

Supporting Statement

Author: Paul Collins BA (Hons) Dip TP

Procedural matters

The application is made by the author.

The application comprises the completed application forms the submitted Location Plan and this supporting statement and notice has been served on the owners of the land.

The development proposed is a material change of use of land from agricultural use to use for open space.

The land subject to the application is edged red on the submitted location plan and has a site area of approximately 9.47 hectares

No operational development, engineering operations or landscaping are proposed as none are necessary in order to effect the change of use of the land proposed and public access to same would be via existing accesses on Sefter Road, Pagham Road and Hook Lane which are adopted Highway and no changes to these would be needed to serve the recreational land use proposed.

CIL FORM 1 has been completed and submitted. The development proposed generates no requirement for a CIL Payment.

The above demonstrates that the submitted application meets all national and local validation information requirements.

The intent of the application

Section 336 of the Town and Country Planning Act 1990 defines agriculture as being:

horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly

and it would appear that the subject land is currently being or was last used for such purposes

Section 336 of the Town and Country Planning Act 1990 also defines open space as being:

Land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground.

Planning permission is sought for the use of the land for the purposes of public recreation. Such recreational land use could (if granted and implemented) incorporate new swales and ditches (including improvements to the existing) associated with a comprehensive Sustainable Urban Drainage system for this part of Pagham as well as alternative natural open green space required to off set the water quality and recreational disturbance impacts on Pagham Harbour likely to be caused by the housing development currently planned for Pagham, Aldwick and West Bersted as required under ALP Policy ENV DM2 Pagham Harbour.

Planning History

The site forms part of a site which benefits from outline planning permission for the *construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure.*

It is considered important to note that the permission allows for up to 300 dwellings¹ and that it was granted in outline with all matters except for access reserved for later approval and was also subject to 14 pre commencement conditions and compliance with the terms of a S106 Agreement.

An application for the approval of all the reserved matters of Layout; Scale; Appearance; and Landscaping in respect of the laying out of the site for 300 dwellings was submitted to the council under reference P/132/20/RES on 21/12/20 and currently remains undetermined.

Consultee replies in respect of that application raise more questions than answers with regard to those important matters subject to pre commencement conditions and/or the terms of the S106 Agreement (Copies attached at Appendix 1) and the efficacy of laying out the site with 300 dwellings rather than a fewer number as anticipated by the OPP granted.

Therefore for the reasons set out in the e mail attached at Appendix 2 I have raised an objection to that application and recommended that it be refused for the reasons stated.

The merits of this application

The proposed change of use if granted would serve to demonstrate how the site can and should be developed satisfactorily with housing alongside the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works in accordance with the development plan and why the current application for reserved matters approval does not do so.

If the proposed change of use was granted the applicant would have a choice of either embracing that change of use in future detailed designs for their development scheme in accordance with the relevant development plan policies or continuing down the long, rocky and uncertain path of trying to pursue their current proposals for the development of the site in conflict with those policies.

Notwithstanding any affects that the grant of a planning permission may or may not have, since the submitted proposals for the change of use proposed are supported by all available evidence and fully accord with all relevant development plan policies and there are no material considerations that indicate a decision otherwise than in accordance with those development plan policies the permission sought should be granted by the Council.

Paul Collins – 27 March 2021

¹ And not 300 dwellings per se

APPENDIX 1 CONSULTATION REPLIES

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **[here](#)**



From: Laura Gibbons [REDACTED]
Sent: 02 March 2021 09:53
To: Planning.Responses [REDACTED]
Cc: Raymond Cole [REDACTED]
Subject: RE: Planning Consultation on: P/132/20/RES

Dear Raymond,

Thank you for consulting us on this reserved matters application. We wish to raise a holding objection at this time. Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. Leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed. Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

We have the following comments which we would like to see addressed prior to determination:

1. The proposed site layout includes the infilling of a watercourse which runs through the site. We do not support infilling or culverting of watercourses. Unless it is demonstrated that this watercourse is currently redundant we will not support proposals to infill it.
2. It is noted that a series of swales are proposed in close proximity to the existing watercourse mentioned in point 1 above. If it is proposed to bring the existing watercourse through the proposed drainage for the site it will be very difficult to evidence that the development is not increasing downstream flood risk unless controls are provided upstream of all connections into this swale. It is not clear from the drainage strategy

plan provided if this is the current proposal. Please can the applicant confirm if the proposed swales are for storage or are proposed to replace the existing watercourse and if flow controls will be in place upstream of all connections into this swale from the development.

3. We note that there are a lack of levels provided for many of the existing watercourses. These levels must be provided to evidence if the proposed invert levels of structures and connections are achievable.
4. A buffer plan should be provided evidencing that all proposed buildings/ features which will restrict access are at least 3m away from the top of bank of ordinary watercourse.
5. If the proposed swale referenced in point 2 above is proposed to replace the watercourse we will require a long section of the proposed swale to be provided to evidence if the proposals to divert the watercourse are acceptable, and therefore if the proposed site layout is acceptable. Levels of upstream and downstream watercourses and culverts must be provided.
6. We note that the conveyance swale closest to Pagham Road is proposed to have one side formed of a bagwork retaining wall. The proposed site layout should be sufficient to facilitate natural slopes at 1 in 4 for all basins and swales. The layout should be adjusted to achieve this and remove the requirement for a retaining structure.
7. The proposed drainage strategy shows all water discharging to one location. The surface water drainage strategy must follow existing natural catchments.
8. No calculations supporting the proposed discharge rates have been submitted to support the storage areas and high level strategy. Please can the applicant submit their greenfield runoff rate calculations. It should be noted that discharge should be restricted to greenfield QBar, with the contributing area reflecting the area which will be positively drained, not the entire site area.

The applicant should note the following points which will be required at detailed design stage.

- Results of winter groundwater monitoring must be submitted.
- Results of winter infiltration testing must be submitted.
- If it is proposed to line structures flotation calculations will be required to evidence that design has adequate resisting forces.
- If it is proposed to line structures it must be demonstrated that existing and proposed root areas are clear of all attenuation features.
- Detailed calculations, layouts and construction details must be supplied.
- Evidence of how adequate treatment of surface water prior to discharge must be provided. We would recommend the use of source treatment measures along with a further treatment train. I.e. permeable paving should be included.
- Land drainage consent must be obtained for proposals to alter, infill, divert, or discharge to ordinary watercourse.

Full details on our requirements for discharge of conditions can be found in our surface water drainage checklist which should be submitted with a discharge of conditions application.

