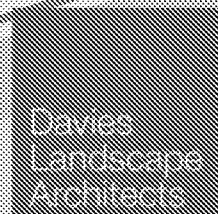
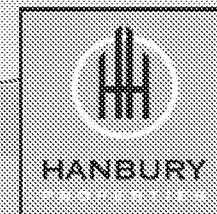


Proposal For 90 Houses, Land North of Summer Lane, Pagham

Design and Access Statement June 2015





View looking across the site from the north



NOTICE

This document has been produced on behalf of Hanbury Properties by Davies Landscape Architects (DLA) for the sole purpose of planning for the project below:

Document Title: Proposal For 80 Houses, Land North Of Summer Lane, Pagham; Design and Access Statement

Document Reference:

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Document History

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
A	Final Draft	MD	SH			27/04/15
	Planning	MD	NP			29/05/15
						02/06/15

Revisions / Description Of Changes

Revisions	Description Of Changes

Design and Access statement and Masterplanning prepared by:





View looking across west along Summer Lane

1 INTRODUCTION

1.1 Purpose of this Document

- 1.1.1 This Design & Access Statement has been prepared in support of an outline planning application by Hanbury Properties Ltd for 90 dwellings, associated infrastructure and open space on land north and south of Summer Lane, Pagham.
- 1.1.2 The site is currently identified within Policy 2 of the Pagham Neighbourhood Plan: Pre Submission Plan February 2014 (PNP) as land to be incorporated into the revised 'Built Up Area' boundary within the emerging Local Plan.
- 1.1.3 This document sets out the overall vision and aims of the proposals and how they will be achieved.
- 1.1.4 The development will provide a high quality sustainable extension to Pagham and will provide valuable space for formal and informal recreation opportunities adjacent to the Village Hall.

1.2 Requirement of a Design and Access Statement

- 1.2.1 The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 Article 4 2013 No. 1238 sets out the information which Design & Access Statements, in accordance with this information this DAS sets out to:
 - Provide a narrative of the design concepts and principles;

- Illustrate how design has responded to the various site and context appraisals;
- Describe how policy relating to access and design has been included;
- Summarise the consultation process to date and how it has influenced the final layout; and
- Provide an explanation as to how site specific issues have been addressed.

1.2.2 The following Planning Practice Guidance Notes (replacing the 'Guidance of information requirements and validation') have been used in reference:

- 'Before submitting and application';
- 'Design';
- 'Validation (Paragraph: 029) Reference ID: 14-029-20140306';
- 'Natural Environment'; and
- 'Open space, sports and recreation facilities, public rights of way and local green space'.

1.3 Structure of the Document

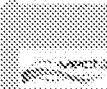
- 1.3.1 The document has been separated into the following chapters which follow the design process and outline the factors which have determined the final layout.
- 1.3.2 These chapters have been colour coded to allow for easier referencing. The chapters are as follows:

- Introduction
- Site Context
- Development Principles
- Design Development
- Summary and Conclusions

1.4 Design Team

- 1.4.1 This document and application has been prepared in response to the following technical documents which should be read in conjunction with this DAS:

Document	Author
Landscape Visual Appraisal	Davies Landscape Architects
Planning Statement	Neame Sutton and Community Statement
Flood Risk Assessment	MJA Consulting
Ecology	Aluco Ecology/ & Ecology Solutions
Transport Assessment	Vectris



Site Context



2 SITE CONTEXT

2.1 Site Location

2.1.1 The proposed development comprises 3 parcels lying north and south of Summer Lane, extending to 5.6ha. They lie on the western fringes of the large coastal village of Pagham (OS 100m grid Reference SZ 88940 98560). The centre of Bognor Regis is located approximately 4.5km east and northeast of the site.

2.1.2 Access is obtained from Pagham Road via Summer Lane, with a proposed additional link through the Orchard Homes scheme to the northeast (currently being considered for planning approval).

2.1.3 There is currently no public access to the site.

2.1.4 The land considered for residential development lies to the north of Summer Lane and comprises a rough grazed paddock (1.49ha) dominated by scrub to the east and part of an arable field to the west (2.46ha).

2.1.5 The 1.62ha parcel of land to the south will be transferred to the Parish Council at an appropriate time for informal and formal recreation as outlined in the Neighbourhood Plan and forms the eastern part of a large arable field adjoining the urban fringes and village hall.

2.1.6 A local village centre comprising a range of retail, food and commercial facilities is located 230m east of the site and within easy walking distance of the proposals.

2.1.7 The proposed development areas are surrounded by

existing residential areas to the north, east and south. The Mill Farm Park Homes Estate and proposed Orchard Homes site lie to the north. A linear strip of houses lies to the south of the eastern parcel and recent housing at Brook's End and Sylvia Close lie to the east.

2.1.8 The western parcel of land is open on its west and south boundaries and borders Summer Lane.

2.1.9 The landscape to the south and west is predominantly arable farmland with the southern development boundary being defined by Summer Lane.



Fig 01 - Wider Site Location



Fig 02 - Local Site Location

2.2 Planning Context

- 2.2.1 A Planning Statement has been prepared by Neame Sutton in support of this application and provides a detailed background and implications of the relevant planning history, policy and guidance.
- 2.2.2 Table 1 below sets out all of the policies which are specifically relevant to the redevelopment of the site followed by a summary of the current policy context.

Table 1 - Relevant Landscape Policy

Level	Policy
National Planning Policy Framework March 2012	Section 7 – Requiring Good Design
	Section 11 – Conserving And Enhancing The Natural Environment
	Section 1.2 – Conserving and Enhancing the Historic Environment
Local Policy	GEN7 The Form of New Development
	GEN9 Foul and Surface Water Drainage
Arun District Local Plan 2003 - Saved Policies	GEN18 Crime Prevention
	GEN20 Provision of Public Open Space within New Development
	GEN28 Trees and Woodlands

Arun Local Plan Publication Version February 2014 (LPPV)	SD SP1 - Sustainable development
	SD SP2 - Built up area boundary
	C SP1 Countryside
	GI SP1 - Green Infrastructure and development
	LAN DM1 - Protection of landscape character
	H DM1 - Housing mix
	H SP2 - Affordable housing
	D SP1 - Design
	D DM1 - Aspects of form and design quality
	D DM2 - Internal space standards
	D DM3 - External space standards
	ECC SP1 - Adapting to climate change
	OSR DM1 - Open space, sport & recreation
	HER DM1 - Listed building
	ENV SP1 - Natural environment
	ENV DM2 - Pagham Harbour
	ENV DM3 - Non designated sites
	ENV DM4 - Protection of trees
	ENV DM5 - Development and biodiversity
	W DM3 - Sustainable Urban Drainage Systems
	QE SP1 - Quality of the environment
	QE DM2 - Light pollution

- 2.2.4 The NPPF has been developed to follow the approach of the 'presumption in favour of sustainable development' and sets out a series of policies that provide the underlying principles of the Government's view of sustainable development, based on three factors:
- An economic role – contributing to building a strong, responsive and competitive economy;
 - A social role – supporting strong, vibrant and healthy communities;
 - An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

- 2.2.5 The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved however policies and strategies of the NPPF should be a material consideration when determining applications.

Regional

- 2.2.6 The Regional Strategy for the South East was revoked on the 25 March 2013.

Local

The Arun District Local Plan 2003 (LP)

- 2.2.7 Arun's Development Plan provides a set of documents that culminate to provide up to date planning guidance. This currently includes the 'saved policies' of the adopted Arun District Local Plan 2003.

National

National Planning Policy Framework – March 2012

- 2.2.3 The National Planning Policy Framework (NPPF) provides the overall framework for planning policy in England and is inherent in the preparation of local and neighbourhood plans.



Arun District Local Plan 2003 (LP)

- 2.2.8 Arun's Development Plan provides a set of documents that culminate to provide up to date planning guidance. This currently includes the 'saved policies' of the adopted Arun District Local Plan 2003.

Arun Local Plan Publication Version October 2014 (LPPV)

- 2.2.9 In addition to the above, the council are in the process of producing an updated Local Plan - Arun Local Plan 2011-2031 - Publication Version October 2014.
- 2.2.10 The Arun District Local Plan 2011-2031 and supporting documents were submitted on 30th January 2015 for independent examination to the Secretary of State however the agreed policies within the publication version are now considered a material consideration by Arun in planning application decisions.

Pagham Neighbourhood Plan 2014-2029 Pre-Submission Plan Policy 2: Housing Site Allocations (PNP)

- 2.2.11 The PNP is currently still out for public consultation with further discussion relating to protected species and nature conservation expected.
- 2.2.12 Policy 2 of the draft plan sets out the development principles that are considered appropriate for a low density development north of Summer Lane (80 dwellings). These are summarised as:
- A mix of 2,3 and 4 bed bungalows and houses, to be delivered in the period 2014 – 2018, and provided within the scheme:

- Ensuring no increase in pluvial or fluvial flood risk on any adjoining land;
- Providing an on site provision for, and an appropriate financial contribution to the Pagham Accessible Green Space for Recreation;
- Allowing for road, footpath and cycle connectivity to the adjoining land south of the Inglenook Hotel site to the satisfaction of the local highway authority; and
- Providing improvements to the Summer Lane/Pagham Road junction to the satisfaction of the local highway authority.

2.3

2.3.1

Pre -Application Consultation

Pagham Parish Council consulted extensively with key stakeholders and the local community on the options available for the delivery of the 100 dwellings identified for Pagham, which comprised all those potential housing sites identified as suitable within the Arun District Council's SHLAA. The Submission Neighbourhood Plan is the culmination of two years collaborative consultation, which has included an Open Day (July 2012), Community Survey (February 2013), Planning Workshop (July 2013) and Developer Open Evenings (October & November 2013), throughout which Hanbury has actively promoted the application site.

