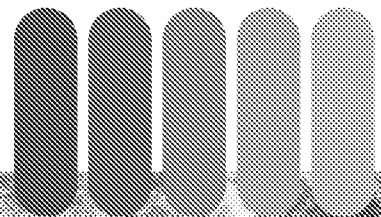


Planning Statement

January 2017



HOOK LANE PAGHAM

on behalf of:
Hallam Land Management Ltd



January 2017



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1 INTRODUCTION

- 1.1 This planning statement accompanies an outline planning application submitted by Hallam Land Management Ltd (HLM) for development of land west of Hook Lane at Pagham.

The Proposed Development

- 1.2 The submitted application seeks planning permission for residential development as follows:

The construction of up to 300 new homes, a care home of up to 80 beds, D1 uses of up to 4,000sq.m including a 2 form entry primary school, the formation of new means of access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.

- 1.3 Matters not reserved for subsequent approval relate to vehicular access from Hook Lane and Pagham Road.
- 1.4 The Development Framework Plan (Drawing No. 167-P-006-D), included at Appendix 1, provides a pictorial explanation of the proposed development. This is the controlling plan which will govern the preparation of subsequent reserved matters applications.

The Application Site

- 1.5 The 17.5ha site is located immediately adjoining the settlement boundary and the urban edge at Pagham as illustrated at the Site Location Plan (Drawing No. 167-P-001, Appendix 6). The site comprises arable land with periphery hedgerows and tree groups.
- 1.6 Hook Lane forms the eastern and south eastern boundary with existing residential development at Drift Lane and the wider environs beyond. The site is well contained on the northern and western boundary by Sefton Lane and Pagham Road respectively.
- 1.7 In the wider context, the site is well related to the surrounding residential development to the east.

Justification for the Grant of Planning Permission

- 1.8 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations erindicate otherwise.
- 1.9 In this instance, the Development Plan comprises the now time expired Arun District Local Plan which covered the period 1996-2011. Whilst the application site is not identified for development therein, material considerations exist that support the grant of planning permission in this instance.



- 1.10 The National Planning Policy Framework's (NPPF) presumption in favour of sustainable development is engaged. The Development Plan is out of date as a matter of fact and because of the shortage of housing land supply in the District its housing policies are also out of date in the terms expressed by the paragraph 49 of the NPPF. The application therefore falls to be determined in the context of Para 14 of the NPPF which states that:

"where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- specific policies in this Framework indicate development should be restricted."*

- 1.11 This Planning Statement demonstrates that the benefits of the proposed development deliver a key policy objective of the NPPF by providing additional housing land in an area which does not meet the 5 year land supply requirement; there are no adverse effects that significantly and demonstrably outweigh these benefits and there is no conflict with the specific policies in the NPPF.

Pre-application advice

- 1.12 The Applicants sought pre-application advice from Arun District Council in April 2016. In response, the LPA wrote by letter dated 21st June 2016 setting out relevant planning policies both in the Local Plan and the National Planning Policy Framework that such an application would be determined against. This advice provided views on how the principle of development would be considered, information in relation to the current housing supply position, the status of certain policies accordingly, and the weight to be attached to existing and emerging plans. Detailed advice was also provided in respect of development and design considerations; however, these are relevant largely to reserved matters applications in due course. Relevant advice has been adhered to in preparing this planning application.

EIA Screening

- 1.13 The Applicant submitted a Screening Request pursuant to Regulation 5 of the Environmental Impact Assessment Regulations 2011 (as amended) on the 1st April 2016.
- 1.14 By letter dated 25th April 2016, in response, the LPA, having taken into consideration relevant factors and having particular regard to the nature and scale of the proposal, formed the opinion that the proposed development does not have the potential to result in significant impacts on the environment. As such, the LPA did not consider that the proposed development constitutes EIA development and as such no Environmental Statement is required in this instance.
- 1.15 The scheme for which planning permission is sought is not materially different to that which was scoped earlier this year.



- 1.16 However, in response to other potential development proposals in the Pagham area which could emerge through the new Local Plan - land at Pagham Road/Summer Lane and land north of Sefter Road - the Applicant has considered the cumulative impact of its development alongside these other schemes.
- 1.17 An Infrastructure Plan has been prepared jointly by Hunter Page Planning, Barton Willmore and LRM Planning (see Appendix 5) in support of the proposed developments at Pagham. Three planning applications (including this application) are due to be submitted in the near future and ahead of the Local Plan being completed and therefore the primary purpose of this Infrastructure Plan has been to identify and demonstrate how the cumulative infrastructure required for all three developments can be secured and delivered in a timely fashion for the wider Pagham area.

