

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING SUPPORTING STATEMENT

Land at Summer Lane, Pagham, West Sussex

*On behalf of:
Hanbury Properties Ltd*

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June 2015



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1.0 Introduction and Background

1.1 Neame Sutton Ltd, Chartered Town Planners, are instructed on behalf of Hanbury Properties Ltd to assist in the formulation of plans to deliver 90 dwellings at Summer Lane, Pagham, in accordance with Pagham Parish Council's proposed allocation in its emerging Neighbourhood Plan, the details of which are set out in Section 4 (Planning Policy) of this Statement.

1.2 The planning application is submitted in outline with all matters reserved, except for access.

1.3 The application is accompanied by an Illustrative Masterplan and a suite of technical studies prepared by Hanbury's experienced multi-disciplinary team, as follows:

Design and Access Statement	Davies Landscape Architects
Planning Statement	Neame Sutton Ltd
Ecological Assessment	Aluco Ecology Ltd
Information to enable a Habitats Regulations Assessment	Ecology Solutions Ltd
Transport Statement	Vectos
Landscape and Visual Impact Assessment	Davies Landscape Architects
Arboricultural Impact Assessment	Arbortech
Archaeological Desk Based Assessment	Development Archaeology Services
Flood Risk Assessment and Drainage Strategy	MJA Consulting

1.4 The purpose of this Planning Statement is to assess the proposed development against the planning policy framework, and consider those key determining issues.

2.0 Context of the Site and Surrounding Area

(i) Surrounding Area

2.1 Pagham comprises a coastal village approximately 4.5km to the west of Bognor Regis and benefits from a range of services and facilities that support its population.

2.2 Arun District Council consider Pagham to represent a sustainable location capable of accommodating additional future growth. As such the Council's Local Plan Publication Version allocates 100 dwellings under Policy H SP1 to Pagham, to be brought forward in Neighbourhood Plans.

(ii) Application Site

2.3 The application site comprises circa 5.6ha of rough grassland and arable land located 230m to the west of Pagham village centre, and is immediately bounded by the defined settlement policy boundary along the sites eastern boundary.

- 2.4 Located to the north of the application site are residential properties within the Mill Farm Estate. To the west and south of the site is open land within Church Barton Farm.
- 2.5 Access to the site is proposed to be taken from Summer Lane, which connects with Pagham Road to the east, which connects to Chichester and Bognor Regis.

3.0 Planning Policy Framework

- 3.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The Development Plan comprises those saved Policies of the Arun District Council Local Plan 2003. The emerging revised Local Plan for Arun has now reached the Submission stage with an Examination which commenced in early June 2015.
- 3.3 In addition to the above, the National Planning Policy Framework (2012), supported by Planning Practice Guidance (February 2014), and emerging Pagham Neighbourhood Plan are key material considerations in the determination process.

(i) *National Planning Policy Framework:*

- 3.4 The NPPF seeks to provide a proactive National policy framework that is not simply about scrutiny but operates to encourage sustainable growth. At the heart of the NPPF is a presumption in favour of sustainable development, which the Government advises should be seen as a golden thread running through both plan-making and decision-taking (Paragraph 14).
- 3.5 In the context of decision making Paragraph 14 advises that where the development plan is absent, silent or relevant policies are out-of date, permission should be granted unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
 - Specific policies in the NPPF indicate development should be restricted.
- 3.6 In the context of housing delivery Paragraph 47 of the NPPF emphasises that LPAs should 'boost significantly' the supply of housing by ensuring a supply of specific deliverable sites sufficient to provide 5 years worth of housing against their requirements with an additional buffer of 5%. Where an LPA has a persistent record of under delivery of housing the buffer should be increased to 20%.

- 3.7 Paragraph 49 reinforces the presumption in favour of sustainable development and states that relevant plan policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a deliverable 5 year supply of sites.