2.3.2

This exercise highlights the detailed scrutiny that has been undertaken by the local community and key stakeholders of each of the potential sites, and

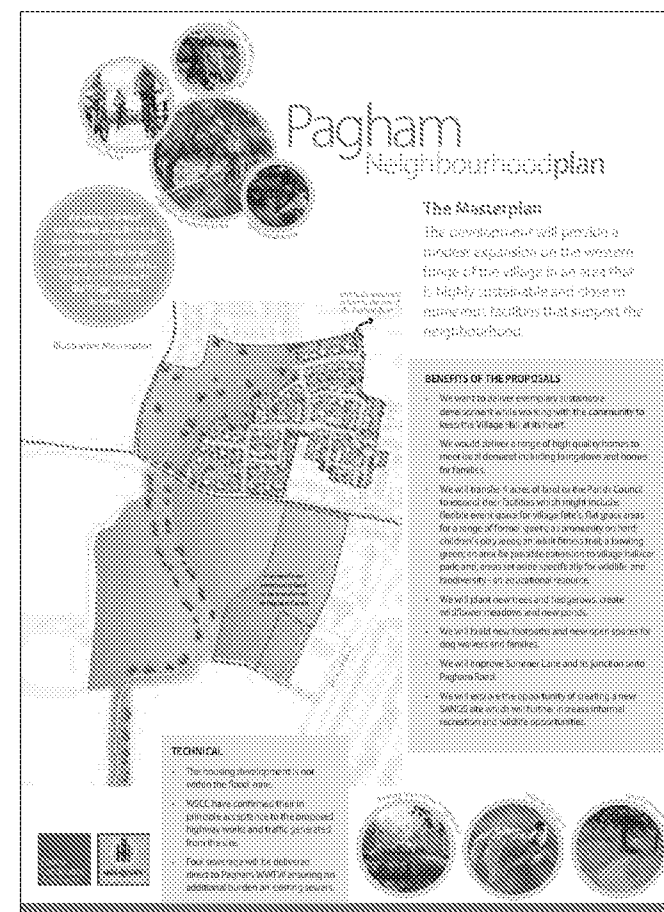


Fig 03 - Example of Hanbury Presentation Board

demonstrates that those now proposed for allocation within the Submission Neighbourhood Plan, including the application site, reflects the collective vision of the local community against a set of agreed priorities for the sustainable development of the Parish.

Landscape

Ecology

Ecology Solutions has undertaken a detailed assessment of the implications of the Development Proposals on the Pagham Harbour SPA / Ramsar site in view of the European sites conservation objectives.

All potential likely significant effects have been assessed and it has been concluded that only potential significant effects from increased recreational pressure on the SPA / Ramsar site would require the implementation of specific mitigation / avoidance measures.

2.4.6 With regard to potential increased recreational pressure at the SPA/Ramsar site, avoidance measures have been put forward following discussions with Natural England. Measures are aimed at providing



alternative recreation resources 'on the doorstep' of new residents and a financial contribution towards visitor access management initiatives at the SPA / Ramsar site itself. In addition to open space immediately adjacent to the new properties, a significant area of informal Core Open Space will be provided for recreational purposes, including dog walking, to the south of Summer Lane.

- 2.4.7 The open space will deliver an attractive and natural environment for informal recreation via a network of footpaths and will provide an area in which dogs can be exercised off the lead with grassland, scrub/trees and boundary hedgerows. The open space would be maintained in perpetuity and will be the subject of a Section 106 planning agreement. An Interim strategic level approach is being adopted by the local planning authority in relation to SPA / Ramsar site visitor access management initiatives. Financial contributions towards this mitigation package will be secured in liaison with the local planning authority and Natural England as appropriate.

Cultural and Historical

- 2.4.8 There are no listed buildings within the site, however three Grade II listed buildings can be found running along Pagham Road approximately 100m east of the site. These are separated both visually and contextually from the site by intervening residential development.
- 2.4.9 There are no further physical, visual, historical or cultural links with any protected Landscapes, Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens.



Fig 05 - Topography

2.4.10 Geology and Topography

- 2.4.11 Pagham is largely situated on a low coastal plateau contained by Pagham Rife to the west and Aldingbourne Rife to the east. Extensive areas of low lying coastal plain separate the town from the South Downs to the north.
- 2.4.12 The site itself is largely flat, sloping gently from 5m AOD in the northern extent to 5.7m AOD in the

southeastern corner.

- 2.4.13 A small section of land abutting the Mill Farm (Park Home Estate) slopes down towards the boundary, reaching 2m AOD in the north-westerly corner.

2.4.14 Access

2.4.15 The principal access into Pagham from the north is Pagham Road which runs from the B2166, 1.16km to the north and terminates at the harbour.

2.4.16 Access to the development area will be from Summer Lane, which is an adopted public highway up as far as the western limit of houses on its south side with the remainder of the Lane within the applicant's ownership.

2.4.17 The lane will need to be brought up to current highway standards including an improved junction onto Pagham Road to improve visibility for existing and proposed residents. Further details can be found within the Transport Statement submitted under separate cover.

2.4.18 The nearest Public Right of Way (PROW) is FP100 which runs along the length of Summer Lane providing a link with FP103 which runs northwards along the development sites western boundary to the Mill Farm (Park Home Estate).

2.4.19 Public Footpath 101 lies 440m to the south of Summer Lane and has views towards both the proposed southern Accessible Natural Open Green Space and development site.

2.4.20 While there are limited dedicated cycling facilities in the vicinity of the site, there is the opportunity for cyclists to use the roads. The emerging local development plan identifies Summer Lane as an aspirational cycle route.

2.4.21 Pagham Road has a regular and well serviced bus route operating at a 15-20 minute frequency during



Fig 06 - Access

weekdays and weekends via the C4 and 60 service. The service provides access to the larger conurbations of Chichester, Bognor and Midhurst. Both north and southbound bus stops are located on Pagham Road

within 250m of the site.

2.4.22 Bognor Regis Railway Station lies approximately 4.4km NE and provides connections to Barnham, Littlehampton and London.

Settlement Patterns/Landcover

2.4.23 Pagham is a large village that expanded rapidly after the post war years and comprises a range of residential estates with variations in character that follow a typical sub-urban pattern of estate roads and cul-de-sacs.

2.4.24 The site is located to the northwest in an irregular enclave formed by existing residential development.

North

2.4.25 Mill Farm (Park Home Estate) is located immediately north of the application site and is accessed from Pagham Road to the east and comprises approximately 270 static park homes.

2.4.26 A small paddock abutting the northeastern boundary forms part of the grounds of the Inglenook Hotel & Restaurant. An application to develop this site for up to 43 homes has recently been submitted by Orchard Homes (REF:P/125/14/PL).

East

2.4.27 Rear gardens of residential properties on Brook's End and Sylvia Close abut the eastern development parcel and are accessed via Pagham Road from the Cul-de-Sacs.

2.4.28 To the east of Pagham Road houses are typically semi-detached, set back slightly from the road and occasionally interspersed with local shops and pubs. The housing is a mix of styles ranging from the 1930's to present. To the north and east of the site housing has developed from the 1970's onwards.



Fig 07 - Landuse

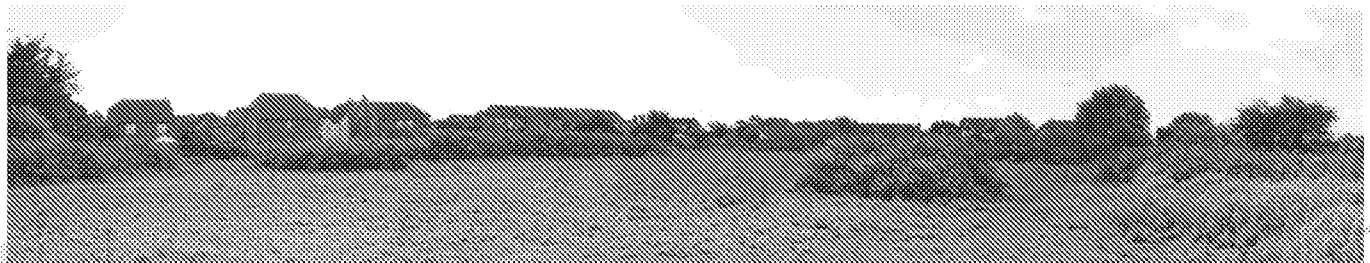
South

- 2.4.29 Summer Lane runs along the southern perimeter of the development site and lies approximately 0.5m below land to the north and south.
- 2.4.30 The land immediately south of Summer Lane is predominantly arable farmland, occasionally punctuated by boundary hedgerows and trees.
- 2.4.31 A single lane access track runs west from Pagham Road towards Shipverling Barn and Church Barton House.



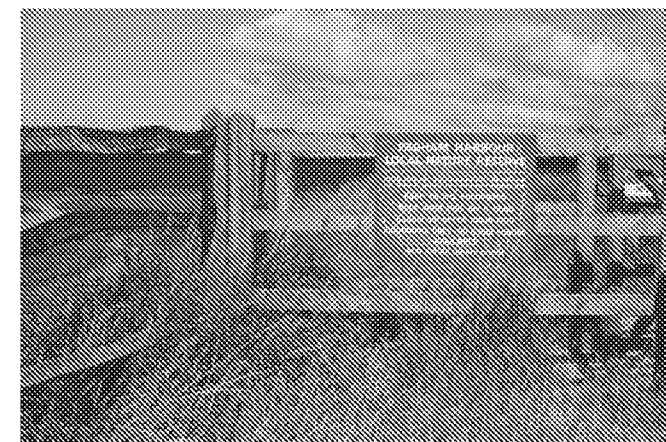
West

- 2.4.32 The land immediately west of the boundary comprises further large arable land with a private access track running west past Furze Field Barn towards the Pagham Water Treatment Works (380m northwest).
- 2.4.33 The landscape to the west continues as coastal plateau and arable farmland, occasionally broken by farm developments. The landscape is defined by the numerous rife that meander south towards Pagham Harbour, often lined by tall reeds and individual mature trees.



