

DECISION NOTICE

Application Ref: P/49/21/RES

1 To Addressee

Barton Willmore
26 Kings Hill Avenue
Kings Hill
Ebbsfleet
West Malling
ME19 4AE

2 Site Address

Land North of Sefter Road &
80 Rose Green Road
Pagham

3 Description of Development

Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

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

Design and Access Statement
Design Code Masterplan
Planning Statement
Statement of Community Involvement
CB_84_139_000 Site Location Plan
CB_84_139_001 Rev J Planning Layout
CB_84_139_002 Rev C Land Use Plan
CB_84_139_003 Rev C Housing Mix Plan

CB_84_139_004 Rev D Affordable Housing Plan
CB_84_139_005 Rev C Building Heights Plan
CB_84_139_006 Rev C Parking Strategy Plan
CB_84_139_007 Rev C Bin & Cycle Storage Plan
CB_84_139_008 Rev C External Finishes Plan
CB_84_139_009 Rev C External Enclosures Plan
CB_84_139_011 Rev C Street Scene Location Plan
CB_84_139_012 Rev C House Type Plan
CB_84_139_013 Rev C Character Areas Plan
CB_84_139_015 Rev A Garden Compliance Plan
CB_84_139_016 M4 Location Plan

CB_84_139_NE_NA44_E01 Northern Edge NA44 Elevations
CB_84_139_NE_NA44_P01 Northern Edge NA44 Floor Plans
CB_84_139_NE_2BCH_E01 Northern Edge 2BCH Elevations
CB_84_139_NE_2BCH_E02 Northern Edge 2BCH Elevations
CB_84_139_NE_2BCH_P01 Northern Edge 2BCH Floor Plans
CB_84_139_NE_2BCH_P02 Northern Edge 2BCH Floor Plans
CB_84_139_NE_NA20_E01 Northern Edge NA20 Elevations
CB_84_139_NE_NA20_E02 Northern Edge NA20 Elevations
CB_84_139_NE_NA20_E03 Northern Edge NA20 Elevations
CB_84_139_NE_NA20_E04 Northern Edge NA20 Elevations
CB_84_139_NE_NA20_E05 Northern Edge NA20 Elevations
CB_84_139_NE_NA20_P01 Northern Edge NA20 Floor Plans
CB_84_139_NE_NA20_P02 Northern Edge NA20 Floor Plans
CB_84_139_NE_NA20_P03 Northern Edge NA20 Floor Plans
CB_84_139_NE_NA20_P04 Northern Edge NA20 Floor Plans
CB_84_139_NE_NA20_P05 Northern Edge NA20 Floor Plans
CB_84_139_NE_NA22_E01 Northern Edge NA22 Elevations
CB_84_139_NE_NA22_E02 Northern Edge NA22 Elevations
CB_84_139_NE_NA22_E03 Northern Edge NA22 Elevations
CB_84_139_NE_NA22_E04 Northern Edge NA22 Elevations
CB_84_139_NE_NA22_P01 Northern Edge NA22 Floor Plans
CB_84_139_NE_NA22_P02 Northern Edge NA22 Floor Plans
CB_84_139_NE_NA22_P03 Northern Edge NA22 Floor Plans
CB_84_139_NE_NA22A_E01 Northern Edge NA22A Elevations
CB_84_139_NE_NA22A_E02 Northern Edge NA22A Elevations
CB_84_139_NE_NA22A_E03 Northern Edge NA22A Elevations
CB_84_139_NE_NA22A_P01 Northern Edge NA22A Floor Plans
CB_84_139_NE_NA22A_P02 Northern Edge NA22A Floor Plans
CB_84_139_NE_NA22A_P03 Northern Edge NA22A Floor Plans
CB_84_139_NE_NA32_E01 Northern Edge NA32 Elevations
CB_84_139_NE_NA32_E02 Northern Edge NA32 Elevations
CB_84_139_NE_NA32_E03 Northern Edge NA32 Elevations
CB_84_139_NE_NA32_P01 Northern Edge NA32 Floor Plans
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CB_84_139_NE_NA42_E01 Northern Edge NA42 Elevations
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CB_84_139_NE_NA42_P01 Northern Edge NA42 Floor Plans
CB_84_139_NE_NT31_E01 Northern Edge NT31 Elevations
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CB_84_139_NE_NT31_P01 Northern Edge NT31 Floor Plans