Please re-consult us once further information has been provided to address points 1-8 above.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



[REDACTED] e, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Planning.Responses [REDACTED]
Sent: 08 January 2021 10:19
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: P/132/20/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: P/132/20/RES
Registered: 8th January 2021
Site Address: Land north of Hook Lane Pagham
Grid Reference: 489562 99199
Description of Works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 11th February 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

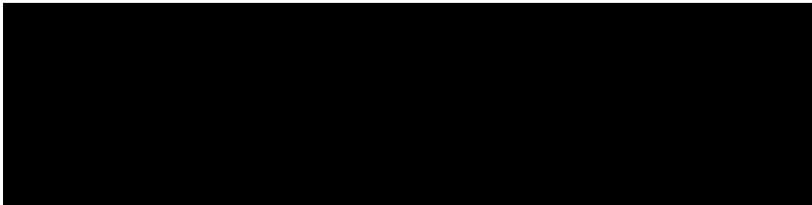
Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

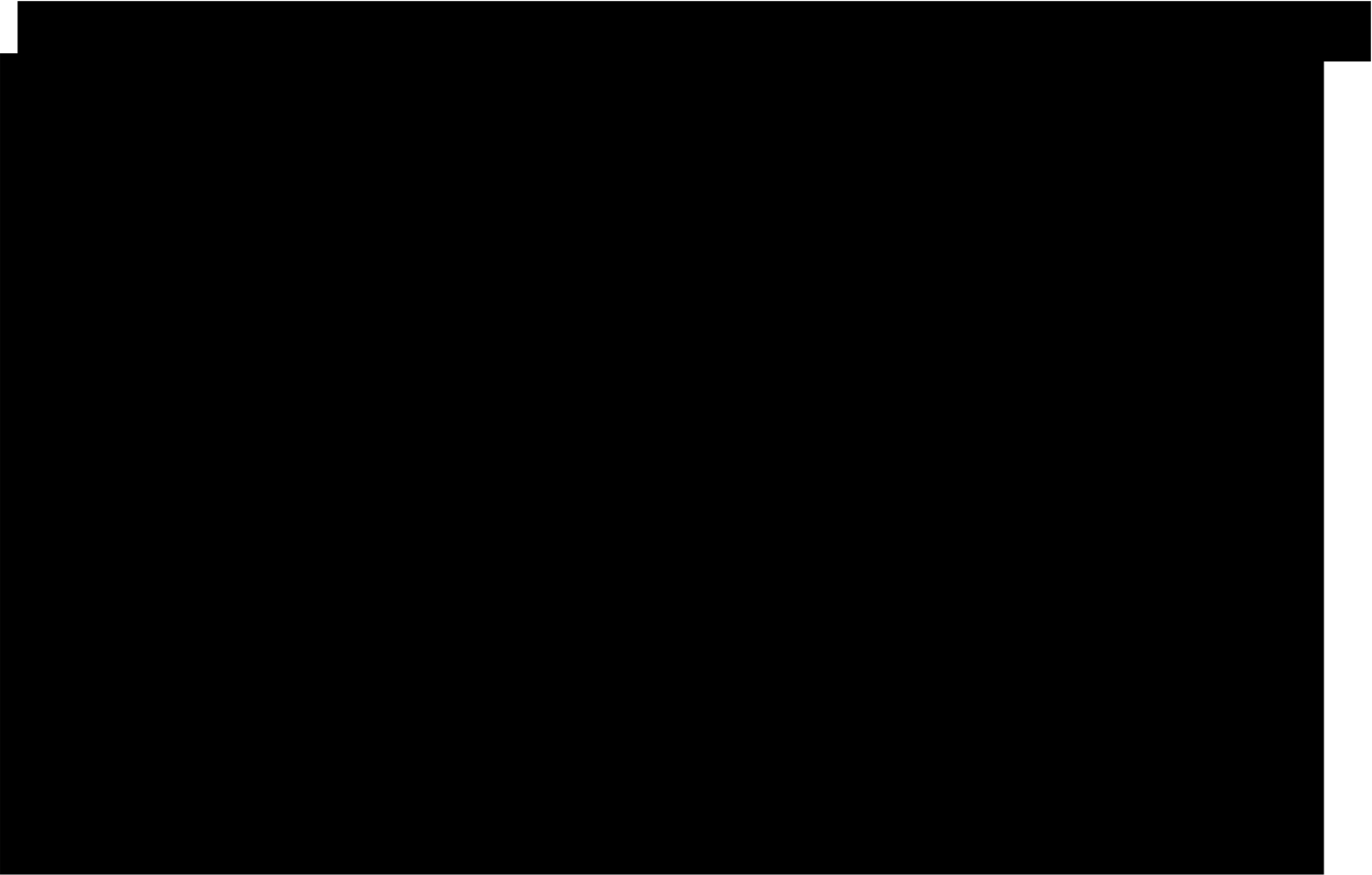
Yours sincerely

Raymond Cole

Planning Officer- Arun District Council



PLCONSULT (ODS) 2020



From: Liz Annalls [REDACTED]
Sent: 11 January 2021 07:01
To: Planning.Responses <[REDACTED]>
Subject: RE: Planning Consultation on: P/132/20/RES

Application No: P/132/20/RES
Site Address: Land north of Hook Lane Pagham
Description of Works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Landscaping

We are satisfied that the information submitted in relation to landscaping included are suitable and sufficient for this site.

Protected Species and Biodiversity

The applicant should be aware that there are a number of conditions (29, 30, 31 and 32) within the outline application relating to protected species and habitats which need to be addressed and discharged before any works can commence onsite including further survey and mitigation work for reptiles and water voles.

Kind regards

Liz



Liz Annalls

Environment Officer
Environmental Protection
Chichester District Council

<http://www.chichester.gov.uk>



Sent: 08 January 2021 10:19
To: Environmental Strategy
Subject: Planning Consultation on: P/132/20/RES

To: **Ecology Advisor**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6 -
Articles 16 & 18 Consultation before the grant of permission

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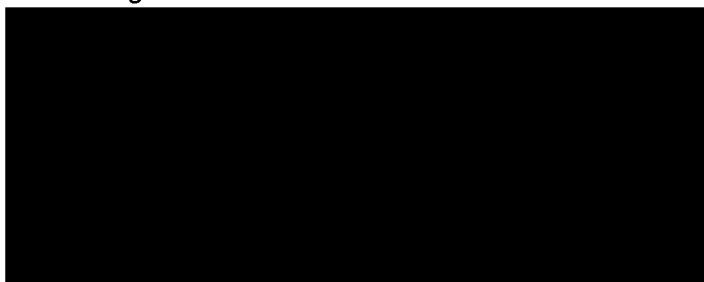
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In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Raymond Cole