2.5 Socio- Economic Context

- 2.5.1 Pagham is a large coastal village abutting the western boundary of Bognor Regis. Up until the 14th Century the area evolved through sea trade from Pagham Harbour and remained relatively undeveloped until the earlier part of the 20th century.
- 2.5.2 It became a popular retirement destination and attracts tourists to its coastal attractions and diverse set of landscapes, including Pagham Harbour Local Nature Reserve, (Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and RAMSAR) site.
- 2.5.3 The current parish population is just under 6000 with 3076 dwellings¹.
- 2.5.4 Its diversity of facilities and services make it a desirable place to live and has attracted a higher than national average retirement (over 65) population at 38% and a below national average of young persons (under 15).
- 2.5.5 There is a high percentage of owner occupation (88.4%) either owned outright or with a mortgage. Rented properties are lower than average as are social rented houses which only account for 2% of households.
- 2.5.6 The Village Design Statement (2007) and PNP (2014) confirms that residents like both the coastal and the rural aspects of Pagham, together with the peace and quiet and village community atmosphere. The PNP outlined a series of identified and perceived strengths and weaknesses²:



¹

2011 Census.

Existing Services

2.5.7 Pagham benefits from a wide range of facilities and services which include a number of public houses, village hall, a variety of small shops including Tesco Express, two churches, a hotel, two schools, a number of 'take away' restaurants and a post office.

2.5.8 The majority of services are within easy walking distance from the site as indicated below and a good bus service is available on Pagham Rd.

Table 2 - Distance To Local Facilities

No.	Amenities/Facilities	Distances	Walking times
1	Inglenook Hotel	350m	4-5 mins
2	Tesco Express, Hair Salon, Tea Shop	380m	4-5 mins
3	The Bear Inn	253m	3-4 mins
4	The Lion	354m	4-5 mins
5	Indian takeaway, Chinese takeaway	260m	3-4 mins
6	Crown Racing (Bookmakers), Post Office, Newsagents	150m	1-2 mins
7	Pagham Cricket Club	323m	4-5 mins
8	Pagham Football Club		4-5 mins
9	The Lamb Inn	183m	2-3 mins
10	Pagham United Reformed Church	150m	1-2 mins
11	Pagham Village Hall	197m	2-3 mins
12	The Village Pre-School	197m	2-3 mins

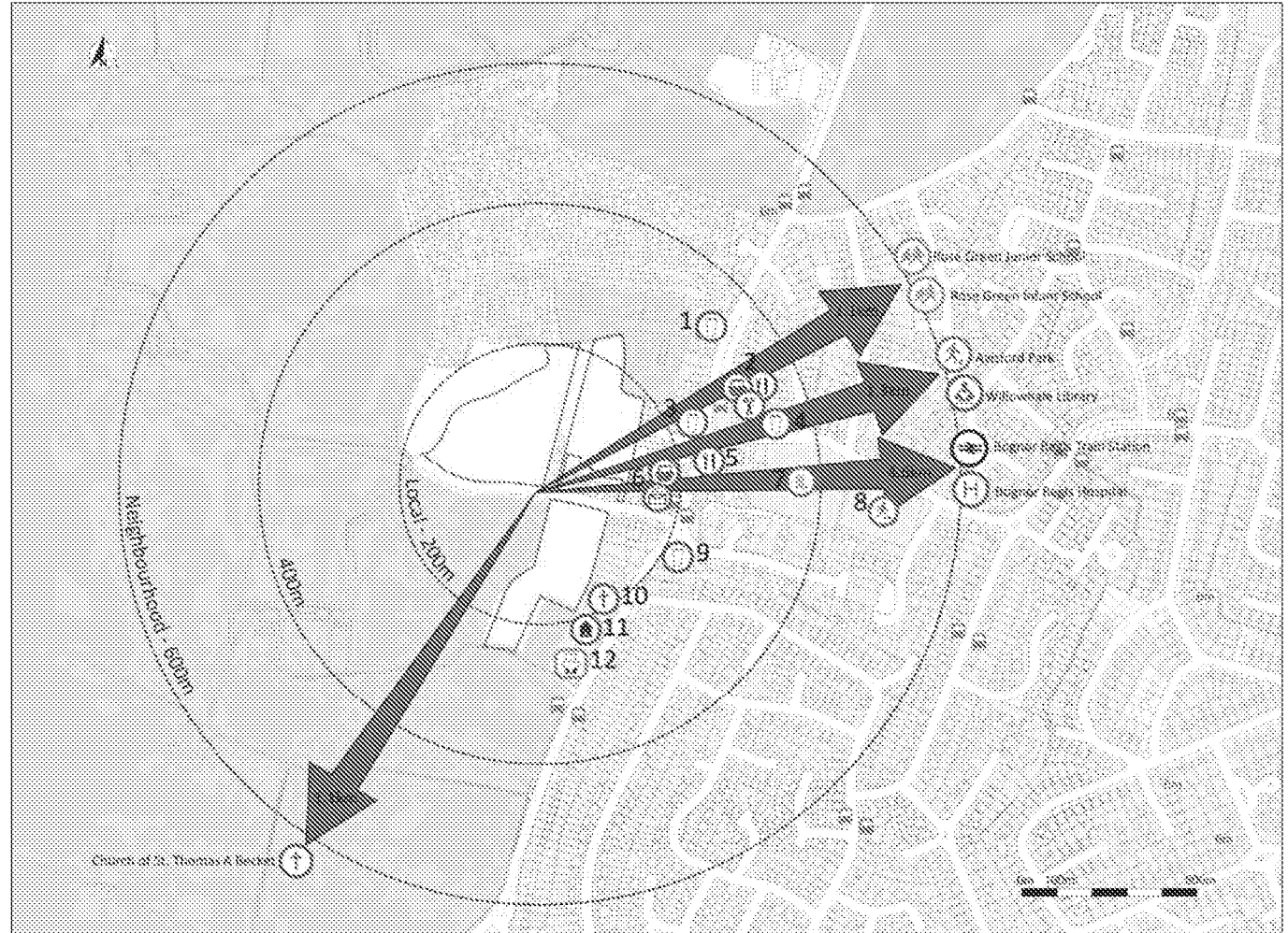


Fig 08 - Existing Facilities



2.6 Local Distinctiveness

2.6.1 Pagham comprises a range of house types and character areas as set out in the Village Design Statement 2007.

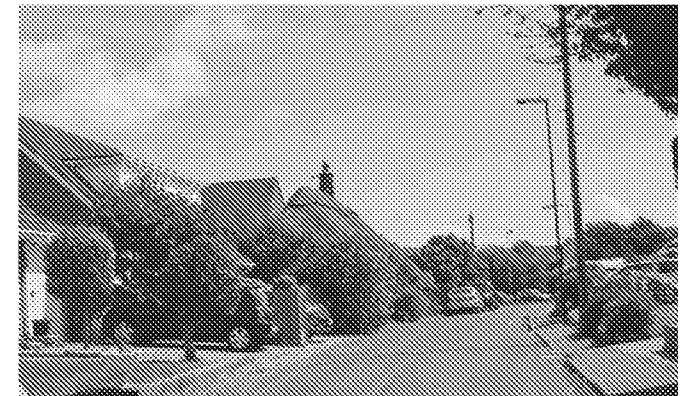
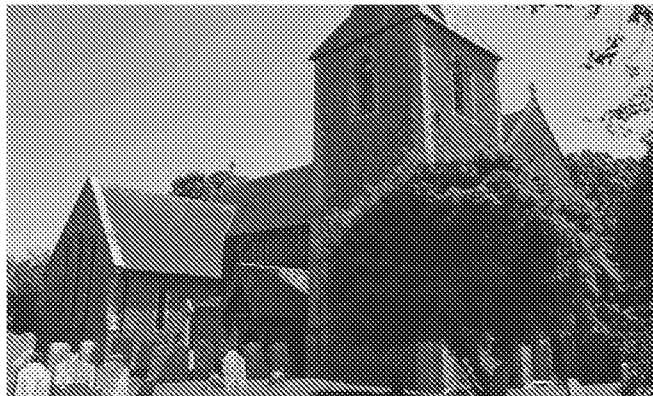
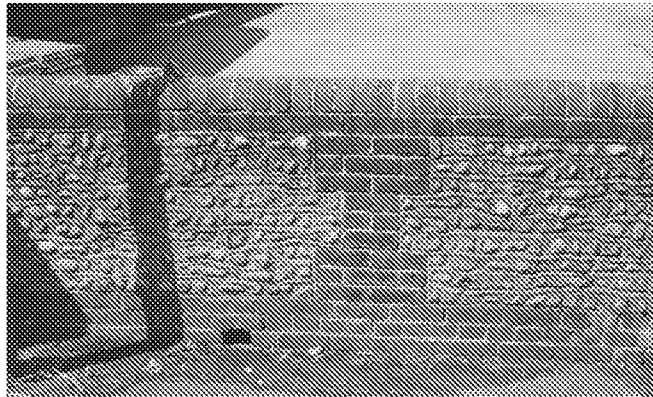
2.6.2 There is evidence of two historic medieval cores, the first centred to the south around the Parish Church of Saint Thomas a Becket (off Church Lane) and the second at Nyetimber along Pagham Road which forms the current village centre. These older historic buildings reflect the local characteristic building styles and materials such as flint and stone, timber frames, thatch, and cob. Timber framing was widely used for houses until after the 17th century, after which brick was a more common choice.

2.6.3 The majority of Pagham is postwar and is set out within cul-de-sacs consisting of mostly semi-detached bungalows with a medium to low density. A large portion is retirement development built in the 1960s which have open frontages onto roads and relatively large back gardens.

2.6.4 Boundaries to residential properties are similarly diverse. A large portion of houses in some areas have open frontages while others typically include a mix of hedgerows, 1.1-1.5m high red brick walls, 2m high fence panels and flint and brick walls.

2.6.5 Development has expanded north and east following a typical estate road and cul-de-sac layout.

2.6.6 Roads in some areas are quite narrow and there is a relatively open feel to the built environment due to low urban densities and pockets of green open spaces.