(iii) *The Development Plan:*

Saved Policies of the Adopted Local Plan 2003:

- 3.8 The Application site is located outside of the defined urban area on the adopted Local Plan Proposals Map and in this respect residential development would generally be resisted by the Council (Policies GEN2 and GEN3 apply).
- 3.9 Whilst these policies remained saved at the time of preparing this Statement, the context against which they were prepared i.e. over 10 years ago, is considerably different to the current position in the District where there is now an identified need to bring forward an additional 100 dwellings in Pagham, and therefore the weight to be attached to the designated settlement policy boundaries in the context of the policies within the NPPF and other material considerations such as housing land supply is considered to be limited.
- 3.10 In addition to saved Policies GEN2 and GEN3 the following policies are considered to be of relevance to the determination of this planning application:

Policy	Title	Commentary
Policy GEN7	The form of new development	This policy seeks a high quality of design and layout. Proposals should be accompanied by a clear explanation of the design rationale including reference to the relationship with relevant townscape, landscape, wildlife and movement characteristics.
Policy GEN8	Development and the Provision of Infrastructure	This policy seeks to ensure that the infrastructure requirements of new developments are met either through physical provision or via appropriate financial contributions.
Policy GEN9	Foul and Surface Water Drainage	This policy seeks to ensure that new developments address their own generated needs in terms of foul and surface water drainage without exacerbating problems elsewhere.
Policy GEN12	Parking in New Development	This policy seeks to ensure that appropriate parking provision is made within new development.
Policy GEN14	Public Transport	Where appropriate new development will be required to make provision for new or enhanced public transport provision.
Policy GEN15	Cycling and Walking	The Council will encourage the provision of safe facilities for cyclists and pedestrians.
Policy GEN18	Crime Prevention	Residential proposals should have regard to the importance of designing out crime.
Policy GEN20	Provision of Public Open Space within New Developments	Residential development proposals will be required to provide public open space in accordance with the Council's adopted standards as set out in accompanying SPG.
Policy GEN24	Energy and Water Conservation	The Council will expect new developments to facilitate energy and water efficiency.
Policy GEN27	Landscape Diversity	Impact on landscape character will need to be carefully considered as part of any development proposal.
Policy GEN28	Trees and Woodlands	Impact on trees should be addressed as part of any development.

Policy GEN29	Nature Conservation Across the District	Proposals should include assessment of ecological potential and any appropriate mitigation measures identified and included.
Policy GEN32	Noise Pollution	Consideration of potential noise impact will be required for noise sensitive development and any mitigation measures included as part of any planning application.

Local Plan Review – Publication Version:

- 3.11 The Publication Version of the Local Plan Review was submitted for Examination in January 2015 with an examination that commenced in early June 2015.
- 3.12 The Local Plan covers the period from 2011 to 2031.
- 3.13 Policy H SP1 sets out the strategic housing, parish and town allocations for the District and identifies a requirement of 100 dwellings to be accommodated in Pagham, identified in Neighbourhood Plans.
- 3.14 Those policies considered to be of direct relevance in the formulation of the application proposals are set out below and considered in detail in Section 5:

Policy	Title
Policy SD SP1	Sustainable Development
Policy SD SP2	Built-Up Area Boundary
Policy GI SP1	Green Infrastructure and development
Policy LAN DM1	Protection of Landscape Character
Policy H DM1	Housing Mix
Policy H SP2	Affordable Housing
Policy D SP1	Design
Policy D DM1	Aspects of Form and Design Quality
Policy D DM2	Internal Space Standards
Policy D DM3	External Space Standards
Policy ECC SP1	Adapting to Climate Change
Policy ECC SP2	Energy and Climate Change Mitigation
Policy OSR DM1	Open Space Sport and Recreation
Policy T SP1	Transport and Development
Policy T DM1	Sustainable Travel and Public Rights of Way
Policy ENV SP1	Natural Environment
Policy ENV DM2	Pagham Harbour
Policy ENV DM3	Non designated sites
Policy ENV DM4	Protection of Trees
Policy ENV DM5	Development and Biodiversity
Policy W DM3	Sustainable Urban Drainage Systems
Policy WM DM1	Waste Management
Policy QE SP1	Quality of the Environment

Pagham Neighbourhood Plan:

- 3.15 The emerging Pagham Neighbourhood Plan is at an advanced stage having reached Submission in September 2014, but was subsequently withdrawn from Examination to allow further work to be undertaken relating to Pagham SPA.