Planning Officer- Arun District Council



PLCONSULT (008) 2020

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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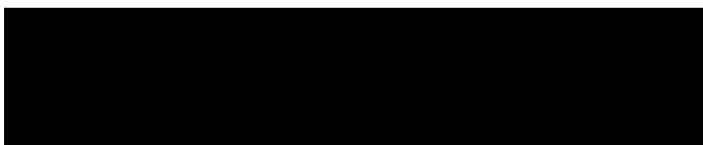
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From: Sue Howell
Sent: 16 July 2019 17:08
To: Planning.Responses [REDACTED]
Cc: David Easton [REDACTED]
Subject: RE: Planning Consultation on: P/30/19/OUT

Comments from Greenspace

Public Open Space

The Council's SPG guidelines apply to developments of houses and are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". Under Fields in Trust guidelines (FIT) and in line with ADC's emerging Open Spaces SPD, this requires that 3.2 hectares of open space are provided for every 1,000 people ie 32 square metres of open space per person. We would require confirmation of the areas of public open space being proposed with this development. The minimum open space area requirement for a site of this size would be 2.3 Ha. The open space indicated would appear to be largely in periphery locations which would allow for the protection of existing significant trees, particularly those situated to the east of the development, however areas of centrally situated open space would be a welcome additions to the scheme. With the number of dwellings on this proposal being up to 300no this would trigger the need for onsite LEAP and LAP along with Multi Use Games area (MUGA) and NEAP contributions in addition to landscaped open space areas. Confirmation of what is to be proposed for play provision to be provided which we would request confirmation of S106 monies would be sought if provision for play if not met sufficiently on site.

The detailing of this to be approved by the LPA. Detail of maintenance provision to be provided and commuted sum payments required towards the maintenance of open spaces where these are provided on site and if taken on by the LA. Section 106 monies in addition for infrastructure including playing pitches contributions to be concluded. A management plan would be sought for the forward maintenance of the public open space, detailing regime and responsibility.

Landscape/Tree protection

Forming part of the application and not less than a reserved matter would be the requirement of the submission of a full landscape scheme which should be submitted for approval, detailing species choice, position, densities and size at time of planting. This should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, and to the proximity to Pagham Harbour SSSI so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposals are appropriate to setting. Indicative buffer zone and hedge enhancements are shown however these also need to be included in plan form detailing the extent of what the enhancements are. Any SUDs areas, would need to be considered in the landscape context if they are included within POS areas as these have the potential to be unusable areas if in time drainage requirements increase, which would limit the available POS space. SuDS features should not be included within the POS calculations. The landscape proposals will need to make

provision for new planting that will subsequently reinforce screening of the site, improve biodiversity and enhance the landscape character of the site and its surroundings and that are subsequently considered to fully comply with Saved Policies GEN27 and GEN 28 and emerging Arun Local Plan Policies.

We note there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. The emerging landscape design aims should be

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.
- To enhance the landscape quality of the site when viewed from the surrounding area.
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment

The care home element of this application will pose a separate set of demands and requirements regarding suitable outdoor space provision to meet the needs of the residents, carers and visitors. Well-designed landscaping which also integrates these features within the development as a whole providing definition but also cohesion will be sought.

Arboriculture

A tree survey relating to existing trees would need to be undertaken. Tree protection fencing requirements to be identified and the tree protection plan to be conditioned with any permission. Any significant existing trees and those along the western boundary edge must be protected during the works if identified to provide good visual amenity in addition to their biodiversity importance. Any trees that have the potential for a long life expectancy, with potential to become a prominent feature within the landscape and are worthy of protection, must be provided with adequate fencing according to the BS5837 (2012) Provision for fencing according to each of the trees' correct and calculated root protection area must be erected prior to the commencement of any development activities.

I would recommend no landscape objection subject to the above points being addressed and the detail requested submitted for approval.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

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Save the environment - think before you print.

From: [planning.responses](#)

Sent: 02 April 2019 09:49

To: parks

Subject: Planning Consultation on: P/30/19/OUT

To: **Parks and Landscapes**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure)
(England) Order 2015 - Article 5**

Outline Consent

APPLICATION **P/30/19/OUT**

NO:

Registered: 2nd April
2019

Site Address: Land north of Hook Lane Pagham

Grid Reference: 489562 99199

Description of Works: Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building & is a Departure from the Development Plan (resubmission following P/6/17/OUT).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 04-MAY-19.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations. Should the application go to appeal the Planning Inspectorate will

publish any comments made to the Council on their website:
www.planningportal.gov.uk/planning/appeals/ but they will protect
personal details.

The officer dealing with this application is Mr D Easton who can be
contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

From: Sue Howell
Sent: 17 July 2019 14:11
To: Planning.Responses [REDACTED]
Cc: David Easton [REDACTED] >
Subject: Amended Planning Consultation on: P/30/19/OUT

Further to Greenspace consultation of 16/07/17 Please find below superseded and amended comment from Greenspace 17/07/19.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Comments from Greenspace (amended 17/07/19)

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Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD



Sent: 02 April 2019 09:49

To: parks

Subject: Planning Consultation on: P/30/19/OUT

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure)

(England) Order 2015 - Article 5

Outline Consent

APPLICATION P/30/19/OUT

NO:

Registered: 2nd April
2019

Site Address: Land north of Hook Lane Pagham

Grid Reference: 489562 99199

Description of Works: Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building & is a Departure from the Development Plan (resubmission following P/6/17/OUT).

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The officer dealing with this application is Mr D Easton who can be contacted on telephone number [REDACTED]

Regards

Planning Officer

consultee_email

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From: Sue Howell [REDACTED]
Sent: 23 February 2021 18:30
To: Planning.Responses [REDACTED]
Cc: Raymond Cole [REDACTED]
Subject: RE: Planning Consultation on: P/132/20/RES

Response to Planning Application

From: Arun District Council Greenspace

Date: 23/02/2021

Application ref: P/132/20/RES

Description: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Location: Land north of Hook Lane Pagham

Determining Authority: Arun DC

Summary recommendation: Recommend **further detail to be provided** confirming quantum of POS areas cons excluding SuDs areas, Play area ELEAP and LAP provision to be detailed and submitted for approval, m specification and liability to be detailed detail following outline approval P/134/16/OUT.

Comments

Response

Comments raised in Greenspace consultations at outline stage P/30/19/OUT and further re Design Code Masterplan P/57/20/DOC application remain relevant and valid. In addition to these and re this specific application recommendation as follows:

The submission of detailed information contained in the Softworks Schedule 167-RM-16-Rev A, Softworks Structure 1-7 167-RM-09-15 Rev A dwgs contain details re boundary and on plot dwelling and POS landscape provision. The detail contains information re boundary and periphery buffer planting, marginal and pond treatments with trees and shrubs, plot and dwelling space landscaping. These details would appear to be adequate for these areas, providing a varied landscape scheme with evergreen and deciduous planting, specified at planting sizes which will provide instant Impact and that will mature as the scheme establishes.