Application documentation

- 1.18 To complement the submission of this planning application an extensive suite of supporting documents has also been provided. This documentation is listed at Appendix 2.

Planning Statement

- 1.19 This document provides an overarching statement which explains the nature of the proposal, the framework provided by relevant tiers of planning policy and the scheme's compatibility with the Development Plan and other planning policies including the NPPF. In doing so, it provides the justification for a grant of planning permission having regard to the Development Plan and other material considerations.
- 1.20 In terms of its structure, this statement is comprised of the following:
- Section 2: describes the application site and surrounding context;
 - Section 3: provides details of the proposed development and its components;
 - Section 4: provides relevant information as regards to the Development Plan;
 - Section 5: explores material planning considerations as they exist in this instance;
 - Section 6: provides an outline of the planned implementation strategy and infrastructure delivery; and
 - Section 7: provides a summary and conclusion.



2 SITE DESCRIPTION AND CONTEXT

- 2.1 The application site measures 17.5ha in size and is located immediately adjoining the settlement boundary and the urban edge at Pagham, as illustrated at the Site Location Plan (Drawing No. 167-P-001).
- 2.2 Hook Lane forms the eastern and south eastern boundary with existing residential development at Drift Lane and the wider environs beyond.
- 2.3 The site is well contained on the northern and western boundary by Sefter Lane and Pagham Road respectively, both of which are defined by large native hedgerows containing hedgerow trees.
- 2.4 The site comprises arable land with periphery hedgerows and tree groups. There is a small change in topography from 6.7m Above Ordnance Datum (AOD) at the eastern boundary to 4-4.5m AOD at the western boundary. The full topographical survey is contained in Appendix A of the Flood Risk Assessment.
- 2.5 In the wider context the site is well related to the surrounding residential development to the east. To the west is a small cluster of farm buildings (Rookery Farm) beyond which is Barfoots and Botley Ltd – a large farm and food processing plant.
- 2.6 The site is located 1.6km north east from Pagham Harbour which is a European designated site (also commonly referred to as Natura 2000 site); such sites are protected under the Conservation of Habitats and Species Regulation 2010 (the ‘Habitats Regulations’). This site is also listed as a Wetland of International Importance, is a RAMSAR site and is also of national importance as a Site of Special Scientific Interest (SSSI).
- 2.7 The site lies wholly within Flood Zone 1; being land assessed as having less than a 1 in 1,000 year annual exceedance probability (0.1% AEP) of river or sea flooding and thus the most appropriate location for development when appraised against the DCLG National Planning Practice Guidance 2014.
- 2.8 A Landscape Capacity Study commissioned by Arun District Council was prepared by Hankinson Duckett Associates in 2016. The study includes the Rose Green area which is formed of three separate areas, one of which (2a) is the application site. The report concludes that the planning application site has been judged to have *“a high capacity for development from a landscape perspective, and could accommodate allocations of new development without significant detrimental effects on the character of the landscape as a whole, provided the form of new development proposals are closely related to, and in scale with, existing adjacent settlement”*.
- 2.9 The Study assesses the application site in terms of landscape sensitivity and landscape value. It concludes firstly that the overall sensitivity judgement was ‘slight’ and secondly that the overall



value judgement was also 'slight'. On this basis it finds that the site has a 'high' landscape capacity for development.

- 2.10 The application site is identified as Grade 2 agricultural land. Best and most versatile land is defined as Grades 1, 2 and 3a. Almost all of land around Pagham is of Grade 1 or Grade 2 agricultural land. Therefore if the locally desired housing requirement is to be met, building on the best and most versatile land will be necessary.