3.16 It nonetheless represents the culmination of two years positive engagement in planning and reflects the collective vision of the local community set against agreed priorities for the sustainable development of the Parish, in accordance with the objectives of the NPPF and Arun Local Plan policies.

3.17 The Submission Neighbourhood Plan (September 2014) allocates the application site under Policy 2 (i) for:

'up to 90 dwellings on Land off Summer Lane, comprising a mix of 2, 3 and 4 bed bungalows and houses, to be delivered in the period 2014-2019, provided the scheme:

- a. Makes provision for access management measures designed to mitigate recreational disturbance to the features of the Pagham Harbour SPA.*
- b. Makes an appropriate financial contribution to Pagham's Accessible Natural open Green Space (ANOGS) shown on Inset Map 2 as the hashed areas south of Summer Lane and provides open space or green infrastructure with recognised qualities within the development area that links to the ANOGS.*
- c. Demonstrates that locally valued and important habitats, including wildlife corridors and stepping stones will be retained and sympathetically incorporated into that part of the ANOGS or other public open space scheme that lies within a Biodiversity Opportunity Area (as defined on the Arun Local Plan Proposals Map) and that any disturbance to habitats of the adjoining development scheme will be minimised;*
- d. Layout allows for road, footpath and cycle connectivity to the adjoining land south of Inglenook Hotel site to the satisfaction of the local highway authority;*
- e. Implements improvements to Summer lane and to its junction with Pagham Road to the satisfaction of the local highway authority.'*

(iii) Other policy documents of relevance:

Pagham Village Design Statement, November 2007:

3.18 The Village Design Statement seeks to provide guidance relating to distinctive areas within the Parish, and at no. 6 deals specifically with the Pagham Road area, including Summer Lane.

3.19 In particular, the Parish Council are looking to achieve the following development criteria:

- Highest quality layout and design
- Exclude development in existing open spaces
- Avoid demolition of buildings of merit
- Preserve character of area
- Front boundaries should contribute to overall street scene
- Traditional materials where appropriate
- Extensions in keeping, well-related to existing buildings and space
- Maintain character of private road
- Maintain existing pattern eg, setback, density

- Preserve existing boundary walls, trees and hedges
- Preserve views over open land to the west of Pagham Road
- Speed restrictions and traffic calming, especially on Pagham Road
- Maintain and enforce no-parking areas.

4.0 Pre-Application Consultation

- 4.1 The application site is positively assessed within Arun District Council's SHLAA (Strategic Housing Land Availability Assessment) 2012, considered as part of a wider area of land (site 117), and also the southern part of land to the north (site 69), the conclusions of which identify that *"the eastern part of the site (adjacent Pagham Road) could be considered as having future housing potential, subject to Appropriate Assessment, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints"*.
- 4.2 The site is therefore considered by the Council to be available, suitable and achievable for residential development, and a location that warrants further consideration for allocation in the emerging Neighbourhood Plan.
- 4.3 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.
- 4.4 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) Developer Open Evenings (October & November 2013), throughout which Hanbury has actively promoted the application site.
- 4.5 This exercise highlights the detailed scrutiny that has been undertaken by the local community and key stakeholders of each of the potential sites, and 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.
- 4.6 In addition, the Neighbourhood Plan, and background evidence base, has comprehensively tested the suitability of a proposed allocation on land north of Summer Lane, and demonstrates that it is a suitable site that accords with the sustainability objectives of the NPPF and Arun Local Plan policies, and that there are no alternatives that sequentially out-perform the proposed allocation north of Summer Lane.
- 4.7 Accordingly, the site is allocated for up to 90 dwellings under Policy 2: Housing Site Allocations of the Submission Version Neighbourhood Plan.