The green east west continual corridor between Sefton Meadow, Downs View and Rife Green, has due to layout been bisected by the road. It will be important therefore for establishment of trees to allow 'hop overs' to ensure continued habitat connectivity albeit at a canopy level.

Areas of the POS area appear to the periphery of the site where buffer zones incorporate the existing tree presence and the SuDS features have been located. The layout would appear to differ slightly from that set out in Original Design Concept Landscape Masterplan Option B dwg 167/P/003/Rev D where the play area was shown in a different location and not with the central Downs View Area.

Confirmation needs to be provided that the quantum of POS excluding SuDS areas still meets the minimum requirements set out in our Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD Jan 2020

The dwg sheet Softworks Structure dwg (5of7) 167-RM-13-Rev A details briefly an ELEAP. There needs to be further detail of the ELEAP provided in plan form as a stand-alone dwg to show the arrangement, equipment, surfacing, fencing, access and connectivity to the pathway network and play experience being offered in this location. Previous consultation and 106 agreement had concluded in a requirement for an enhanced ELEAP catering for a minimum 8 play experiences. The ELEAP is expected to provide a quality and challenging play experience in line with a site of this many dwellings, the detail provided at present is lacking in detail and would appear inadequate to meet this brief. Further LAPs will be required throughout this development to be unequipped open space areas catering for the very young with a combination of natural play features in landform, logs, boulders, seats and bins. These LAP areas are important within the landscape setting and are aimed at providing for children of a young age under supervision.

The original Design Concept at outline stage showed a cycle route running across the middle of the site and through the central green area. This appears to have now been omitted from the scheme. It needs to be demonstrated how the cycle connectivity is being catered for providing links to the wider site and beyond. The use of Hoggin for pathways and also for main routes through POS areas need to consider all year round pedestrian and wheeled user access. The use of tarmac in the more highly trafficked areas would be seen as more appropriate in these locations.

Maintenance and responsibility should be confirmed in conjunction with the maintenance specification detail.

Recommendation/Conclusion

Recommend further detail to be provided confirming quantum of POS areas considering and excluding SuDs areas, Play area ELEAP and LAP provision to be detailed and submitted for approval, maintenance specification and liability to be detailed detail following outline approval P/134/16/OUT.

Sue Howell
Leisure and Landscape Officer,
Greenspace + Emergency Planning



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Planning.Responses [REDACTED]
Sent: 25 January 2021 14:42
To: Tree Landscape [REDACTED]
Subject: Planning Consultation on: P/132/20/RES

To: Parks and Landscapes

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: P/132/20/RES
Registered: 8th January 2021
Site Address: Land north of Hook Lane Pagham
Grid Reference: 489562 99199
Category: Plan Applicat'n
Description of Works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

I am able to inform you that I have received an amendment to the above application dated 25th January 2021 relating to:- amended plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **25th February 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

Date: 22 July 2019
Our ref: 288213
Your ref: P/30/19/OUT



David Easton
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
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T 0300 060 3900

BY EMAIL ONLY

Dear David

Planning consultation: Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping etc (resubmission following P/6/17/OUT)

Location: Land north of Hook Lane Pagham

Thank you for your consultation on the Habitats Regulations Assessment (HRA) for the above proposal, which was dated 09 July 2019 and was received by Natural England on the same date. Thank you also for the telephone conversation today, particularly regarding the potential water quality impacts, which has informed this response.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE – NO OBJECTION SUBJECT TO MITIGATION

Natural England concurs with the HRA Report (EPR, September 2018) that the proposal is likely to have a significant effect on Pagham Harbour SPA/Ramsar through increased recreational disturbance and water quality impacts, in combination with other plans or projects.

We agree with the conclusions of the Appropriate Assessment, that mitigation measures are available to avoid an adverse effect on the integrity of the SPA/Ramsar. Therefore, in line with these conclusions, the following mitigation measures should be secured:

- Financial contribution to the Pagham Harbour SAMM Strategy;
- Greenspace totalling 6.65ha within the development site, managed to provide recreational space for people and their dogs. A costed 25 year management plan should be produced, with a suitable management company identified.
- Development should be phased to align with Southern Water's delivery of sewerage network reinforcement, in accordance with the Memorandum of Understanding between Arun DC and Southern Water developed during the Arun Local Plan examination.
- A detailed surface water drainage strategy addressing both flood risk and water quality should be produced. A management and maintenance plan should be produced with a suitable management company identified.

- A Construction Environment Management Plan should set out the best practice measures to avoid pollution during construction.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Screening of likely significant effects

Potential pathways for impacting Pagham Harbour SPA/Ramsar comprise disturbance to birds, loss of supporting habitat for foraging dark-bellied brent geese, and deterioration in water quality.

Disturbance

Natural England agrees with the conclusion, in paragraph 4.22 of the HRA Report, that disturbance impacts from the proposal, in combination with other plans or projects, are likely to have a significant effect on Pagham Harbour SPA/Ramsar. The suitability of the proposed mitigation measures should be tested at the appropriate assessment stage.

Loss of supporting habitat

The applicant submitted a Brent Goose Assessment Report (FPCR, 2018) in support of P/6/17/OUT, which provides information on cropping regimes and survey work in response to the requirements of Policy ENV DM2 of the Arun Local Plan. Natural England has advised the applicant's consultants to update this report with last winter's cropping regime, and any additional reports of brent goose usage submitted to the Sussex Ornithological Society. This would be helpful for completeness. However, Natural England's view is that it would not change the conclusions of the HRA Report as this was undertaken during last winter, so considered the suitability of the application site for brent geese at this time. Therefore, Natural England agrees with the conclusion of the HRA Report in that the application site is not functionally linked to the SPA/Ramsar, and so its loss would not have a likely significant effect.

Water quality

It is clear from work undertaken for the HRA of the Arun Local Plan, that whilst there is sufficient capacity at Pagham wastewater treatment works (WwTW) to take sewerage from the proposal alone, there are issues when considering in combination with other plans and projects. Furthermore, the proposal site is hydrologically linked to the SPA/Ramsar via ditches and the Pagham Rife. Therefore, there is a potential pathway for surface water quality impacts during construction and operation of the proposal. Natural England, therefore, agrees with the conclusion, at paragraph 4.59 of the HRA Report, that there is a likely significant effect of the proposal in combination with other plans or projects, and water quality impacts should be tested at the appropriate assessment stage.

Appropriate Assessment

As set out at paragraph 2.9 of the HRA Report, there is case law guiding Appropriate Assessment, which is additional that for the likely significant effect test. Crucially, the Waddenzee Judgement clarifies that the absence of an adverse effect on the integrity of a European site must be demonstrated beyond 'reasonable scientific doubt'. This means that, it must be clear that the mitigation measures set out in the application, and described in the HRA Report, are suitably secured, deliverable and effective.