Distinctive buildings include: public houses 'The Lamb' (17th C.), 'The Lion', 'The Bear' (15th C.), 'The Royal Oak', 'Inglenook Hotel' and the buildings along Church Lane including The Church of St Thomas a Becket (1206), the Vicarage and Becket's Barn. None of these are viewed in context with the site, however there are views from the site towards the spire of St Thomas a Becket church.



- 2.6.7 The village benefits from a number of open green spaces the most notable of these being The Cricket Club grounds and Football Club grounds. Other green spaces include land beside Ashcroft way, open area at The Green, the pond at Barton Close and the open area at Manor Park.



- 2.6.8 The open fields and hedgerow network to the west of Pagham are an important aspect in providing a setting to the settlement edge and softening of the urban boundary.



2.7 Landscape Character

2.7.1 A desk study revealed that the following Character Assessments were applicable to the site and the surroundings:

Table 3 - Landscape Character Assessments

Assessment	Character Area/Type	Date
National		
National Character Areas (NCA)	126 - South Coast Plain	2014
Regional		
West Sussex Landscape Character Assessment	SC2 - Manhood Peninsula	2003
Local		
Arun Landscape Study: Landscape and Visual Amenity Aspects of Developments Choices in Arun District: 2006-2026	LCA 3 - Pagham Lower Coastal Plain	2006
Pagham Village Design Statement	Pagham Road	2007

NCA: 126 South Coast Plain

2.7.2 The NCA 126 is a flat landscape between the dip slope of the South Downs, the South Hampshire Lowlands and the waters of the English Channel, Solent and part of Southampton Water.

West Sussex NCA: SC2 - Manhood Peninsula

2.7.3 The assessment further refined the area into 42 unique landscape character areas. The site is identified as lying on the edge of SC2 - Manhood Peninsula, which covers the wider landscape to the south and west and is defined to the east by the village of Pagham.

2.7.4

Key Characteristics of this area that are relevant to the site and its context are:

- Mainly low-lying flat landform;
- Pockets of small enclosed pasture fields and horse paddocks, as to the northeast of the site;
- Linear villages;
- Few trees or hedgerows, partly as a result of Dutch Elm Disease from the 1970s and the Great Storm in 1987;
- Large scale arable farming with large fields, often absent of hedgerows;
- Scattered vernacular in villages with mixed building materials, often flint, brick, half timber and stone, often with sprawling modern fringes; and
- Rife and ditch systems with associated low lying species rich unimproved grassland and edged by reed beds.

2.7.5

Key landscape and visual sensitivities are identified in the Landscape Character Assessment as:

- The expansion and development on urban and village edges; and
- Changes in drainage patterns due to climate change.

2.7.6

The recommended guidelines have been used to inform the illustrative masterplan.

Arun Landscape Study - Landscape and Visual Amenity Aspects of Development Choices in Arun District 2006-2026

2.7.7

This was produced to help inform the Local Development Framework process and provides

2.7.8

an assessment of the physical and environmental constraints on open countryside and identifies its capacity to accommodate future development.

The assessment identifies the site as lying within the Pagham Lower Coastal Plain (LCA 3 - Pagham Lower Coastal Plain) and gives the following summary - 'Large scale arable landscape, some containment along settlement edge, ecological and heritage interest, adjacent to Pagham Harbour and floodplain.'

Pagham Village Design Statement: Pagham Road (2007)

2.7.9

The statement provide a series of planning and development guidelines as a framework within which to protect parish and community assets. It also includes the Parish Council's policies on conservation and the environment.

2.7.10

In summary the site lies within the 'Pagham Road' character area. In relation to the site and its landscape strategy, the development should incorporate the following criteria:

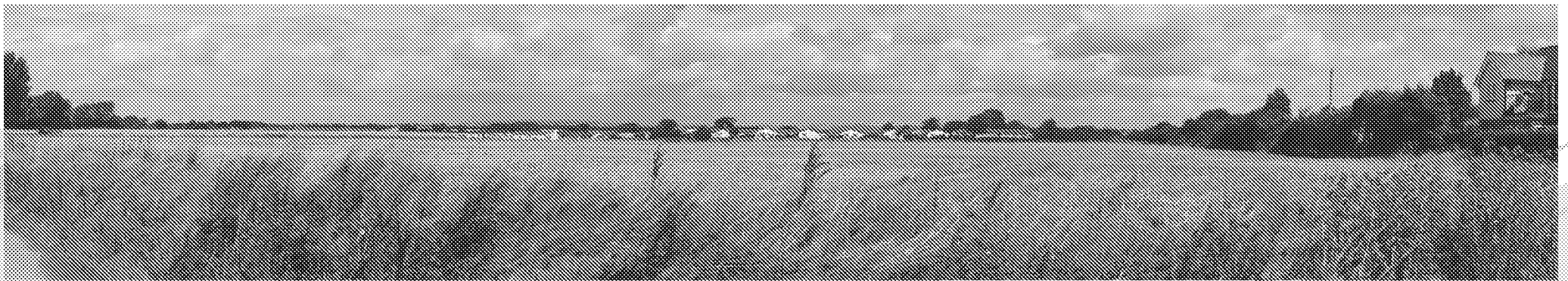
- Highest quality layout and design;
- Preserve character of area;
- Front boundaries should contribute to overall street scene;
- Traditional materials where appropriate;
- Maintain character of private roads;
- Maintain existing pattern e.g. setback, density;
- Preserve existing boundary walls, trees and hedges; and
- Preserve views over open land to the west of Pagham Road.



The eastern parcel of land looking towards houses lying off Summer Lane.



The eastern parcel of land looking north towards Mill Farm Park Housing estate and Orchard Homes Land



The western parcel of land seen from Summer Lane with Mill Farm Park Housing Estate on the near horizon.

2.8 Site Character

Boundaries

- 2.8.1 The northern boundary is defined by a ditch and scrub bordering the Orchard Homes site.
- 2.8.2 A small paddock adjacent to the northeastern boundary is lined by mature trees and a hedgerow.
- 2.8.3 The eastern extent of the site, abutting the rear gardens of Brooks End and Sylvia Close is formed by a 1.6 - 2m broken hedgerow which runs north towards a small copse.
- 2.8.4 The southern site boundary can be split into two distinct areas. The southeast boundary is defined by the residential curtilage of properties along Summer Lane which is largely formed by post and rail fencing and hedgerows with occasional single trees.
- 2.8.5 The western extent of the site is defined by Public Footpath 106. There are no defining boundary features.
- 2.8.6 The parcel of land to the south to be given to the Parish, is open on its north, west and south boundaries. The east boundary adjoins the Village Hall open space play area and garden boundary fences of existing houses.



Fig 09 - Site Features

Landscape Features

Trees

- 2.8.7 The parcel of land to the east is dominated by scrub with occasional self seeded saplings. A single 10m high oak tree lies adjacent to a ditch on the northeast boundary and is in fair condition classified as Category C in the arboricultural survey. It has a root protection area of 12m and will be retained in the proposals. A Tree Preservation Order TPO/P/1/15 covers two Poplar and a single Ash tree lie within the Orchard Homes and will not be affected by these proposals lying beyond the site north boundary well outside their root protection zones.
- 2.8.8 Other conifers lie near the same location on the opposite side of the ditch within the Orchard Homes land and are due to be removed
- 2.8.9 The southern area of the paddock is marked by garden boundary fences, an assemblage of rubbish and chicken wire fences bordering small allotments.
- 2.8.10 The west and north boundaries are marked by bramble and hawthorn scrub.
- 2.8.11 A young hawthorn, elder and field maple hedge lies on the southeast corner of the western parcel giving way to hawthorn and bramble scrub further north
- 2.8.12 A seasonally wet ditch marks the south boundary of the west parcel bordering Summer Lane.

Visual and Sensory Perceptions

- 2.8.13 Views of the site are localised with no potential for elevated longer distance views. There is no visual association with the coastal area to the south and east.
- 2.8.14 The eastern parcel of land is degraded and unmanaged, reverting to scrub and overall low landscape quality. Existing development is visible on all of its boundaries.

- 2.8.15 The western parcel is more open but is not deeply rural with existing development on two of its boundaries.
- 2.8.16 The proposed development areas are relatively tranquil as they are set back from the Pagham Road. They are however not particularly rural in character and are affected by its urban fringe location.
- 2.8.17 Noticeable movement within the area is limited to Summer Lane and does not detract from the experience of the site and local area.



Condition

- 2.8.18 Overall the quality and condition of the site is assessed as low to the east and moderate to the west with the current built form providing a detracting and lower quality feature to the north and east.

2.9 Ecology

- 2.9.1 An ecological assessment of the site was undertaken in order to provide an indication of the potential for habitats and species of conservation concern to be present on site. A number of ecological features have been recorded during the detailed survey with recommendations for scheme design, mitigation and habitat creation. The details of this mitigation strategy will need to be set out in mitigation method statements to accompany a detailed scheme design, having regard to protected species.

- 2.9.2 A landscape and biodiversity management plan for retained and created habitats will also need to be provided for long term management of habitats on site.

- 2.9.3 Recommendations made by the report include:

- Ditch lines and as far as possible rough grassland arable margins, hedges and scrub should be retained in situ and buffered as part of a scheme.
- Green corridors should also be provided through where a buffer/hedges are present).

- Any new plantings within the edges of the scheme or along green corridors should be native species and based on the local situation.

- Measures should also be taken to ensure construction does not impact on retained habitats through fencing and measures to avoid pollution events.

- Any loss of semi-natural vegetation features should be compensated for at least 1:1 or greater. This is provided by the additional open space areas south of the site.

- New wetland features should be designed with water retention during the spring summer, and banks with natural vegetation that are left undisturbed in places.