5.0 Planning Considerations

(i) Principle of Development

- 5.1 The application site is located outside of, but immediately adjacent to, the defined built up area for Pagham where ordinarily there is a presumption against residential development, in accordance with Saved Policy GEN 2 (Built Up Area Boundaries).
- 5.2 However, as a matter of established principle in the planning system, each site and development proposal must be treated on its own individual merits having regard to the development plan unless material considerations indicate otherwise.
- 5.3 In this case, the Applicant considers there to be a number of considerations materially relevant to the determination of this application.
- 5.4 Pagham is considered to represent a sustainable location for accommodating new housing. Policy H SP1 of the Submission Arun Local Plan, 2014, allocates 100 dwellings to be accommodated in Pagham, identified in Neighbourhood Plans.
- 5.5 The site is allocated for residential development in a sustainable location with good access to a range of services and facilities, including public transport, under Policy 2(i) of the Pagham Neighbourhood Plan and is expected to be delivered in the period 2014 to 2019.
- 5.6 The site is therefore being relied upon by the Council/s to meet its housing needs, delivered in the short term, and accords with the Framework in relation to the overarching presumption in favour of sustainable development set out at Paragraph 14.
- 5.7 Consequently, the Applicant takes the view that the application proposals provides an opportunity to boost the Council's faltering housing land supply in a sustainable location, and deliver the Council's objectives for the site, and that the Framework's presumption in favour of sustainable development carries considerable weight and that no conflict arises.
- 5.8 Furthermore, Arun DC has previously accepted elsewhere within the District that local Plan Policies GEN2 and GEN3 now have reduced weight as they are time expired since they do not relate to housing provision beyond the timescale of the Local Plan, ie 2011.
- 5.9 Having regard to the above, it therefore follows that the principle of development on the application site is acceptable.

(iii) Access

- 5.10 The Application proposals have been informed by advice from the Applicant's Transport Consultant, Vectos, who have ensured that the proposed vehicular access and internal road layout have been designed to meet with current highway design requirements.
- 5.11 The existing vehicular access will be retained in its present location albeit improved to control vehicle speeds whilst also providing an improved footway connecting with Pagham Road.
- 5.12 In addition, a kerb build out is proposed at the junction of Summer Lane with Pagham Road that improves visibility for vehicles departing Summer Lane, ensuring the junction conforms with the requirements of Manual for Streets.
- 5.13 The proposed site access arrangements are presented in Vectos' plan ref: 120843/A/11 Rev A which demonstrate a safe and acceptable vehicular and pedestrian access to the site from the existing local highway.
- 5.14 All internal roads have been the subject of swept path analysis to ensure that refuse vehicles can manoeuvre safely within the site.
- 5.15 The scheme layout allows for a vehicular/cycle/pedestrian connection through to land to the north, allocated in the emerging Pagham Neighbourhood Plan as 'Land South of Inglenook Hotel', and aligns with that proposed by Orchard Homes (currently the subject of a planning application). The proposal therefore accords with the requirement of the emerging Pagham Neighbourhood Plan Policy 2id, which seeks to secure connectivity.
- 5.16 Car and cycle parking will be provided in accordance with the Council's standards set out in the Parking SPG. The precise number of spaces will depend on the final mix and size of dwellings.
- 5.17 The application proposals are therefore considered to comply with the requirements of Saved Policies GEN12 and GEN15 of the Arun Local Plan 2003, Policies T SP1 and T DM1 of the emerging Arun Local Plan, and Policy 2i of the emerging Pagham Neighbourhood Plan.