Disturbance

Natural England's view is that the Strategic Access Management and Monitoring (SAMM) strategy is sufficient to address the impacts of recreational disturbance from the proposal in combination with other residential development proposed in the zone of influence of Pagham Harbour. Monitoring carried out as part of the Bird Aware Solent project¹, which contains very similar mitigation

¹ Liley, D & Panter, C (2017) First year results of monitoring bird disturbance around the Solent, in the presence/absence of rangers <http://www.birdaware.org/CHttpHandler.ashx?id=28773&p=0>

measures, is demonstrating that their rangers are having a positive effect in reducing disturbance. We can, therefore, have confidence that financial contributions to a similar scheme for Pagham will also be effective.

In addition to financial contributions to the SAMM strategy, the applicant is providing 6.65ha of greenspace within the application site, in accordance with Policy ENV DM2 of the Arun Local Plan. Natural England's view is that whilst on-site greenspace may take some daily dog walks, it will not replace visits to Pagham Harbour. However, as the greenspace is being provided as a mitigation measure under the Habitats Regulations, Natural England agrees with the advice in paragraph 5.44 of the HRA Report, which states that the mitigation needs to be suitably secured to meet the tests required by the Appropriate Assessment.

Hence, we agree that the area and ownership of the greenspace should be secured, to ensure that the 6.65ha of greenspace is protected for the lifetime of the development. Management of the greenspace is also important to maintain its attractiveness for people and their dogs. Therefore, we agree that a 25 year management plan, with costed prescriptions, should be produced, with a commitment from a suitable management company to implement the prescriptions.

Water quality – during construction

The proposal site is hydrologically linked to Pagham Harbour via ditches and Pagham Rife. Therefore, there is a risk that pollution events, for example oil spillages, could occur during construction, and reach the designated site, potentially impacting habitats and the food that the birds rely on. A Construction Environment Management Plan that sets out the best practice measures that will be taken to avoid contamination of the designated site should be secured by condition.

Surface water quality

As the proposal site is hydrologically linked, run-off from the development could impact the features of the designated sites. Sustainable urban Drainage Systems can be an appropriate way of addressing water quality as well as flood management issues. CIRIA has produced guidance in their SuDS Manual (C753) on how to assess whether the SuDS treatment train proposed is sufficient to reduce pollutants from various types of development. Therefore, Natural England has advised the applicant's consultants to use the index approach set out in Chapter 26, section 26.7.1, of the SuDS Manual, which describes how the pollution hazard index should be defined for the development type, and then compared against the mitigation index. To deliver adequate treatment, the selected SuDS components should have a total pollution mitigation index (for each contaminant type) that equals or exceeds the pollution hazard index (for each contaminant type). As the receiving water is sensitive, we recommend adding an additional treatment stage to ensure contamination is avoided.

We recommend that the detailed surface water drainage strategy sets out the information in this way, so that it is clear that the SuDS components chosen are appropriate, and sufficient, to address the pollutants arising from the development. As set out at paragraph 5.49 of the HRA Report, the detailed drainage strategy should be secured by condition. Natural England also recommends that the detailed drainage strategy includes a management and maintenance plan with a suitable management company identified.

Foul sewerage

As noted above, not all of the Pagham housing allocations in the Local Plan can be accommodated within the headroom of the existing consent for Pagham WwTW. Natural England would not accept an increase in the discharge consent for this treatment works, as this would have negative consequences for the water environment. Paragraph 5.6.14 of the Appropriate Assessment of the Arun Local Plan states that flows from residential developments which exceed the available headroom should be required to be transferred to an alternative discharge location. Natural England understands that this mitigation measure was agreed during the examination of the Local Plan through an Memorandum of Understanding between Arun DC and Southern Water.

We also understand that discussions regarding which of the allocation sites will connect to Pagham WwTW and which will connect elsewhere (likely to Ford WwTW) have not moved on from the

position as described in the HRA Report. Therefore, Natural England agrees with the conclusion, set out at paragraph 5.48 of the HRA Report, that any planning permission should be conditional on the occupation being phased to align with Southern Water's delivery of any sewerage network reinforcement required.

Natural England has discussed the issue of nutrient neutrality with yourself and the applicant's consultant. This issue has arisen due to recent CJEU decisions regarding the assessment of elements of a proposal aimed towards mitigating adverse effects on designated sites and the need for certainty that mitigating measures will achieve their aims. Natural England has concerns that Pagham Harbour is close to the threshold for its water quality targets, and although it is not currently failing, deterioration must be avoided. Eutrophication is a particular concern, and the impact of Southern Water's assets including their WwTW outputs on Pagham Harbour is the subject of an agreed investigation in the Environment Agency's Water Industry National Environment Programme (WINEP) that will report by 2022.

The approach being taken in the Solent is for new proposals to achieve nutrient neutrality so that additional nutrients are not added to the designated sites. In order to help developers in the Solent determine whether their proposals are nutrient neutral, Natural England has developed a methodology for calculating a nutrient budget for developments in the Solent catchment. This involves calculating the nitrogen that would be contained in the sewage effluent derived from the proposal and discharging to the designated site, and comparing it to the nitrogen that is predicted to leach from the current land uses.

As set out in the HRA Report and supporting information on brent geese supplied by the applicant, the application site is in arable use. This means it will currently be contributing to the nutrient inputs to Pagham Harbour. Natural England has supplied the applicant's consultants with the methodology for calculating whether a development is nutrient neutral. However, as the site is currently intensive arable, it is likely that that site would contribute fewer nutrients in the future. Furthermore, when assessed in combination with the other Pagham allocations in the Local Plan, all of which are on arable land but not all of which can connect to Pagham WwTW, this would lead to a conclusion that nutrient inputs to the SPA/Ramsar will be reduced.

Pagham Harbour Site of Special Scientific Interest

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on 0208 225 7693.

Please consult us again once the information requested above, has been provided.