Planning History

- 2.11 A previous planning application submitted in 1999 for the construction of 175 dwellings was refused. At that time, the application site measured approximately 9 hectares and was a smaller site area than is the case now. The Appeal was dismissed for the following reasons:
- 2.12 Firstly, it was premature to the then upcoming Local Plan process. That is something that is no longer directly relevant to this site because this site is being actively considered by the Council for inclusion as a strategic site and in any event the proposed development accords with the presumption in favour of sustainable development in the NPPF, itself a materially different planning policy to that which existed at the time of the Appeal.
- 2.13 Secondly, the scheme would result in damage to the Strategic Gap. Again, in the context of the NPPF the weight to be given to housing supply policies is limited and a 'gap policy' needs to be balanced against the positive contribution to improving housing supply.
- 2.14 Thirdly, the scheme would result in the loss of agricultural land of quality. The application site is Grade 2 but it is important to see this in the context of agricultural land quality more generally around Pagham which is mostly either Grade 1 and 2. As such, in order to increase the supply of housing, the likelihood is that agricultural land is going to need to be developed, which is a factor to be weighed in to the balance alongside the benefits of the proposed development.
- 2.15 Fourthly, the location of the proposed development was not well related to areas of employment and to transport links. More recent and up to date assessments of this site's location through the new Local Plan process have confirmed that the site is suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints (Arun District Council, Housing and Employment Land Availability Assessment, 2016, see Appendix 4).
- 2.16 For these reasons, it is evident that the present circumstances are materially different to when the Appeal was dismissed some sixteen years ago.



3 THE PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the following proposed development:

The construction of up to 300 new homes, a care home of up to 80 beds, D1 uses of up to 4,000sq.m including a 2 form entry primary school, the formation of new means of access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.

- 3.2 Matters not reserved for subsequent approval relate to vehicular access from Hook Lane and Pagham Road.

- 3.3 The Development Framework Plan (Drawing No. 167-P-06) provides a pictorial explanation of these development proposals and the scheme's parameters.

Built Development

- 3.4 The proposal will provide up to 300 new high quality houses in a range of sizes and tenures. Houses will range from 2 to 5 bedrooms and will include both shared ownership and rented accommodation. All housing will have dedicated car parking in line with the current standards and will be arranged to ensure they all have private garden space.
- 3.5 In addition, an 80 bed care home is proposed in the south west corner of the site. This will include car parking and communal gardens.
- 3.6 Planning permission is also sought for a 2 form entry primary school (D1 use class). The Local Education Authority have identified a need for a 1 form entry school to meet the primary school places arising from future development at Pagham, but have proposed that a site sufficient to accommodate two forms of entry is provided to enable enlargement of the new school at a later date.
- 3.7 The decision about whether to build this school will be a matter for the Local Education Authority as it could be located on other sites around Pagham. If the school is built on this site, the number of new homes will be 230. In the event it is built on another site the number of new homes would increase to 300. The mechanism for controlling the future use of the school site will be defined in the S106 Agreement.
- 3.8 Adjacent to Hook Lane, planning permission is sought for a building to house D1 uses. This would allow for, amongst other things, this part of the site to be developed for a clinic, health centres, crèches or day nurseries. Such uses were identified as desirable through the public consultation that has been undertaken.



Means of Access

- 3.9 Vehicular access is proposed from Hook Lane and Pagham Road. In the event the school is built on this site, there will be two points of access formed onto Hook Lane.
- 3.10 The design of the access including visibility has been agreed with the local highway authority, West Sussex County Council, as part of preapplication discussions and has been subject to an independent Stage 1 Road Safety Audit. The access drawings are as follows:
- JNY8840_01D – Proposed Access arrangements off Pagham Road Sheet 1 of 3
 - JNY8840_02C – Proposed Access arrangements on Hook Lane (South) Sheet 2 of 3
 - JNY8840_09A - Proposed Access arrangements on Hook Lane (North) Sheet 3 of 3
 - JNY8840_03C – Proposed Access arrangements on Hook Lane (North) with school option
 - JNY8840_11 – Potential Traffic Calming Measures along Hook Lane
- 3.11 In terms of pedestrian access the scheme seeks a permeable development to make it easy for residents to walk or cycle to local facilities. The development proposal includes three pedestrian accesses onto Hook Lane which will be a minimum width of 3m linking with the existing footway network. These accesses will be in addition to the vehicular accesses which will have 2m wide footways on either side of the road. The detailed design of these pedestrian points of access will be the subject of a planning condition.
- 3.12 The proposal also includes potential traffic calming along Hook Lane in the form of table top ramps. This would enforce the speed limit which is currently being exceeded and will also make it safer for pedestrians to cross so as to encourage access to local facilities. The provision of table top ramps will also provide level crossing points making it easier for those with prams or those with impaired mobility to cross.
- 3.13 The proposal also includes for the provision of a formal bus layby on Pagham Road near to the Hook Lane junction and a contribution will be provided towards upgrading the existing local bus stops to provide raised kerbs and new bus flags/information secured as part of a S106 agreement.
- 3.14 Parking provision is a matter reserved for subsequent approval but will accord with the minimum residential parking standards based on WSCC's parking calculator.

