14	1930
N415	4 BEDROOM HOUSE	2	1236	114	1343	115	23	26103
N740	4 BEDROOM HOUSE	2	1226	114	1343	115	4	4072
N412	4 BEDROOM HOUSE	2	1354	107	1375	109	31	34625
NB32	3 BEDROOM TOWNHOUSE	2.5	1134	105	1315	107	14	16142
N731	3 BEDROOM HOUSE	2	1034	95	1140	97	26	27040
N410	3 BEDROOM HOUSE	2	904	89	976	91	4	1764
NA30	3 BEDROOM HOUSE	2	904	84	922	86	6	5532
NA30	3 BEDROOM HOUSE	2	755	63	771	72	33	25443
SUB TOTAL							196	209211
AFFORDABLE 35%								
AA41	4 BEDROOM HOUSE	2	1083	101	1099	102	2	2190
NA32A	3 BEDROOM HOUSE	2	904	84	922	86	6	5532
NA32B	3 BEDROOM HOUSE	2	850	79	864	80	4	1764
2BC1C	2 BEDROOM COACH HOUSE	2	764	71	775	72	5	3075
2BF	2 BEDROOM FLAT	3	757	70	746	71	30	22890
1BF	1 BEDROOM FLAT	3	541	50	549	51	15	8235
SUB TOTAL							84	55781
TOTAL							280	274495





TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
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LANDSCAPE PLANNING & DESIGN
ENVIRONMENTAL PLANNING
HERITAGE
GRAPHIC COMMUNICATION
PUBLIC ENGAGEMENT
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