CB_84_139_NE_NT31A_E01 Northern Edge NT31A Elevations
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CB_84_139_NE_NT41_E01 Northern Edge NT41 Elevations
CB_84_139_NE_NT41_E02 Northern Edge NT41 Elevations
CB_84_139_NE_NT41_P01 Northern Edge NT41 Floor Plans
CB_84_139_NE_NT42_E01 Northern Edge NT42 Elevations
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CB_84_139_PR_1BCH_E01 Rev A Principal Route 1BCH Elevations
CB_84_139_PR_1BCH_P01 Rev A Principal Route 1BCH Floor Plans
CB_84_139_PR_2BCH_E01 Rev A Principal Route 2BCH Elevations
CB_84_139_PR_2BCH_E02 Rev A Principal Route 2BCH Elevations
CB_84_139_PR_2BCH_E03 Rev A Principal Route 2BCH Elevations
CB_84_139_PR_2BCH_E04 Rev A Principal Route 2BCH Elevations
CB_84_139_PR_2BCH_P01 Rev A Principal Route 2BCH Floor Plans
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CB_84_139_PR_2BCH_P04 Rev A Principal Route 2BCH Floor Plans
CB_84_139_PR_A_E01 Principal Route Block A Elevations
CB_84_139_PR_A_E02 Principal Route Block A Elevations
CB_84_139_PR_A_E03 Principal Route Block A Elevations
CB_84_139_PR_A_E04 Principal Route Block A Elevations
CB_84_139_PR_A_E05 Principal Route Block A Elevations
CB_84_139_PR_A_E06 Principal Route Block A Elevations
CB_84_139_PR_A_P Principal Route Block A Floor Plans
CB_84_139_PR_A_P02 Principal Route Block A Floor Plans
CB_84_139_PR_A_P03 Principal Route Block A Floor Plans
CB_84_139_PR_B_E01 Principal Route Block B Elevations
CB_84_139_PR_B_E02 Principal Route Block B Elevations
CB_84_139_PR_B_E03 Principal Route Block B Elevations
CB_84_139_PR_B_E04 Principal Route Block B Elevations
CB_84_139_PR_B_E05 REV A Principal Route Block B Elevations
CB_84_139_PR_B_E06 REV A Principal Route Block B Elevations
CB_84_139_PR_B_E07 REV A Principal Route Block B Elevations
CB_84_139_PR_B_E08 REV A Principal Route Block B Elevations
CB_84_139_PR_B_P01 Principal Route Block B Floor Plans
CB_84_139_PR_B_P02 Principal Route Block B Floor Plans
CB_84_139_PR_B_P03 Principal Route Block B Floor Plans
CB_84_139_PR_B_P04 REV A Principal Route Block B Floor Plans
CB_84_139_PR_B_P05 REV A Principal Route Block B Floor Plans
CB_84_139_PR_B_P06 REV A Principal Route Block B Floor Plans
CB_84_139_PR_C_E01 Principal Route Block C Elevations
CB_84_139_PR_C_E02 Principal Route Block C Elevations
CB_84_139_PR_C_E03 Principal Route Block C Elevations
CB_84_139_PR_C_E04 Principal Route Block C Elevations
CB_84_139_PR_C_E05 Principal Route Block C Elevations
CB_84_139_PR_C_E06 Principal Route Block C Elevations
CB_84_139_PR_C_P01 Principal Route Block C Floor Plans
CB_84_139_PR_C_P02 Principal Route Block C Floor Plans
CB_84_139_PR_C_P03 Principal Route Block C Floor Plans
CB_84_139_PR_D_E01 Principal Route Block D Elevations
CB_84_139_PR_D_E02 Principal Route Block D Elevations

CB_84_139_PR_D_E03 Principal Route Block D Elevations
 CB_84_139_PR_D_E04 Principal Route Block D Elevations
 CB_84_139_PR_D_P01 Rev A Principal Route Block D Floor Plans
 CB_84_139_PR_D_P02 Rev A Principal Route Block D Floor Plans
 CB_84_139_PR_D_P03 Rev A Principal Route Block D Floor Plans
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 CB_84_139_PR_NA20_E02 Principal Route NA20 Elevations
 CB_84_139_PR_NA20_P01 Principal Route NA20 Floor Plans
 CB_84_139_PR_NA20_P02 Principal Route NA20 Floor Plans
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 CB_84_139_PR_NA22_P01 Principal Route NA22 Floor Plans
 CB_84_139_PR_NA30A_E01 Principal Route NA30a Elevations
 CB_84_139_PR_NA30A_E02 Principal Route NA30a Elevations
 CB_84_139_PR_NA30A_E03 Principal Route NA30a Elevations
 CB_84_139_PR_NA30A_P01 Principal Route NA30a Floor Plans
 CB_84_139_PR_NA30A_P02 Principal Route NA30a Floor Plans
 CB_84_139_PR_NA30A_P03 Principal Route NA30a Floor Plans
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 CB_84_139_PR_NB32_E03 Principal Route NB32 Elevations
 CB_84_139_PR_NB32_E04 Principal Route NB32 Elevations
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 CB_84_139_PR_NT41_E01 Rev B Principal Route NT41 Elevations
 CB_84_139_PR_NT41_P01 Principal Route NT41 Floor Plans
 CB_84_139_PR_NT41A_E01 Principal Route NT41a Elevations
 CB_84_139_PR_NT41A_P01 Principal Route NT41a Floor Plans