(iv) Residential Mix and Density

- 5.18 Emerging policy H DM1 seeks to achieve a range of dwelling types, sizes and tenures in order to meet the needs of the District's resident.
- 5.19 Whilst the exact nature of the housing mix will be a matter for the reserved matters approval process, the following indicative mix is anticipated at this stage:

12 no.	1 bed	35 no.	3 bed
33 no	2 bed	10 no.	4 bed

- 5.20 With regards to density, 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. The eastern development parcel shows 40 homes with a slightly higher but nonetheless low density of 30dph to reflect the character of the village.

(v) *Affordable Housing*

- 5.21 In accordance with the Council's Interim Affordable Housing Policy and emerging Policy H SP2, it is proposed that 30% of the dwellings would be affordable housing and would comprise both affordable rented and shared ownership.
- 5.22 The Applicant will liaise with the Council's Housing Strategy and Enabling Manager during the processing of the application to discuss and agree the exact mix and tenure of the affordable housing requirement, which at this stage is envisaged to comprise:

8 no.	1 bed
10 no	2 bed
9 no.	3 bed

(vi) *Landscape and Arboriculture*

- 5.23 The application site is not covered by any statutory or non-statutory designation for landscape character or quality.
- 5.24 Furthermore, and notwithstanding that details relating to landscaping will be a matter for the reserved matters approval process, the Applicant's Landscape Architect, Davies Landscape Architects, have undertaken a landscape and visual impact assessment in order to formulate a landscape strategy for the site.
- 5.25 The assessment identified that whilst the housing will form a new element in the landscape it will not be out of scale, character or expectation of people visiting the local area and will relate to the existing settlement pattern, key features and built form.
- 5.26 The landscape strategy has derived from the opportunity to enhance the existing landscape framework by incorporating key landscape features and characteristics hedgerows, trees, orchards and species rich unimproved grassland, and therefore benefiting the sites immediate character.
- 5.27 In summary, the landscaping proposals for the application site will comprise:
- Layout to reflect the settlement patterns and densities along the rural edge of the village and characteristics;

- Significant over provision of public open space including an area of Core Open Green Space (COS) on land adjoining the Village Hall, which it is proposed will be 1 ha of semi-natural landscape that enhances biodiversity and has attractive routes for dog walkers. An additional 0.62 ha of land adjoining the COS will be used for more formal recreation;
- Locate buffer planting and wildlife area along the western boundary to provide SUDS and habitat potential opportunities which seek to strengthen the urban rural edge and avoid development encroaching on the Biodiversity Opportunity Area;
- Use of broad leaved native hedgerow planting and trees to integrate the development into the surrounding setting;
- Provide natural surveillance to all open spaces, access routes and promote connectivity; and
- Provide biodiversity opportunities within the site and improved ecological connectivity around the perimeter through additional hedgerows and trees.

5.28 Arbortech has undertaken a Tree Survey of those trees (ash, poplar and oak) on the site's eastern boundary protected under preservation order TPO/P/1/15 and TPO/P/2/15, and confirms that the proposed development will not have a detrimental impact on the trees, which will continue to benefit the public amenity of the site and surroundings.

5.29 On the basis of the above, the application proposals 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 are subsequently considered to fully comply with Saved Policies GEN27 and GEN 28, and emerging Arun Local Plan Policies GI SP1, LAN DM1 and ENV DM4.

(vii) Flood Risk and Drainage Strategy

5.30 The proposed scheme layout for the site ensures that all new residential development is to be located within Flood Zone 1, and therefore the application site lies in an area of low flood risk.

5.31 However, on the basis that the size of the site exceeds 1 ha it is necessary, in accordance with the advice set out in the NPPF, to undertake a Flood Risk Assessment (FRA). In this respect, an FRA has been carried out by MJA Consulting which concluded that the site is not at risk of flooding and that the drainage strategy has been designed to ensure that the rate of run off is controlled so that the application proposals would not increase the risk of flooding elsewhere.