Green Infrastructure

- 3.15 The proposed development includes 6.5 ha of Green Infrastructure (GI) which will provide a robust framework of structural planting, open spaces (both hard and soft) and habitat creation. This Green Infrastructure will enhance biodiversity and promotes recreation, movement and leisure, and access to nature.



- 3.16 The proposed development includes the creation of new parkland centred around the existing watercourse crossing the site which is to be realigned and enhanced with new planting for biodiversity and public amenity. The proposal includes a viewing mound which seeks to open up views north to the South Downs Area of Outstanding Natural Beauty.
- 3.17 A new equipped children's play area is proposed including both fixed equipment such as slides and swings alongside logs, boulders and earth mounding etc. for natural play. To the north of the site open space is proposed for informal ball games, picnics and dog walking. New footpaths and cycle routes are proposed through the development.
- 3.18 To the south of the site a small green is proposed to provide an attractive outlook for the proposed care home and be used as informal recreation space. The green also ensures that the development is set back from the junction of Hook Lane and Pagham Road.
- 3.19 Along the northern and western boundaries of the site a green buffer is proposed. This will maintain the existing boundary hedge planting and be reinforced with new woodland planting.
- 3.20 The site's GI seeks to accord with recommendations of the Arun Green Infrastructure Study by Landuse Consultants (June 2012) which states that *"...opportunities to create or retrofit a softer edge to the urban edge, with green wedges or features (such as semi-natural hedges) extending into developed land..."* should be taken (p. 50).

Drainage

- 3.21 The Environment Agency's Flood Maps confirm that the site lies within Flood Zone 1 – land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. Additionally, the maps confirm that the site lies outside of the 1 in 100 year extreme coastal flooding extent and therefore in an area at low risk of flooding.
- 3.22 An existing watercourse passes through the site, flowing generally east to west. In its current form, the water feature is heavily engineered and therefore, as part of the development, it is proposed to naturalise this watercourse, providing bends and meanders whilst slackening the side slopes and creating a more sensitive area with landscape and biodiversity benefits.
- 3.23 A Sustainable Drainage Scheme (SuDS) is proposed comprising of permeable paving (where appropriate), swales and attenuation basins (shallow ditches and ponds), to deal with surface water run-off from the proposed development site in line with current best practice recommendations. Through utilising these landscaped features, it will be possible to reduce the run-off rate below the current baseline during extreme storms. In addition, these features will reduce flood risk, help to improve water quality and provide biodiversity and ecology benefits.
- 3.24 Foul drainage will discharge to the existing Southern Water network in the vicinity of the site, the nearest waste water treatment works being that at Pagham or Lidsey.



4 ARUN DISTRICT LOCAL PLAN

- 4.1 The Arun District Local Plan 2003 was adopted on the 17th April 2003 and covered the period up to 2011. It provides a statement of Arun District Council's planning policies and is used as a basis for decision making in planning applications.
- 4.2 However, its policies and proposals were framed by the development requirements that existed within that plan period and the planning policies that existed at the time of its preparation. It does not, nor could it, make provision for development needs beyond 2011. It follows that its housing policies (and its counterpoint policies) cannot be considered to be relevant now that the end date of the Local Plan has passed. The Local Plan is plainly out of date.
- 4.3 Within this Local Plan, the application site is situated outside of the settlement boundary as defined by **Policy GEN2** and is subject to **Policy GEN3** which restricts new development in such a location in order to safeguard the countryside.
- 4.4 The application site is also situated within the Bognor and Chichester Strategic Gap - **Area 10(v)**. This designation safeguards against coalescence of settlements so as to ensure that they retain their separate character and amenity. Development would be permitted where it is demonstrated to be i) necessary to meet the requirements of, and consistent with, other development plan policies, and ii) it would not compromise the objectives and fundamental integrity of the strategic gap; and iii) attention is given to the long-term enhancement of the landscape, amenity, conservation value within the gap and where possible improvements to public access.
- 4.5 Given that new housing land is required to be provided at the present time – criterion i) is satisfied as a matter of principle. The landscape and visual assessment demonstrates how criterion ii) and iii) are satisfied thus there is no conflict with this Policy.
- 4.6 The site is also close to **Area 13 – Pagham Harbour**, where proposals for development in or likely to affect the Special Protection Area will be subject to the most rigorous examination and development likely to have an adverse effect will not be permitted.
- 4.7 Policy **DEV17** would require the proposed development to provide 30% affordable housing.
- 4.8 Other relevant policies are as follows:
- 4.9 **GEN7** concerns the form of new development and requires it to adhere to high quality design principles. **GEN8** requires new infrastructure necessary to support new development to be provided alongside new development. **GEN9** ensures that adequate drainage capacity either exists or can be provided and that consideration is given to sustainable drainage. **GEN11** seeks to avoid new development in areas at risk of flooding or that would materially decrease the capacity of floodplains. **GEN14** supports improvements to public transport services and facilities. **GEN13** encourages development of safe cycle and footpath networks within the site and a surrounding area. **GEN20** specifies public open space standards that should be