CB_84_139_SQ_1BM_E01 Southern Quarter 1BM Elevations
 CB_84_139_SQ_1BM_P01 Southern Quarter 1BM Floor Plans
 CB_84_139_SQ_2BCH_E01 Rev A Southern Quarter 2BCH Elevations
 CB_84_139_SQ_2BCH_P01 Rev A Southern Quarter 2BCH Floor Plans
 CB_84_139_SQ_NA20_E01 Southern Quarter NA20 Elevations
 CB_84_139_SQ_NA20_E02 Southern Quarter NA20 Elevations
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 CB_84_139_SQ_NA32_E03 Southern Quarter NA32 Elevations
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 CB_84_139_SQ_NA42_E01 Southern Quarter NA42 Elevations
 CB_84_139_SQ_NA42_P01 Southern Quarter NA42 Floor Plans
 CB_84_139_SQ_NA44_E01 Southern Quarter NA44 Elevations
 CB_84_139_SQ_NA44_E02 A Southern Quarter NA44 Elevations
 CB_84_139_SQ_NA44_P01 Southern Quarter NA44 Floor Plans
 CB_84_139_SQ_NB32_E01 Southern Quarter NB32 Elevations
 CB_84_139_SQ_NB32_E02 Southern Quarter NB32 Elevations
 CB_84_139_SQ_NB32_P01 Southern Quarter NB32 Floor Plans
 CB_84_139_SQ_NT30_E01 A Southern Quarter NT30 Elevations
 CB_84_139_SQ_NT30_E02 Southern Quarter NT30 Elevations
 CB_84_139_SQ_NT30_E03 A Southern Quarter NT30 Elevations
 CB_84_139_SQ_NT30_P01 Southern Quarter NT30 Floor Plans
 CB_84_139_SQ_NT31_E01 A Southern Quarter NT31 Elevations
 CB_84_139_SQ_NT31_E02 Southern Quarter NT31 Elevations
 CB_84_139_SQ_NT31_E03 Southern Quarter NT31 Elevations
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 CB_84_139_SQ_NT31A_E01 Southern Quarter Nt31a Elevations
 CB_84_139_SQ_NT31A_P01 Southern Quarter Nt31a Floor Plans
 CB_84_139_SQ_NT41_E01 Southern Quarter NT41 Elevations
 CB_84_139_SQ_NT41_E02 A Southern Quarter NT41 Elevations
 CB_84_139_SQ_NT41_E03 Southern Quarter NT41 Elevations
 CB_84_139_SQ_NT41_P01 Southern Quarter NT41 Floor Plans
 CB_84_139_SQ_NT41A_E01 Southern Quarter NT41a Elevations
 CB_84_139_SQ_NT41A_P01 Southern Quarter NT41a Floor Plans
 CB_84_139_SQ_NT42_E01 A Southern Quarter NT42 Elevations
 CB_84_139_SQ_NT42_P01 Southern Quarter NT42 Floor Plans

CB_84_134_SQ_2BW_E01 Southern Quarter 2BW Elevations
CB_84_134_SQ_2BW_E01 Southern Quarter 2BW Floor Plans

CB_84_139_BINCYCLE_01 Bin & Cycle Store Elevations & Floor Plans
CB_84_139_GAR_01 Single Garage Elevations & Floor Plans
CB_84_139_GAR_02 Double Garage Elevations & Floor Plans
CB_84_139_GAR_03 Double Garage Elevations & Floor Plans
CB_84_139_GAR_04 Double Garage Elevations & Floor Plans
CB_84_139_SUB_01 Sub-Station Elevations & Floor Plans

CB_84_139_STH_E01 Rev C Scout Hut Elevations
CB_84_139_STH_P01 Rev C Scout Hut Floor Plan