- 2.9.4 The provision of a large area of open space to the south of the scheme should provide a significant opportunity for creation of new habitats for wildlife. The design of this area should have input from an ecologist. Habitats should include:

- Retention of rough grassland strips to the existing arable field within this area as reptile habitat;

- Native wildflower seeding of local provenance and suited to locally present species;

- Retention and enhancement of existing ditch lines in this area (southern boundary of amenity area) could be considered to enhance wetland habitats;

- Any wetlands to be designed should also be of value to amphibians and invertebrates with a mosaic of ponds with different features and water depths;

- Native woody planting in a natural mosaic that provides levels of semi-natural scrub, linear hedge features and some trees. The design should look to link linear features in the landscape to provide foraging opportunities for Bats;

- Management of created grasslands and scrub/woody vegetation to provide new opportunities in the medium to long term for species such as reptiles and invertebrates. This includes allowing a rough grassland margin to boundary and woody features and reduced management of grasslands. Some areas of grassland should be outside of annual hay cutting to provide this edge habitat;

- Provision of a diversity of habitats for invertebrates, including woodpiles through habitat management, rough grassland edges, and any new wetland/pond features; and

- Provision of a management plan for long term management objectives and prescriptions including regard to ecology features, and presence of protected species.

- 2.9.5 Other areas of open space within the scheme for landscaping and boundary planting and any 'SUDS' drainage solutions should be influenced by an ecologist during detailed drawing of a scheme. This will ensure that the open space and landscaping can serve a dual purpose of landscaping and wildlife enhancement.

2.9.6 Key Views

2.9.7 A Landscape and Visual Appraisal confirmed that views towards the site are tightly contained by the neighbouring residential areas of Pagham and the Park Homes Estate to the north.

2.9.8 The open countryside to the west and south provides opportunities for wider views but these are limited by the flat topography and intervening field boundaries.

Views From the North

2.9.9 Views to the north of the site are restricted to private ground floor views from the residential homes abutting the northern site boundary of Mill Farm (Park Home Estate) most notably from Conifer Way and Laurel Drive.

2.9.10 Views further east of the estate, from the Mill Farm Estate Road, become heavily filtered by intervening vegetation cover and are restricted to the eastern section of the site.

2.9.11 There are no views further north.

Views from the East

2.9.12 The gappy boundary hedgerow affords some glimpsed open views into the eastern section of the site from the residential gardens and open views from upper storeys of limited properties at Brooks End and Sylvia Close

2.9.13 This development and trees within garden boundaries screen views further east.

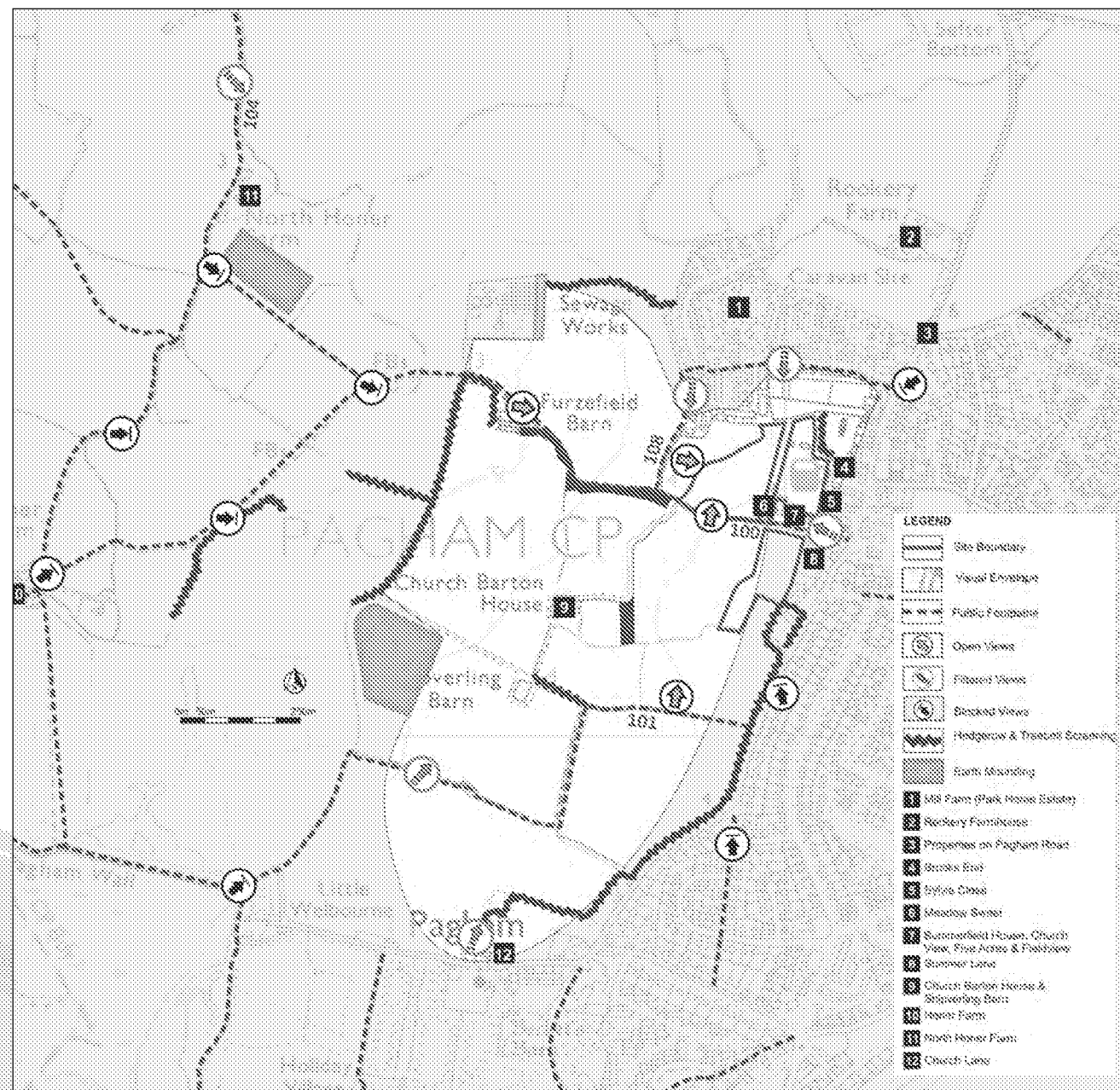


Fig 10 - Visual Analysis

Views from the South

- 2.9.14 The open boundary between the site and Summer Lane (PF100) affords uninterrupted views across the western section of the site and the proposed Core Open Space to the south. The eastern section of the development site is generally well screened by the boundary vegetation at Meadow Sweet.
- 2.9.15 PF101 (425mS) has open views across arable farmland towards the site. As the footpath heads south from the access track, views begin to become screened by intervening vegetation, development at Shipverling Barn and reservoir (560m SW).

Views from the West

- 2.9.16 Close views from the west are restricted the section of PF108 that runs adjacent to western boundary between Summer Lane and Mill Farm.
- 2.9.17 The Footpath affords open views of the western section of the site, however intervening vegetation at Meadow Sweet partially screen views of the eastern paddocks
- 2.9.18 Views further north become screened by intervening development at Mill Park.
- 2.9.19 Open views of the western section are also available along a stretch of Public Footpath 100 as it heads along the access track to the Sewage Works (380m NW); the paddock area remains partially screened by intervening vegetation. Once past the Sewage Works views become blocked by intervening vegetation along field boundaries.
- 2.9.20 There are limited opportunities for glimpsed, slightly



Fig 11 - Photograph Location Plan



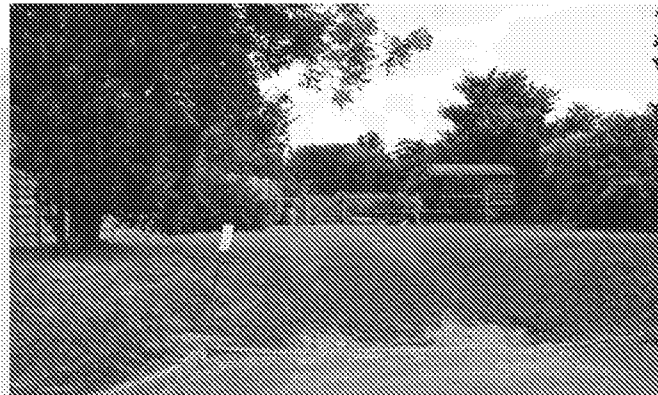
IVP 1 - Footpath 108 towards the western parcel of land and boundary with Summer Lane



IVP 3 - Summer Lane junction with Pagham Rd



IVP 4 - Eastern development parcel looking towards Brooks End and Sylvia Close



IVP 5 - Access from Summer Lane into Eastern Parcel



IVP 6 - Eastern development parcel looking north towards Mill Farm and Brook's End from site entrance to south



IVP 7 - Summer Lane looking towards southern parcel for the proposed open space

elevated views from Public Footpath 104 as it follows the access track to North Honer Farm (1km NW). Earth mounding at the Sewage Works truncates views of the site, however the upper storeys may be visible.

- 2.9.21 Views further west are all screened by intervening boundary hedgerow and treebelts.

2.10 Hydrology

2.10.1 A Flood Risk Assessment has been undertaken by MJA which shows that within the Environment Agency's Flood Map the majority of the site is shown to lie within Flood Zone 1, where development is acceptable³. The northwest and western sections of the site lie within Tidal Flood Zones 2 & 3a.

2.10.2 The Environment Agency Flood Map is indicative and takes no account of actual ground levels or features. This can lead to inaccuracies in the plans and therefore cannot be used as an accurate guide to flooding. However, they are intended to be an indicative measure to flood risk.

2.10.3 The Environment Agency has confirmed that the flood zone adjacent to the site is based on an undefended tidal flood level and not the Pagham Rife fluvial flood level.

2.10.4 Pagham is currently protected by a number of sea defences including the Inland Banks and Pagham Harbour which currently offers 1:200 year storm protection.

2.10.5 These flood defences provide a protection to 3.90m AOD which includes some freeboard to allow for wave action but doesn't currently include for climate change.

2.10.6 Based on the Environment Agency's Flood Zone Map the proposed residential area indicates that all habitable areas are to be located within the lowest risk category - Flood Zone 1.