Yours sincerely

Alison Giacomelli
Sussex and Kent Area Team

Annex A – Additional Advice

Natural England offers the following additional advice:

Landscape

Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds or woodland) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)² to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)³. Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Raymond Cole
FROM:	WSCC - Highways Authority
DATE:	26 January 2021
LOCATION:	Land north of Hook Lane Pagham
SUBJECT:	P/132/20/RES Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	odification
S106 CONTRIBUTION TOTAL:	n/a

- Comments are made against,
 - Refused Vehicle Tracking Sheets 1, 2 and 3 (drawing numbers 10461-VT-01 Rev D, 10461-VT-02 Rev C, 10461-VT-03 Rev C)
 - Reserved Matters Hardworks Plans (drawing numbers 167-RM-01/02/03/04/05/06/06 all Revision A)
 - Road Layout and Visibility Sheets 1, 2 and 3 (drawing number 10461-HL-01/02/03 Revisions A)
 - Site Layout Northern (drawing number SL.01-N Revision A)
 - Site Layout Southern (drawing number SL.02-S Revision A)
- WSCC Highways are commenting on the planning merits of the details proposed. The comments made here do not seek to approve any aspect of the layout that may be covered by a highway adoption agreement made under Section 38 of the Highways Act 1980. This includes matters relating to surfacing, street lighting, drainage, signing, lining, and any street furniture within adoptable areas. This list is not inclusive of all potential aspects.
- Road widths are indicated on the Road Layout Drawings (sheets 1 to 3). The widths and geometry shown on these drawings comply with current guidance within Manual for Streets.
- There are a number of comments regarding detailed aspects of the layout,
- The parking layby opposite plots 234-235 is unusual given it creates an isolated carriageway narrowing with no other comparable features anywhere else within the development. The layby should be inset into the foot/cycleway, the need for which is question in point 16 below.

6. The 5 metre road width indicated outside plot 5 is acknowledged as being wide enough to enable two opposing vehicles to pass. However the carriageway immediately before and after is 6 or 6.1 metres wide. It's consequently unclear why the carriageway narrows by a metre in this location. There is seemingly room to achieve a consistent carriageway width along this section of access road.
7. Visibility splays suitable for a 20mph design speed are indicated at all junctions throughout the site, although the speed limit will be 30mph given the roads will be street lit unless a 20mph speed limit is to be applied for. The layout of the main access road running through the site is such that this is unlikely to constrain actual vehicle speeds to 20mph or less. Greater visibility splays would seem achievable at most junctions but this would need to be checked.
8. The waste collection team should be consulted on the proposals as there are a number of locations where, based on the refuse vehicle tracking drawings, a refuse vehicle would overhang private frontages. The tracking is also incomplete. Additional tracking would be requested specifically for the access roads serving plots 229-244 and 275-281.
9. There are a number of pedestrian access points onto Hook Lane. The broad principle of these are acceptable and comments were made in respects of some of these at the outline planning stage. The current reserved matters plans appear to include additional and revised locations for these crossings. Little consideration appears to have been given in terms of the landings of the crossing points on the opposite side of Hook Lane. In a number of instances, the crossing points land within existing vehicle crossovers or junctions. The location of these access points should be revisited and revised where necessary.
10. With regards to more general parking matters, the Local Planning Authority should be satisfied that the parking provision accords with their adopted standards.
11. Although unclear at this stage what the intention is regarding highway adoption, the applicant should note that allocated parking cannot be provided within the adoptable highway. This is mentioned as the Site Layout drawing indicates a number of lay-by spaces being allocated to specific properties.
12. Provision should be made within the visitor parking provision to satisfy needs for disabled car parking spaces.
13. The various drawings show a cycle route around the perimeter of the site. This is as per the approved Design Code. Whilst the route is shown within the Design Code, there are aspects to this where changes would make for a better arrangement than presently indicated. On the Site Layout Northern drawing, the cycle route runs southwards and requires cyclists to join the carriageway opposite plot 59. Cyclists then rejoin the cycle route

opposite plot 50/51. It's acknowledged that the carriageways that will need to be used by cyclists will be lightly trafficked. It's unclear however why the cycle route is not being routed past plots 67 southwards to plot 54, and then rejoining the existing facility opposite plot 50. This would then provide a continuous off highway route, which is far more preferable to the arrangement shown. It is accepted that this change would not necessarily be in accordance with the approved Design Code.

14. There are a number of comments regarding the detailed design of the cycle route.
15. The drawings indicate that this is to be a segregated route. The segregation will presumably be via lining rather than physical features. The use of lining as a means of segregation would be contradictory to LTN 1/20 and as such this will need to be revised. In practice, it's questioned whether a segregated facility would actually be required. Flows of pedestrians and cyclists along the route are expected to be low. A shared route may therefore be appropriate in this instance. A shared arrangement would also be less intrusive in terms of signing, lining, and tactile paving.
16. The need for the cycle route running on the southern side of the access road from plot 244 to 230 is questioned. At plot 230, cyclists are required to join the carriageway. From that point, the only option is to use the carriageway. The length of access road between plot 244 and 230 will be relatively lightly trafficked, and as such cyclists could join the carriageway near plot 244 and make use of the carriageway. This point is further reinforced as those properties on the north side of the carriageway (i.e. plots 231-244) have no footway requiring pedestrians to walk within the carriageway.
17. The arrangement of the route running on the west side of the access road between plots 292-297 must be revised. The route as shown is neither convenient or direct. The access road serves a small number of dwellings and as such cyclists can use the carriageway with opportunities to join the cycle way provided adjacent to plot 292 and 297. This would make for a far more direct and practical arrangement than shown.
18. The submitted drawings should be revised to account for the above comments.

Ian Gledhill
West Sussex County Council – Planning Services

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **[here](#)**



From: Laura Gibbons [REDACTED]
Sent: 02 March 2021 09:53
To: Planning.Responses [REDACTED]
Cc: Raymond Cole [REDACTED]
Subject: RE: Planning Consultation on: P/132/20/RES

Dear Raymond,

Thank you for consulting us on this reserved matters application. We wish to raise a holding objection at this time. Surface water drainage must be considered at the earliest opportunity and form part of the layout development process. Leaving drainage design until after a layout has been agreed will likely unduly prejudice drainage design and not allow for the hierarchy for sustainable drainage to be followed. Furthermore, inadequately considering drainage at this stage could potentially result in a lack of sufficient capacity being provided for surface water drainage and therefore the development could lead to an increased risk of flooding elsewhere.

We have the following comments which we would like to see addressed prior to determination:

1. The proposed site layout includes the infilling of a watercourse which runs through the site. We do not support infilling or culverting of watercourses. Unless it is demonstrated that this watercourse is currently redundant we will not support proposals to infill it.
2. It is noted that a series of swales are proposed in close proximity to the existing watercourse mentioned in point 1 above. If it is proposed to bring the existing watercourse through the proposed drainage for the site it will be very difficult to evidence that the development is not increasing downstream flood risk unless controls are provided upstream of all connections into this swale. It is not clear from the drainage strategy

plan provided if this is the current proposal. Please can the applicant confirm if the proposed swales are for storage or are proposed to replace the existing watercourse and if flow controls will be in place upstream of all connections into this swale from the development.