incorporated into new development.

4.10 **GEN23** resists new development that would have a direct or indirect unacceptable adverse impact on the water environment. It also supports initiatives that seek to restore or enhance the water environment. **GEN25** and **26** concern the availability of water resources and protection of water quality. **GEN29** affords importance to protecting features of nature conservation whilst **GEN30** restricts development that would adversely affect protected species. **GEN32** requires mitigation measures to be provided in the event noise pollution is at an acceptable level. **GEN33** and **34** seek to avoid light and air pollution.

4.11 It is evident that there are three categories of policies in the Local Plan:

- Policies with which the proposed development conflicts but must be considered to be out of date and thus attract less weight than would otherwise have been the case – Policies GEN2, GEN3 and Area 10(v) attract only limited weight;
- Policies, the principles of which have been satisfactorily incorporated into the scheme and as such the proposed development accords with; and
- Policies that the proposed development wholly accords with and support the grant of planning permission.

4.12 Legal precedent is established in R.v.Rochdale Metropolitan Borough Council ex.p Milne:

“For the purpose of Section 54A [now Section 38(6)] it is enough that the proposal accords with the development plan considered as a whole. It does not have to accord with each and every policy therein”.

4.13 It is necessary for the decision-maker to have regard to a range of planning policies. Appendix 3 provides a detailed critique of the proposed development against these planning policies. This demonstrates the conflict with Policies GEN2, GEN3 and Area 10(v) but more significantly how the proposed development complies with those generic development management policies. When the Development Plan is read as a whole, and the appropriate weight is applied to these three housing supply policies, the proposed development accords with it.



5 MATERIAL CONSIDERATIONS

5.1 The relevant material considerations in the instance of this application are as follows:

- The National Planning Policy Framework and its presumption in favour of sustainable development;
- The housing land supply situation that exists in the District;
- The site's suitability for housing; and
- The circumstance associated with the replacement Local Plan and the evidence of future development needs.

5.2 Each of these is explored in the following paragraphs:

Presumption in Favour of Sustainable Development

5.3 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It provides guidance for Local Planning Authorities (LPAs) and decision-takers both in the preparation of plans and is a material consideration in determining planning applications.

5.4 The presumption, set out at Paragraph 14 of the NPPF, is at the heart of the document and "*should be seen as a golden thread running through both plan making and decision taking*". It states that, for planning decisions, where the development plan is absent, silent or relevant policies are out-of-date, the presumption means granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

5.5 As explained in the preceding section, the Development Plan is not up-to-date having been prepared a considerable time ago and in advance of the publication of the NPPF and is indeed time expired.

5.6 Paragraph 49 states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. There is currently a significant shortfall in housing supply within Arun such that its housing land supply policies cannot be considered to be up to date. This includes such policies at settlement boundaries and Gap Policies as these are counterpoints to housing land supply policies.

5.7 It is thus the case that the Presumption in Favour of Sustainable Development in Paragraph 14 is engaged.



5.8 In the following paragraphs the relevant policy areas of the NPPF are explored.

Promoting Sustainable Transport

5.9 The planning system has long sought to encourage a balance of uses such that key facilities are, where possible, located in close proximity to new residential development and this is maintained in the NPPF. This is aimed at minimising the need to travel. The availability of sustainable modes of travel – walking, cycling and public transport – are afforded a priority in determining suitable locations for development.

