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Raymond Cole
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PLANNING PORTAL REF: PP-09430725

20928/A3/HH/lw

24 March 2021

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 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 250 dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility. Demolition of No. 80 Rose Green Road and 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 Documents and Drawings Schedule which accompanies the Reserved Matters application.

Background

This submission follows the refusal of Reserved Matters application ref. P/24/20/RES on 26th June 2020. The revised Reserved Matters application seeks to exclude the area shown on the Outline parameters plan as potential school site/care home/residential land from the development proposals (previously this land was subject to residential dwellings). This is to ensure that there remains flexibility for a 1FE primary school to be delivered at the Site should the preferred school site (at



Summer Lane – planning permission ref. P/140/16/OUT) not come forward. Accordingly, a further separate Reserved Matters application will be submitted when greater certainty regarding the location for delivery of the Primary School is evident.

Design Code Masterplan – Planning Condition 6

This Reserved Matters application is accompanied by the Design Code Masterplan submitted pursuant to condition 6 of Outline planning permission ref. P/134/16/OUT. The Design Code Masterplan provides a framework of design and layout principles which the Reserved Matters layout should follow. This includes character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm.

The revised Design Code Masterplan has been subject to review and comment by Arun District Council and key consultees and seeks to address the concerns raised with the previous iteration of the Design Code. 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. The CIL Form 1: Additional Information has been completed to this effect.

Planning Application Fee

As this Reserved Matters Application is a re-submission of a previously refused Reserved Matters Application, no planning application fee is applicable in accordance with the 'Exemptions' criteria identified within The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012. The application has been made within 12 months of the date of the refusal of RM application ref. P/24/20/RES and relates to part of the site that the previously refused RM application related to in accordance with Part 9 (2)(a)(iii) and (2)(b)(ii).

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