5.32 In addition, MJA Consulting has undertaken a drainage impact assessment which proposes a preliminary foul and surface water drainage strategy for the site, based on the following:

- 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.

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

5.33 The Applicant's Drainage Engineer is confident that a satisfactory strategy for the disposal of surface and foul water from the proposed development is achievable. Furthermore, the inclusion of sustainable urban drainage systems to manage flood risk on site represents an acceptable method of managing flood risk associated with new developments, and complies in full with the guidance set out in the NPPF, Saved Policy GEN9 and emerging Local Plan Policy W DM3.

(viii) Archaeology

5.34 A desk based Archaeological assessment carried out by Development Archaeology Services Ltd has identified low potential for possible archaeological activity and finds from the late prehistoric and Roman periods and low potential for archaeological activity and finds from the medieval and post medieval periods.

5.35 Consequently, the potential presence for archaeological remains does not represent an over-riding constraint to the development of the application site for residential purposes.

(ix) Impact on the Pagham Harbour SPA

5.36 The site is located within the 400m-5km impact zone of Pagham Harbour, which is designated as a Special Protection Area (SPA), Site of Special Scientific Interest (SSSI), and Ramsar site.

5.37 In view of the European sites conservation objectives, Ecology Solutions has undertaken a detailed assessment of the implications of the proposed development on the Pagham Harbour SPA, and in particular the potential for increased recreational pressure.

5.38 In order to avoid significant adverse effects on Pagham Harbour the Applicant has taken a precautionary approach and proposes a package of mitigation/avoidance measures as part of its proposal in order to alleviate visitor pressure on the SPA/Ramsar site.

5.39 In this respect, following detailed discussions with Natural England the application makes provision for a significant area of informal open space that will be provided for recreational purposes, including dog walking, adjacent to the village hall.

5.40 This provision will be well in excess of that required by the local planning authority for amenity purposes.

- 5.41 The open space will deliver an attractive and natural environment for informal recreation where dogs can be exercised off the lead, with grassland, scrub/trees and boundary hedgerows. A network of footpaths will enable a circular walk. The open space would be maintained in perpetuity and will be the subject of a Section 106 planning agreement.
- 5.42 New residents would be provided with a pack highlighting the recreation opportunities available in the new open space area and the sensitivities of the SPA/Ramsar site. The likelihood of residents utilising the open space resource would be increased further through appropriate signage.
- 5.43 In addition, the Applicant is committed to the securing of an appropriate financial contribution, as set through an emerging interim mitigation/avoidance strategy for the SPA/Ramsar site. It is understood that such a strategy will be in place shortly and is likely to be adopted ahead of determination of this planning application. In the absence of an adopted interim strategy, it is considered that an appropriately worded planning condition could be attached to any permission such that the deliverability of the required measures ahead of first occupation is secured.
- 5.44 It is considered that (having adopted a precautionary stance) the provision of the financial contribution, open space and education/interpretation initiatives would avoid any potential significant adverse effects that the development proposals could have on the SPA / Ramsar site.
- 5.45 It is considered that there would be no likely potential significant (adverse) effects on the Pagham Harbour SPA/Ramsar site when the development proposals are considered either alone or in combination with other plans/projects, in light of the tests at Regulation 61(1) of the Habitats Regulations. There is therefore no requirement to undertake an Appropriate Assessment of the development proposals.
- 5.46 As the project alone or in combination would not contribute to an overall significant effect that may have an adverse impact on the integrity of the SPA/Ramsar site (in view of the SPA conservation objectives), the development proposals would by definition be acceptable, subject to securing the mitigation and avoidance measures proposed. In those terms the competent authority could legally and safely grant consent for the proposed plan/project.