5.10 Pagham is a major built up area within Arun and contains such existing facilities. The application site benefits from a good level of accessibility for pedestrians. The existing road network to the north, east and south of the site has footways with street lighting and provide connections to local facilities surrounding the site. Within Appendix E of the accompanying Transport Assessment a plan is provided that shows the location of day-to-day facilities and services in the vicinity of the site. This illustrates that local facilities including bus stops, schools, retail and health services are either within walking or easy cycle distance of the site.

5.11 As described in Section 3 of the Transport Assessment, the site also benefits from good accessibility to bus service 600 that operates 7 days a week at a high frequency and connects to Bognor Regis town centre, and Chichester. The frequency of bus service 600 would provide a reasonable alternative to the private car for future residents of the proposed development for local trips in Bognor Regis and Chichester.

5.12 The site is within a reasonable cycle distance of Bognor Regis rail station that provides access to London Victoria and Littlehampton. In addition, Bognor Regis rail station is also accessible via a short walk from bus service 600 that accesses the town centre bus stops.

5.13 In regards to the local highway network, the NPPF encourages improvements to the highway network that effectively limit the significant impacts of development. It states that development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe. The impact assessment undertaken as part of the Transport Assessment considers the proposed development vehicular movements and the background growth applied to determine the 2021 future year scenario. The results of the analysis demonstrate that the proposed development will not have a material impact on the local highway network and will not materially affect the operation of the existing junctions. The junction improvements proposed, both those which access the site and those within the local highway network, have been the subject of a satisfactory Stage 1 Road Safety Audit.

Delivering a Wide Choice of High Quality Homes

5.14 Amongst the NPPF's policy objective is the intention that the supply of housing is boosted significantly. In this regard, Councils are meant to maintain a 5-year supply of specific deliverable sites. Arun does not achieve this; a circumstance described in subsequent paragraphs. Granting planning permission for new development is central to meeting this policy objective.



- 5.15 Consistent with another of the NPPF's policy objectives, the proposed development is intended to provide a wide choice of high quality market and affordable homes. This will include a mix of sizes, type and tenure. As this is an outline planning application, this objective will be secured at the reserved matters stage but the Design and Access Statement provides a framework for future detailed design.

Requiring Good Design

- 5.16 Good design underpins the proposals as explained in the Design and Access Statement. This demonstrates the emphasis placed on achieving high quality and inclusive design, in particular by establishing a visually attractive development with a strong sense of place through streetscape and green infrastructure.
- 5.17 Whilst the detail of layout, appearance and landscaping will be determined through reserved matters applications, the framework provided by the Design and Access Statement and the Development Framework Plan ensures that good design principles will endure.

Conserving and Enhancing the Natural Environment

- 5.18 Significant importance has been placed on how the proposed development can conserve and enhance the natural and local environment. Informed by a landscape and visual assessment, ecological surveys, an arboricultural assessment and consideration of drainage, the Development Framework Plan positively integrates new development with the site's important assets.
- 5.19 Regard has been had to maximizing long distances views towards the South Downs, and incorporating biodiversity and strengthening habitats, and improving water features such that they have a positive effect and multi-purpose functions.
- 5.20 As set out in Section 2, a Landscape Capacity Study of sites in Arun has been prepared which assessed the application site (2a within the report) in terms of landscape sensitivity and landscape value. As both the sensitivity and value of the site were assessed to be 'slight', it was concluded that the site has a 'high' landscape capacity for development. The report states that the site has been judged to have *"a high capacity for development from a landscape perspective, and could accommodate allocations of new development without significant detrimental effects on the character of the landscape as a whole, provided the form of new development proposals are closely related to, and in scale with, existing adjacent settlement"*.

Creating Health Communities

- 5.21 Paragraph 69 of the NPPF refers to the promotion of healthy communities through the planning system in facilitating social interaction and creating inclusive communities.
- 5.22 The proposals will create a safe and accessible development, with clear and legible pedestrian routes and high quality public space and equipped play areas, encouraging the active and



continual use of public areas. These high quality public open spaces and opportunities for recreation make an important contribution to the health and well-being of communities. The care home also contributes positively to the creation of an integrated community.