Fig 12 - Hydrology

³ Flood Zone within the eastern section of the site was not included within the FRA but is shown as Tidal Flood Zone 1 within the EA Flood Map - <http://maps.environment-agency.gov.uk>

2.10.7 An assessment of the estimated current Greenfield runoff rate has been carried out using the Institute of Hydrology Report 124 methodology using Micro Drainage software, interpolated for sites under 50ha. Based on the above all discharge from the site will be restricted to a maximum discharge of 11 l/sec (QBar) for all storm events.

2.10.8 Due to the potential site geology, soil permeability and potential groundwater levels, infiltration as a method of surface water disposal will not be practicable. Therefore it is proposed that all surface water runoff from the developed site utilises an outfall into the exiting watercourse / field ditch to the western boundary.

2.10.9 The Arun District Council's Strategic Flood Risk Assessment (SFRA) and Flood Risk Assessment (FRA) carried out by Robert Clark Associates Ltd in 2011 have further refined this information to provide the zoning shown on the adjacent figure.

2.10.10 The following SUDS techniques are considered suitable for the development site subject to further ground investigations and engineering design. The following storm drainage strategy outlines how they could be utilised.

- Permeable paving / permeable sub base;
- Road side swales; and
- Attenuation / Bio-retention basin.

2.10.11 The final surface water runoff from the site will be strictly controlled via Sustainable Drainage Systems

(SUDS) in the form of a series of attenuation basins. All main SUDS features will be designed to manage the 1 in 100 year return storm plus an extra allowance of 30% for the potential predicted increase in peak rainfall up to 2115.

2.10.12 Foul flows from the development will be conveyed to the western side to a new pumping station which will discharge flows directly to Pagham WWTW's. An option of a new gravity sewer from the development directly to the works will be considered at the detailed design stage.

2.10.13 The main foul sewers, pumping station & rising main to serve the site will be offered to Southern Water for adoption.

DEVELOPMENT PRINCIPLES



3 DEVELOPMENT PRINCIPLES

3.1 Summary of Opportunities and Constraints

3.1.1 In summary, the assessment has identified the following opportunities and constraints that should be carefully considered to minimise harm to the landscape, its character and the visual amenity of local residents.

3.2 Key Constraints

- Open rural edge to the west;
- Location of tidal Flood Zones 2 and 3 to the west;
- Existing visual amenity of adjacent residential properties, overlooking or overshadowing of their gardens and properties (LP GEN7);
- Open ditches (LP W DM3);
- Landscape character, including all of its natural features including existing green corridors and field boundaries including significant trees and hedgerows (LP Policy GEN28 and LPPV policies LAN DM1, ENV DM4);
- Location on the urban-rural fringe (LPPV Policy CSP1);
- Existing footpaths with some open views into the site;
- Loss of habitat for reptiles, insects and mammals
- Summer Lane is substandard with poor visibility onto Pagham Rd.



Fig 13 - Site Constraints

OPPORTUNITIES

3.3 Key Opportunities:

- Provide a significant usable informal open space with footpaths and dogwalking routes;
- Increase tree planting and enhance key characteristic features that contribute towards landscape character;
- Provide much needed housing with a mix of house types and tenures;
- Strengthen the village heart through close links to existing retail provision;
- Enhance biodiversity opportunities through a range of habitats;
- Encourage biodiversity to the west of the development area through Sustainable Urban Drainage links;
- Round off of the western fringes of the settlement;
- Improve safety and the junction from Summer Lane onto Pagham Road;
- Provide parking spaces on Summer Lane for existing residents;
- Create a defensible and naturalised buffer with the countryside on the western edge;
- Create a potential vehicular link and additional footpath cycle links with the Orchard Homes site to the north; and
- Capitalise on attractive views over countryside.

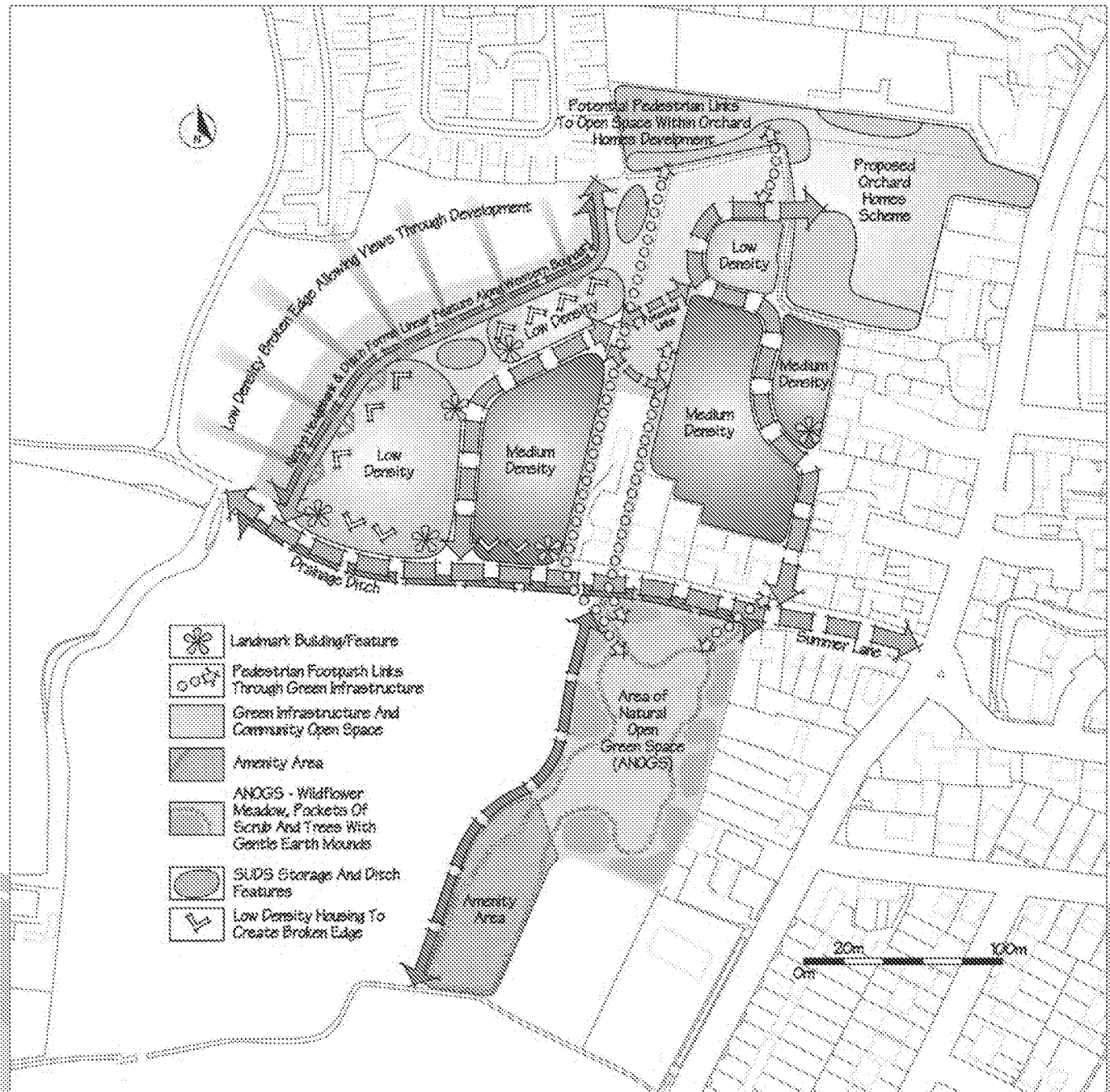


Fig 14 - Strategy

3.4 The Vision

- 3.4.1 The vision for this proposal has been informed by the objectives and desires of the community as described in the Village Design Statement and Neighbourhood Plan.

3.5 Design Objectives

- 3.5.1 Key design objectives are to :

- Respect the needs of the community and provide a mix of house types and tenures;
- Create a layout that respects local character and responds to the positive observations made through the NDP;
- Create an attractive environment that accommodates both formal and informal recreation needs which are well connected;
- Create a large semi-natural landscape that enhances biodiversity and has attractive routes for dog-walkers;
- Create safe and overlooked public realm spaces;
- Create a broken edge with the countryside through lower densities and open spaces to avoid a build up of massing and solid walls of development; and
- Create a development that has strong physical and visual connections and will be embraced and treasured by the community who will take ownership of it.

3.6 Inclusive Design

- 3.6.1 Inclusive design should achieve environments that can be used by everyone regardless of age, gender, ethnicity or ability.
- 3.6.2 The proposed development will integrate the principles of inclusive design in a number of ways:
- 3.6.3 The development will provide a mix of housing types to create a broad social spectrum of society and will include 30% affordable housing.
- 3.6.4 The pedestrian and cycle access will provide safe and direct internal connections with the existing community of Pagham.
- 3.6.5 Open spaces and public realm will benefit from overlooking and natural surveillance.
- 3.6.6 Priority has been given to pedestrians and cyclists over the private car; and the development will ensure good safe access for all members of the community, including the elderly, the disabled and parents with young children.
- 3.6.7 Adequate parking will be provided to prevent parking in areas that are unsuitable.
- 3.6.8 Convenient and flat access to public transport with contributions towards an increased bus service.
- 3.6.9 At grade pedestrian crossings will be provided where required and the public realm will be designed to satisfy DDA standards.
- 3.6.10 Improvements to the substandard junction onto Pagham Road will provide safe access and should also slow traffic down.

3.6.11 Designing Out Crime

- 3.6.12 With respect to crime prevention, the design has been considered to incorporate the principles outlined within the NPPF with further reference to 'New Homes 2010 - Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'. These have been summarised under the following headings which were identified⁴ as important within reducing crime and anti social behaviour within sustainable communities.

Access and Movement

- 3.6.13 Movement throughout the site will be defined by a legible and well defined hierarchy of streets and footpaths with pedestrians prioritised.
- 3.6.14 All access routes have been designed to provide well lit, direct access with open visibility. Landscaping and development will be considered to minimise hiding places adjacent to the routes.