3. We note that there are a lack of levels provided for many of the existing watercourses. These levels must be provided to evidence if the proposed invert levels of structures and connections are achievable.
4. A buffer plan should be provided evidencing that all proposed buildings/ features which will restrict access are at least 3m away from the top of bank of ordinary watercourse.
5. If the proposed swale referenced in point 2 above is proposed to replace the watercourse we will require a long section of the proposed swale to be provided to evidence if the proposals to divert the watercourse are acceptable, and therefore if the proposed site layout is acceptable. Levels of upstream and downstream watercourses and culverts must be provided.
6. We note that the conveyance swale closest to Pagham Road is proposed to have one side formed of a bagwork retaining wall. The proposed site layout should be sufficient to facilitate natural slopes at 1 in 4 for all basins and swales. The layout should be adjusted to achieve this and remove the requirement for a retaining structure.
7. The proposed drainage strategy shows all water discharging to one location. The surface water drainage strategy must follow existing natural catchments.
8. No calculations supporting the proposed discharge rates have been submitted to support the storage areas and high level strategy. Please can the applicant submit their greenfield runoff rate calculations. It should be noted that discharge should be restricted to greenfield QBar, with the contributing area reflecting the area which will be positively drained, not the entire site area.

The applicant should note the following points which will be required at detailed design stage.

- Results of winter groundwater monitoring must be submitted.
- Results of winter infiltration testing must be submitted.
- If it is proposed to line structures flotation calculations will be required to evidence that design has adequate resisting forces.
- If it is proposed to line structures it must be demonstrated that existing and proposed root areas are clear of all attenuation features.
- Detailed calculations, layouts and construction details must be supplied.
- Evidence of how adequate treatment of surface water prior to discharge must be provided. We would recommend the use of source treatment measures along with a further treatment train. I.e. permeable paving should be included.
- Land drainage consent must be obtained for proposals to alter, infill, divert, or discharge to ordinary watercourse.

Full details on our requirements for discharge of conditions can be found in our surface water drainage checklist which should be submitted with a discharge of conditions application.

Please re-consult us once further information has been provided to address points 1-8 above.

Kind regards,

Laura Gibbons

Drainage Engineer

Engineering Services

Please note that I work Tuesdays 08:00-16:00 for Arun only.



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

From: Planning.Responses [redacted]
Sent: 08 January 2021 10:15
To: Land Drainage [redacted]
Subject: Planning Consultation on: P/132/20/RES

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

Application No: P/132/20/RES
Registered: 8th January 2021
Site Address: Land north of Hook Lane Pagham
Grid Reference: 489562 99199
Description of Works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 11th February 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

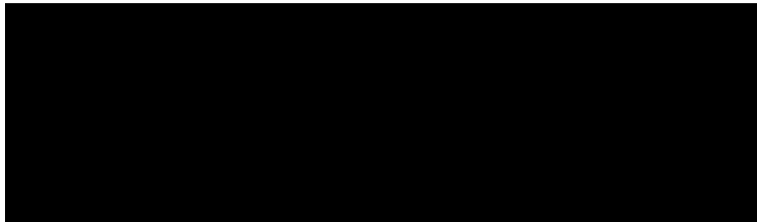
Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Raymond Cole

Planning Officer- Arun District Council



PLCONSULT (ODS) 2020



from
**Southern
Water**

Planning and Development Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your ref
P/132/20/RES

Our ref
PLAN-037194

Date
11/02/2021



Dear Sir/Madam,

Proposal: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Site: P/132/20/RES: - Land north of Hook Lane, Pagham, PO21 3PD.

Thank you for your letter dated 25/01/2021.

Any diversion proposals (under Section 185) under the Water Industry act needs to be submitted and approved by Southern Water.

No discharge of foul sewerage from the site shall be discharged into the public system until offsite drainage works to provide sufficient capacity within foul network to cope with additional sewerage flows are complete. Southern Water is currently in process of designing and planning delivery of offsite sewerage network reinforcements. As previously advised Southern Water seeks to limit the timescales to a maximum of 24 months from a firm commitment of the development.

All other comments in our response dated 16/05/2019 remain unchanged and valid for the amended details.

For any queries please contact us at:



Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366870

SOUTHERN WATER



SOUTHERN WATER

[REDACTED]

From: Franklin, Richard [REDACTED]

Sent: 15 February 2021 12:30

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Raymond Cole <Raymond.Cole@arun.gov.uk>

Cc: Planning SE [REDACTED]; Bown, Kevin [REDACTED]
Cleaver, Elizabeth [REDACTED]; Bowie, David [REDACTED]

Subject: Highways England response (HE ref. 90205 #12441) re: P/132/20/RES - Land north of Hook Lane, Pagham

For the attention of: Raymond Cole

Planning Application No: P/132/20/RES

Site: Land north of Hook Lane, Pagham

Proposal: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Highways England Ref: HAMIS 90205; Tracker #12441

Dear Mr Cole,

Thank you for your further consultation of 25th January 2021 regarding amended plans in relation to the planning application referenced above.

Having reviewed the amended plans, we note that they are related to onsite details and therefore our response below is still applicable.

If you have any queries regarding our response, please contact us at

Regards,

Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4

Richard Franklin

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highways.gov.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [REDACTED] thank you.

From: Cleaver, Elizabeth

Sent: 21 January 2021 13:45

To: [REDACTED]

Cc: Planning SE [REDACTED]; Spatial Planning [REDACTED]

Subject: Highways England response: P/132/20/RES, Land north of Hook Lane, Pagham

For the attention of: Raymond Cole

Planning Application No: P/132/20/RES

Site: Land north of Hook Lane, Pagham

Proposal: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Highways England Ref: HAMIS 90205; Tracker #12290

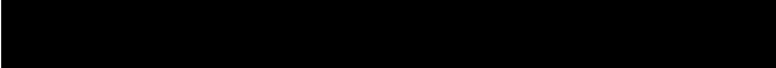
Dear Mr Cole,

thank you for your consultation of 8 January 2021 regarding the planning application referenced above.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN.

We are satisfied that the proposals in this reserved matters application will not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF particularly paragraph 109) in this location and its vicinity. Therefore we do not offer any objections.