(x) *Ecology and Nature Conservation on the Application Site*

- 5.47 An ecological assessment of the site was undertaken by Aluco Ecology to establish the potential presence for habitats and species of conservation concern. A number of ecological features have been recorded during the detailed survey with recommendations for scheme design, mitigation and habitat creation.
- 5.48 The details of this mitigation strategy will be set out in mitigation method statements to accompany a detailed scheme design, having regard to protected species.

5.49 In addition, a landscape and biodiversity management plan for retained and created habitats will be provided for long term management of habitats on site.

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

5.51 The provision of a large area of open space to the south of the scheme provides a significant opportunity for the creation of new habitats for wildlife, including:

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

5.52 On the basis of the above, no long term, adverse impacts on local wildlife and nature conservation interest arises as a result of the proposals, and in view of the ecological mitigation strategy offers enhancement to biodiversity.

(xii) Draft S106 Heads of Terms

5.53 The Applicant acknowledges the use of Planning Obligations to secure financial contributions, or other matters such as affordable housing, in order that any off-site impacts arising from its development proposals are appropriately mitigated against.

5.54 At this outline stage, the following heads of terms are envisaged:

- Pagham SPA;
- Education provision;
- Leisure, recreation and sports facilities;
- Libraries;
- Fire and Rescue; and
- Transport.

5.55 The Applicant will liaise with Officers during the processing of the application to discuss and agree the detailed nature and extent of contributions/obligations that the Council may be seeking, having regard to the Statutory tests set out in Regulation 122 of the Community Infrastructure Regulations 2010.

6.0 Summary and Conclusion

6.1 The application site is situated in a sustainable location with good access to a range of services and facilities, including public transport, and as such accords with the Framework's presumption in favour of sustainable development.

6.2 The application site is identified as having potential for housing in the Council's Strategic Housing Land Availability Assessment (SHLAA).

6.3 Set against this background, Pagham has been identified by the Council in its emerging Draft Local Plan as a suitable location for future development. Emerging Policy HSP1 identifies a requirement of 100 dwellings to be accommodated in Pagham, identified in Neighbourhood Plans.

6.4 The emerging Pagham Neighbourhood Plan is at an advanced stage having reached Submission in September 2014, but was subsequently withdrawn from Examination to allow further work to be undertaken relating to Pagham SPA.

6.5 It nonetheless represents the culmination of two years positive engagement in planning and reflects the collective vision of the local community set against agreed priorities for the sustainable development of the Parish, in accordance with the objectives of the NPPF and Arun Local Plan policies.

6.6 The Submission Neighbourhood Plan (September 2014) allocates the application site under Policy 2 (i) for up to 90 dwellings on Land off Summer Lane, comprising a mix of 2, 3 and 4 bed bungalows and houses, to be delivered in the period 2014-2019.

- 6.7 The application, which is submitted in outline with all matters reserved except access, comprises:
- 90 dwellings providing a mix of 1,2,3 and 4 bedroom properties;
 - 30% affordable housing in accordance with the Council's Interim Affordable Housing Policy;
 - 2.57 ha of public open space, an over policy provision of 1.72ha;
 - Means of access to the site utilising the existing access which is to be improved and upgraded; and
 - Highway improvement works to Pagham Road.
- 6.8 Through a comprehensive assessment of the development site, including a suite of technical studies, it is evident that the creation of an integrated sustainable village expansion on land north of Summer Lane is capable of accommodating residential development in an environmentally sensitive way that fully accords with local and national policy.
- 6.9 The application site is not subject to any technical constraints affecting the delivery of 90 dwellings and is therefore available, suitable and achievable, and thus deliverable, in planning terms within an area identified for growth by the Council in its emerging Draft Local Plan, and specifically allocated in the emerging Neighbourhood Plan.
- 6.10 Accordingly, the application fully accords with the Government's priority of boosting significantly the supply of housing land in sustainable locations and for this reason it is respectfully requested that planning permission be granted.