Structure And Security

- 3.6.15 The layout has been considered to minimise conflicts between users. The new access roads have been contained within the proposed development and away from adjacent properties.
- 3.6.16 Small development blocks will be created that enclose rear gardens with front elevations facing the street.
- 3.6.17 Play areas will be located at the recommended distance from residential properties to avoid nuisance.

⁴'Safer Places - The Planning System and Crime Prevention'

Surveillance

- 3.6.18 All public spaces will have natural surveillance, whether from overlooking by housing or regularly used main access routes.

Ownership

- 3.6.19 The layout has been developed to provide clear division between private and public land to promote mutual protection through territorial belonging.

Physical Protection

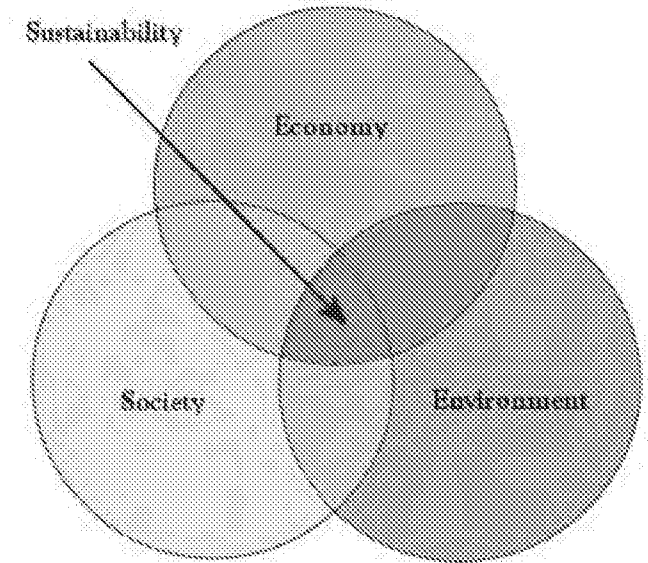
- 3.6.20 Dwelling boundaries will be considered to provide privacy and security where appropriate, with 1.8m sub divisional boundaries between neighbours.
- 3.6.21 Where boundaries are to be created against the local green space these will be provided by native species which will include hawthorn and sloe as a natural deterrent.
- 3.6.22 Housing will be orientated to provide natural surveillance, with blank gable ends onto public open spaces avoided.
- 3.6.23 No footpaths or alleyways to the rear of buildings.

3.7 Sustainability

- 3.7.1 The applicant is committed to achieving new development in a sustainable manner to ensure that natural resources are used prudently.
- 3.7.2 The development will incorporate as far as possible a strategy for sustainable design, which encourages the reduction of energy consumption and as such will at the reserved matters stage examine the contribution

of a range of measures, including:

- The properties have been carefully orientated to take full advantage of solar gain and have predominantly south facing roof slopes to accept solar panels;
- Consideration to be given to Solar water heating panels incorporated into the south roof slopes will collect and make use of the suns energy to provide and supplement domestic hot water;
- Inclusion of SUDS techniques;
- Sanitary appliances will be specified featuring low water fittings and 'in built' white goods chosen for their low water use;
- AAA appliances where provided will reduce power consumption;
- Low energy light fittings specified to reduce energy consumption;
- Water butts fitted to collect rainwater for garden use;
- Mechanical ventilation systems with heat recovery and filters fitted to give a controlled internal environment.
- In addition to the above, it should be recognised that the scheme is in a sustainable location by virtue of its central location and close proximity to a range of services and facilities in Pagham
- Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals;
- In-built 'robustness' and ability of the development, to adapt to changes such as use, lifestyle and



demography over time; and

- Efficient use of land through proposing a development with an appropriate density for the village edge location.

3.7.3

These measures will be continued to be developed during the detailed design stage.

3.8 Existing Access

3.8.1

Vectos, the Traffic and Transport Consultants, have prepared and submitted a Transport Statement (TS) and Travel Plan (TP) for the development in consultation with West Sussex County Council (WSCC).

3.8.2

This work considered the access route to the site for vehicles and how the site can be reached by pedestrians, cyclists and by bus.

Bus

3.8.3 The closest bus stops to the site are located adjacent to the Summer Lane junction with Pagham Road within 250 metres walk distance of the proposed site access. Both northbound and southbound bus stops benefit from bus shelters and timetable information.

3.8.4 There are several routes that service the bus stops, the most frequent of which is route 60

Rail

3.8.5 Chichester Station is accessed via bus route 60. A range of destinations can be accessed from direct services from Chichester Station including London, Southampton and Portsmouth.

Walking & Cycling

3.8.6 The local topography is flat and conducive to walking and cycling activity.

3.8.7 The eastern end of Summer Lane contains narrow footway provision on its southern side. The footway stops further west on Summer Lane and the carriageway narrows to a single lane carriageway.

3.8.8 On Pagham Road in the vicinity of the site, footway provision is consistent and available on the western and eastern sides. A number of facilities including a public house, betting shop, post office and newsagent are available within a 5 minute walk.

3.8.9 A two kilometre walking distance covers all of Pagham including a variety of local services and facilities including shops, a primary school and local bus services.

Summer Lane

3.8.10 The width of Summer Lane varies along its length, with areas of localised narrowing reducing the carriageway width to a minimum of 4.8 metres just east of the proposed eastern site access. Further west, Summer Lane becomes a farm access track.

3.8.11 Due to the number of private drives and accesses, on-street parking on Summer Lane is limited to a small section along the northern edge, close to Pagham Road.

3.8.12 Summer Lane is adopted public highway up to the western edge of property no 7. Beyond this, the road is private and within the applicant's ownership, but is also a public footpath (route 100) identified on the definitive public right of way plan.

Pagham Road

3.8.13 Pagham Road is a 7.3m wide carriageway that runs through the centre of the village on a north-south alignment providing access with the A27 and Chichester, with further connections to Bognor Regis via Sefton Road.

DESIGN DEVELOPMENT



4 DESIGN

4.8.1 The Illustrative Masterplan has evolved over an 18 month period in consultation with the Parish Council and community to accommodate comments made during the NDP consultation process and as technical constraints became known.

Illustrative Masterplan

4.8.2 The final masterplan shows a well structured and ordered layout permeated by Green infrastructure that will facilitate pedestrian movement and act as wildlife corridors.

4.8.3 The scheme shows 90 homes of which 30% will be affordable homes, reflecting the ADC housing market assessment as Table 4 below shows.

Bedrooms	House Type	No	%
Private Dwellings			
1	Terraced	4	4
2	Terraced & Semi-Detached	23	26
3	Detached & Semi-Detached	26	29
4	Detached	10	11
	Total	63	70
Affordable Homes			
1	Terraced	8	9
2	Terraced & Semi-Detached	10	11
3	Terraced Semi & Detached	9	10
	Total	27	30

4.8.4 The affordable homes will be located in small groups within both the east and west parcels.



Figure 15 - Illustrative Masterplan



Figure 16 - Illustrative Masterplan Plan showing proposed neighbouring application Ref: P/126/14/PL
ARUN DISTRICT COUNCIL P/58/15/OUT

Density

- 4.8.5 The larger parcel to the west will comprise up to 50 homes with a low, net density of 28 dwellings per hectare (dph) to reflect its edge of countryside location.
- 4.8.6 The eastern development parcel shows 40 homes with a slightly higher but nonetheless low density of 30 dph to reflect the character of the village.

Design, Appearance and Character

- 4.8.7 The design of the buildings will be developed in detail through the reserved matters stage, using materials and detailing that compliment the existing village.
- 4.8.8 Although it is proposed to provide a mix of house styles and sizes, the majority of homes will be smaller to medium sized two and three bedroom homes suitable for smaller households and families.
- 4.8.9 Lifetime Homes criteria will be considered as part of the Reserved Matters.

Building Heights

- 4.8.10 Building heights will be predominantly 2 storeys to reflect the prevailing scale of residential development in the village. Occasional 2.5 storey buildings could be considered in the eastern parcel.
- 4.8.11 Up to 6 single and 1.5 storey bungalows will also be provided in recognition of the high demand for this type of accommodation in the village and to provide a variety in the roofscape.

Open Space

- 4.8.12 The scheme has been landscape led in response to its edge of countryside location where high densities and tall buildings would not be appropriate. This has led to a proposal that has significantly more than the required standards of open space across both informal and formal open space categories, as Fig 17 and Table 5 below shows.

Requirement of Public Open Space (POS) based on Arun Local Plan 2011-2031 - 25. Health, Recreation and Leisure Technical Appendix	50 Dwellings x 2.2 Persons Per Dwelling - POS Requirement m2/Hectares
Natural & Semi Natural Green Space	2250m2 (0.23ha)
Amenity Green Space	832.5m2 (0.08ha)
Provision For Children (LAP, LEAP, LLAP)	1800m2 Based on FIT Standards (0.18ha)
Outdoor Sport Excluding Playing Fields	3645m2 (0.36ha)
TOTAL -	8527.5m2 (0.85ha)

Table 5 - Open Space Standards & Provision

Ecology

- 4.8.13 The amount of informal open space will facilitate gains for biodiversity as well as informal recreation, providing a range of new habitats to include wet and dry grassland, wildflower meadows, native hedgerows, scrub, ephemeral and permanent ponds and ditches.
- 4.8.14 A 10 year management plan will be agreed at the detailed design stages.