CB_84_139_NE_SS01 Northern Edge Street Scenes
CB_84_139_NE_SS02 Rev A Northern Edge Street Scenes
CB_84_139_NE_SS03 Northern Edge Street Scenes
CB_84_139_NE_SS04 Northern Edge Street Scenes
CB_84_139_NE_SS05 Northern Edge Street Scenes
CB_84_139_NE_SS06 Northern Edge Street Scenes
CB_84_139_PR_SS01 Rev B Principal Route Street Scenes
CB_84_139_PR_SS02 Rev A Principal Route Street Scenes
CB_84_139_PR_SS03 Rev B Principal Route Street Scenes
CB_84_139_SQ_SS01 Rev A Southern Quarter Street Scenes
CB_84_139_SQ_SS02 Rev B Southern Quarter Street Scenes
CB_84_139_SQ_SS03 Rev A Southern Quarter Street Scenes
CB_84_139_SQ_SS04 Rev A Southern Quarter Street Scenes
CB_84_139_SQ_SS05 Rev A Southern Quarter Street Scenes
CB_84_139_SQ_SS06 Rev A Southern Quarter Street Scenes

WSC-E4775-001 Rev H Fire Tender Swept Path Analysis
WSC-E4775-002 Rev H Refuse Tender Swept Path Analysis
WSC-E4775-024 A Mini Bus Swept Path Analysis
WSC-E4775-004 Rev J Visibility Splay Analysis
WSC-E4775-027 B Visibility Splay Analysis and Cycle Crossings
WSC-E4775-028 Visibility Splay Analysis and Cycle Crossings
WSC-E4775-029 Visibility Splay Analysis and Cycle Crossings

2038_124_E Open Space Landscape Proposals Sheet 1 of 5
2038_125_E Open Space Landscape Proposals Sheet 2 of 5
2038_126_E Open Space Landscape Proposals Sheet 3 of 5
2038_127_E Open Space Landscape Proposals Sheet 4 of 5
2038_128_E Open Space Landscape Proposals Sheet 5 of 5
2038_129_D Soft Landscape Proposals Sheet 1 of 5
2038_130_D Soft Landscape Proposals Sheet 2 of 5
2038_131_D Soft Landscape Proposals Sheet 3 of 5
2038_132_D Soft Landscape Proposals Sheet 4 of 5
2038_133_D Soft Landscape Proposals Sheets 5 of 5
2038_134_D Hard Landscape Proposals Sheet 1 of 5
2038_135_D Hard Landscape Proposals Sheet 2 of 5
2038_136_D Hard Landscape Proposals Sheet 3 of 5
2038_137_D Hard Landscape Proposals Sheet 4 of 5
2038_138_D Hard Landscape Proposals Sheet 5 of 5

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan 2011-2031.

- 2 No development above damp-proof course level shall take place unless and until detail of the proposed location of the required fire hydrants have been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council Fire and Rescue Service. The approved fire hydrants shall be installed and operational prior to the first occupation of any dwellings and maintained thereafter.

Reason: In the interests of amenity and in accordance with Policy INF SP1 and T SP1 of the Arun Local Plan and in accordance with the Fire and Rescue Services Act 2004.

- 3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions shall be constructed or buildings shall be erected within the curtilage of the same plots unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To maintain adequate private amenity space and in the interests of visual amenity and the particular characteristics of this development which has been subject to a Design Code in accordance with policies D DM1, D SP1 of the Arun Local Plan.

- 4 Notwithstanding the provisions of Parts 1 & 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (as amended) (or any Order revoking or re-enacting this Order) no dormer/roof extensions/alterations to the houses approved shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of visual amenity, heritage and the particular characteristics of this development which has been subject to a Design Code in accordance with policies D DM1, D SP1 of the Arun Local Plan.

- 5 Notwithstanding the provisions of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no hardstanding (other than that specified on the approved plans) shall be created on land forward of the principal or side elevations of the dwellings, unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of visual amenity and the particular characteristics of this development which has been subject to a Design Code in accordance with policies D DM1, D SP1 of the Arun Local Plan.

- 6 Notwithstanding the provisions of Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no fences, walls, gates or other means of enclosure (other than those specified on the approved plans) shall be erected on land forward of the primary or side elevations of the dwellings, unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of visual amenity and the particular characteristics of this development which has been subject to a Design Code in accordance with policies D DM1, D SP1 of the Arun Local Plan.

- 7 No windows (other than those shown on the plans hereby approved) shall be constructed in the flank elevations of any of the dwellings hereby approved without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of existing and future occupiers in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 8 None of the dwellings in any Phase (as shown on the 2038_141 Open Space Phasing Plan) shall be occupied unless and until the applicant/developer supplies a certificate confirming the agreement of the Royal Society for the Prevention of Accidents (RoSPA) to the design of the SuDS features within areas of Public Open Space. The submission shall include details of any physical changes if necessary, such as boundary treatments, for approval in writing by the Local Planning Authority prior to occupation.

Reason: In the interests of amenity and safety in accordance with policies D DM1 and OSR DM1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Department on 01903 737555.



Neil Crowther
Group Head of Planning

Case Officer:

Claire Potts

Arun District Council

Decision Issued: **28th October 2021**

The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).