If you have any queries regarding this response, please contact us at



Kind regards,

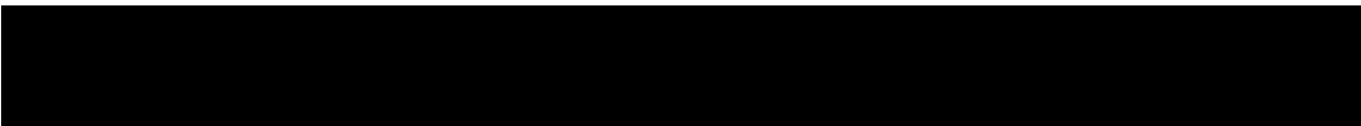
Elizabeth Cleaver, Assistant Spatial Planning Manager

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://highwaysengland.co.uk/>

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Registered in England and Wales No. 9346363

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Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

paul collins

From: paul collins [REDACTED]
Sent: Saturday, March 27, 2021 2:24 PM
To: 'Karl Roberts'; 'Neil Crowther'; 'Raymond Cole'
Cc: 'Cllr. Hugh Coster'; 'Cllr. Tony Dixon'; 'Cllr. David Huntley'; 'Cllr. June Hamilton'; 'Cllr. Martin Lury'; [REDACTED]; 'Cllr. Gill Yeates'; 'Cllr. Jamie Bennett'; 'Cllr. Gill Yeates'; 'Clerk (Aldwick Parish Council)'
Subject: RE: P/132/20/RES - Land North of Hook Lane Pagham

One small correction to my e mail dated 19 March 2021 as shown in blue on the amended version below

Paul Collins BA (Hons) DipTP

[REDACTED]

From: paul collins [REDACTED]
Sent: Friday, March 19, 2021 3:57 PM
To: 'Karl Roberts' [REDACTED]; 'Neil Crowther' [REDACTED]; 'Raymond Cole' [REDACTED]
Cc: 'Cllr. Hugh Coster' [REDACTED]; 'Cllr. Tony Dixon' [REDACTED]; 'Cllr. David Huntley' [REDACTED]; 'Cllr. June Hamilton' [REDACTED]; 'Cllr. Martin Lury' [REDACTED]; 'Cllr. Gill Yeates' [REDACTED]; 'Cllr. Jamie Bennett' [REDACTED]; 'Cllr. Gill Yeates' [REDACTED]; 'Clerk (Aldwick Parish Council)' [REDACTED]
Subject: RE: P/132/20/RES - Land North of Hook Lane Pagham

Officers reports now attached

Paul Collins BA (Hons) DipTP

[REDACTED]

From: paul collins [REDACTED]
Sent: Friday, March 19, 2021 3:52 PM
To: 'Karl Roberts' [REDACTED]; 'Neil Crowther' [REDACTED]; 'Raymond Cole' [REDACTED]
Cc: 'Cllr. Hugh Coster' [REDACTED]; 'Cllr. Tony Dixon' [REDACTED]; 'Cllr. David Huntley' [REDACTED]; 'Cllr. June Hamilton' [REDACTED]; 'Cllr. Martin Lury' [REDACTED]; 'Cllr. Gill Yeates' [REDACTED]; 'Cllr. Jamie Bennett' [REDACTED]; 'Cllr. Gill Yeates' [REDACTED]; 'Clerk (Aldwick Parish Council)' [REDACTED]
Subject: P/132/20/RES - Land North of Hook Lane Pagham

Dear All

I refer to the outline planning permission granted for this site under reference P/30/19 OUT and its related S106 Agreement dated 2/9/19 and the attached officers reports and minutes of the DCC meeting on 7 August 2019 which decided to grant the OPP on the advice and recommendation of officers despite the serious concerns raised by the members at the time as recorded.

In particular members were assured by officers that all their concerns regarding off site highway impacts ,foul and surface water drainage and the recreational disturbance and water quality impacts on Pagham Harbour would be addressed by way of the mitigation measures that they outlined and recommended.

As the minutes record those voting **FOR** the officers recommendation were *Councillors Bower, Chapman, Chares, Clayden, Northeast, Mrs Pendleton and Mrs Stainton (7)*. Those voting **AGAINST** were *Councillors Bennett, Brooks, Mrs Catterson, Coster, Lury, and Mrs Yeates (6')* and there were no abstentions.

Since august 2019 the membership of the development control committee has now changed so that of those voting for the officers recommendation at the time only Councillors Bower, Charles and Pendleton remain members and of those voting against only Councillors Coster, Lury and Mrs Yeates remain members.

Other matters have also changed since August 2019.

The relevant ALP 2018 Housing Policies held by some members at that time to be up to date and capable of implementation on which this site relies have since proven to be out of date and not capable of implementation as adopted. Furthermore it is also now clear that even if the submitted reserved matters application is approved this site will not be delivering any housing for at least a further 2 years or more and that no more than 150 houses could in any case be occupied unless and until a whole raft of off and on site mitigation measures were in place.

Officers have confirmed that there is no master plan for the development of the Pagham Strategic Allocations endorsed by the Council as the out of date adopted policies require and it has since transpired that none of the mitigation packages recommended by Natural England, Sothorn Water Services Ltd, Highways England and WSCC Highways in respect of off set off site highway impacts ,foul and surface water drainage and the recreational disturbance and water quality impacts on Pagham Harbour form part of any of their respective work programmes and/or approved schemes so that it remains very uncertain as to whether or not such measures will in fact be implemented and/or are capable of being implemented.

In this particular case the applicants intentions for the site have also changed as evidenced by the submission of P/132/20/RES. The applicant no longer intends to build up to 300 houses and is now committed to laying out the site with 300 houses meaning that the approved D1 uses of up to 4,000 sqm including a 2 form entry primary school could not be built on this site and there is no other site in Pagham where detailed planning permission for such uses exists.

In addition the Greenspace totalling 6.65ha within the development site, managed to provide recreational space for people and their dogs and the associated 25 year management plan as well as a detailed surface water drainage strategy addressing both flood risk and water quality necessary to offset impacts on Pagham Harbour do not form part of their current proposals and it remains unclear as to whether or not these elements can or will be produced if 300 houses are to be built as now proposed.

It is also noteworthy that the 80 bed care home approved does not form part of the current application and the identified site reserved for same is crossed by existing Foul sewers which SWS Ltd say should remain in situ and cannot be built over and that SWS Ltd are unable to say what Foul water network reinforcements are necessary so as to support the development of this site with 300 houses.

The Consultation responses on the file for P/132/20 RES from WSCC Highways, Highways England, ADC Greenspace, SWS Ltd and ADC Engineers are relevant in these regards.

Given the foregoing it is clear to me that this application can and should be refused by Officers under delegated powers for the following reasons:

1. The applicant has failed to demonstrate that the layout of this site with 300 houses can or will be achieved in a manner that accords with the Outline Planning permission granted under ADC Ref: P/30/19 OUT or in a manner that accords with ALP 2018 Policies HSP1, HSP 2 and HSP 2a and has also failed to demonstrate that are any material considerations (including the presumption in favour of sustainable development at NPPF Paragraph 11) to indicate a decision ~~otherwise than~~ in accordance with the development plan.

2. The proposed layout of the site with 300 houses is an over-intensive use of the site for housing and an unsatisfactory form of development resulting in significant and demonstrable harm to the rural character of this edge of settlement location in conflict with Arun Local Plan policies D SP1, D DM1, LAN DM1, the National Planning Policy Framework (2019) and the National and Arun Design Guides.

Paul Collins BA (Hons) DipTP