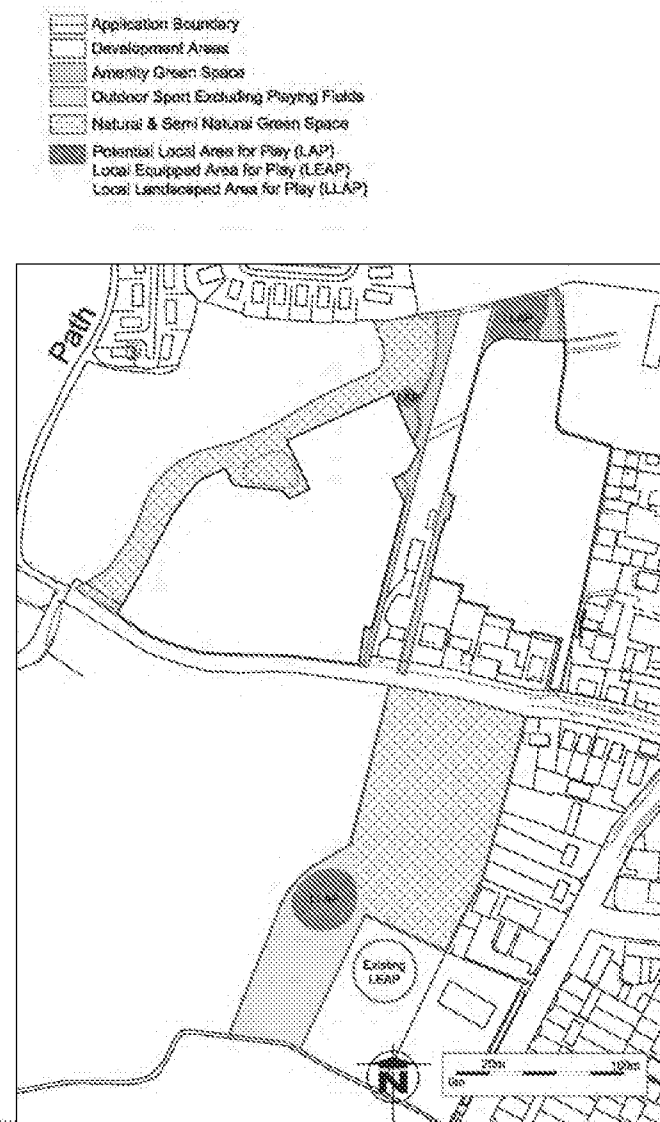


Figure 17 - Open Space Areas

Parking

- 4.8.15 Parking will be provided to ensure that it is well located to the houses that it serves, to ensure that on-street parking does not occur to any significant degree. All parts of the site will be maintained at all times for use by larger vehicles (refuse trucks and delivery vehicles) and for the emergency services.
- 4.8.16 This approach recognises the need to provide sufficient parking spaces to avoid parking that would adversely affect the operation of surrounding streets, but not providing parking to a level that would encourage car usage. This is a balanced approach that is consistent with local and national planning policies.
- 4.8.17 Up to 12 car parking spaces will be provided at the northern boundary of the Core Open Space parallel to the south of Summer Lane and used for the benefit of existing residents and visitors.

Movement and Access

- 4.8.18 Access from Pagham Road will be via Summer Lane with an additional link further north shown through the proposed Orchard Homes site.
- 4.8.19 The illustrative Masterplan has been designed to accommodate potential access across the strip of land separating the east and west parcels in the future.
- 4.8.20 The TS has concluded that:
- Pre-application advice has been sought from West Sussex County Council (WSCC) in order to inform the detail of the TS;
 - The site is located within a short walk of a number

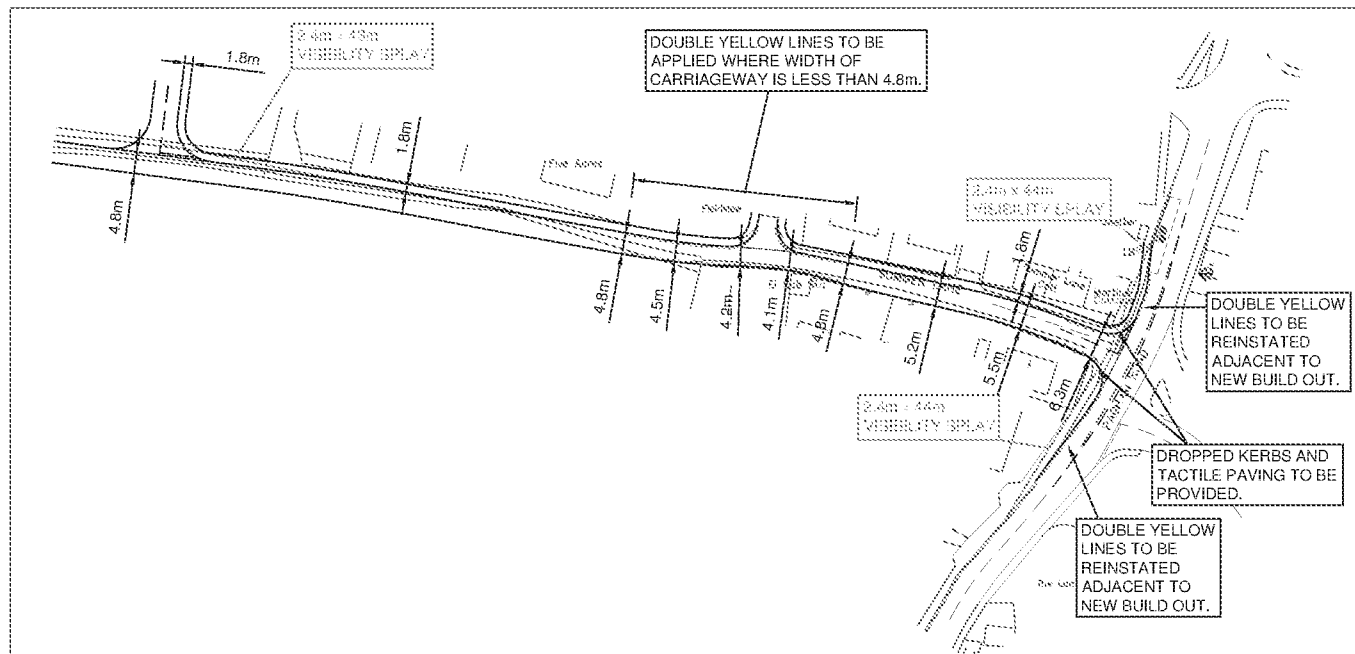


Figure 18 - Proposed Summer Lane/Pagham Road Junction

of local facilities alongside regular bus services into Chichester and Bognor Regis;

- The site accords with both national and local policy guidance;
- The proposals include improvements to Summer Lane to control vehicles speeds whilst also providing an improved footway provision connecting with Pagham Road;
- A kerb build-out is proposed at the junction of Summer Lane with Pagham Road that improves visibility for vehicles departing Summer Lane;
- Junction capacity testing demonstrates that the development will have no impact on the surrounding road network and Lane, ensuring the junction

conforms with the requirements of MfS; and

- Due to the distribution of development traffic on the surrounding road network, only a small number of vehicles will access the A27 during the peak hours;

Travel Plan

4.8.21 The aims of the travel plan are to:

- Provide residents and other site users with information on sustainable travel options to and from the site; and
- Ensure that other car modes (e.g. taxi or car share) are also considered along with single car journeys to and from the site.

4.8.22 The travel plan will build on encouraging sustainable travel by encouraging increased use of public transport.

SUMMARY & CONCLUSIONS



5 CONCLUSIONS

5.8.1 Following extensive consultation with both the Parish Council and local Pagham community, this DAS has considered the proposals for a community led scheme for up to 80 houses on land north of Summer Lane.

5.8.2 An additional 1.62ha area will be transferred to the Parish Council to the south of Summer Lane. This land will be used for Core Open Space, offsetting the potential increase in recreational pressure on the Pagham Harbour SPA as well as providing additional land for more formal recreation.

5.8.3 The site is currently identified within Policy 2 of the Pagham Neighbourhood Plan: Pre Submission Plan February 2014 (PNP) as land to be incorporated into the revised 'Built Up Area' boundary within the emerging Local Plan.

5.8.4 The land being considered for development lies in two parcels in a sustainable location located close to a range of existing services in easy walking distance.

5.8.5 Bus stops lie on both sides of the Pagham Road near the site which provide access to and from additional services as well as the mainline train station in Bognor Regis.

5.8.6 The western parcel of land forms part of a large arable field with existing development to the north and southeast. The open boundary with countryside to the west, will be reinforced and protected by a buffer strip comprising a native hedgerow, ditch, scrub and small ponds.

5.8.7 The eastern parcel is an enclosed degraded paddock surrounded by a mix of scrub, fences and existing houses to the east and south. An application by Orchard Homes for 42 dwellings bordering the north and northeast boundaries is currently being considered by ADC.

5.8.8 The strip of land lying between the two development parcels is also identified in the NDP but the landowner has chosen not to bring forward this land as part of this planning application.

5.8.9 The design facilitates future access to this land as well as a new vehicular and pedestrian links to the Orchard Homes site. It is, therefore compliant with the NDP policy in this respect.

5.8.10 The development will also be accessed from Summer Lane which will be improved to meet adoptable highway standards and has been agreed in principle with WSCC. Improvements on the Summer Lane junction with Pagham Road will improve visibility onto it and benefit existing residents.

5.8.11 None of the proposed houses will lie in either Zone 2 or 3 tidal flood zones and is at low risk from flooding. A comprehensive SUDS strategy will ensure that flood risk is not increased.

5.8.12 The proposal will provide 50 homes to the west and 40 in the eastern parcel including a total of 27 No (30%) affordable homes comprising 1, 2 & 3 bed units arranged in small clusters. The housing mix and tenures will reflect the local housing needs identified by the ADC local plan.

5.8.13 The proposed scheme is low density at 28 dph to the west and 30dph to the east, reflecting local character and respect for its rural fringe location.

5.8.14 Building heights will be a maximum of 2 storey and include single and 1.5 storeys to compliment and vary the roofscape.

5.8.15 The proposals have been landscape led to ensure that the development will minimise harm to landscape features and impacts on its character are localised.

5.8.16 A range of landscape and biodiversity benefits will result from the open space strategy which is well above policy standards.

5.8.17 It will include a large area of Core Open Space to the south of Summer Lane that has been agreed in principle with Natural England in mitigation for potential recreational effects of the Pagham Harbour SPA. New footpaths and circular routes through an attractive landscape will be of particular benefit for dog walkers and will ensure that no nett detrimental effects are caused to the SPA.