- 5.23 The proposed development will include D1 uses classes including a new 2 form entry Primary School to meet existing capacity issues and the needs of occupiers of the new development, widening education choice as advised at Paragraph 72 of the NPPF and access to community infrastructure more generally.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 5.24 The NPPF requires that full account is taken of flood risk and coastal change in planning decisions. New development should be planned to avoid increased vulnerability to the range of impacts of climate change. There are two primary considerations:

- development should be directed away from areas at highest risk of flooding; and
- flood risk should not be increased elsewhere.

- 5.25 The Flood Risk Assessment that accompanies the planning application demonstrates that the site lies wholly within Flood Zone 1 and is the most appropriate location for the proposed development. The drainage strategy proposed will achieve a reduction to the run-off to a rate below the current baseline during extreme storms. The proposed development therefore accords with the principles set out in the NPPF.

- 5.26 As regards agricultural land, the NPPF acknowledges that there are instances where development of agricultural land will be necessary and on such occasions the use of areas of poorer quality in preference to a higher quality is sought.

Conserving and Enhancing the Historic Environment

- 5.27 Paragraph 17 of the NPPF states that heritage assets should be conserved in a manner appropriate to their significance so that they can contribute to the quality of life of this and future generations. A Heritage Desk Based Assessment has been prepared and accompanies the application which draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

- 5.28 The assessment has established that, based on the available evidence, the site has low potential for remains of all archaeological periods. However, this apparent absence may be a product of a lack of systematic archaeological survey in the area. Consequently, the presence of archaeological remains cannot be ruled out, but should remains be present within the site, they are considered unlikely to be of more than local significance. Consequently, archaeology is not a development/design constraint.

- 5.29 It is anticipated that an archaeological evaluation will be required at a future date. The need, scope and timings of such works will need to be discussed and agreed with Arun District Council.



Should the evaluation have positive results, further mitigation archaeological investigation may be necessary.

- 5.30 The proposed development is considered to have negligible impact on the setting and significance of designated heritage assets in the vicinity of the study site.

Synthesis

- 5.31 It is evident that the proposed development will contribute to many planning policy objectives in the NPPF. Importantly its benefits are substantial and compliant with the NPPF's policies. Whilst the proposed development will lead to the loss of agricultural land, this is a characteristics of the local area generally and a balanced view is required of this alongside the scheme's benefits.
- 5.32 There are no adverse impacts that demonstrably and significantly conflict with policies in the Framework. On the basis that the proposed development delivers sustainable development, and planning permission should be granted in accordance with Paragraph 14 of the NPPF.

Housing Land Supply

- 5.33 Arun District Council are not able to demonstrate a 5 year supply of housing land as required by Para 47 of the NPPF. A January 2016 report to the Local Plan sub-committee confirmed that the supply is only 3.32 years.
- 5.34 This figure is based upon the view of Objectively Assessed Need as it existed at that time of 758 dwellings per annum. As is explained below, the more recent work of GLHearn indicates that the OAN figure is in fact 845 dwellings per annum.
- 5.35 The December 2016 Local Plan Sub-Committee references a "policy off" 2.12 year supply of housing land. The Sub-Committee meeting note states that:

"The Head of Planning Policy & Strategic Development highlighted that, even including potential allocations, the Council's HLS was still very much short of 5 years. The majority of delivery from potential strategic sites would be after the first 5 years due to infrastructure constraints as well as the fact that none being considered had any planning permission. Added to existing permissions, Neighbourhood Plan (NP) allocations and windfalls, there would be a shortfall over the plan period when assessed against the District's need and the needs of others in the Housing Market Area (HMA).

Officers therefore considered that there was a need to attempt to boost housing supply in the short terms to try and improve the supply position and option 1a at paragraph 5.2 of the report set out the recommended approach to address some of the short-term problem, with option 1b dealing with potential first phases on strategic sites. Officers were aware of at least three sites where first phases could come in shortly and it was important to note that developers had been continually advised that these would only be acceptable if they were able to demonstrate that they would not prejudice the larger potential allocation."



- 5.36 The Subcommittee recommended to the full council that in order to secure a sound Plan at the time of the Local Plan examination and in order to boost the short term housing supply, the housing approach set out under Option 1 (a) and (b) within the report be agreed. This would invite planning applications on sites identified as being 'deliverable' by the HELAA where they are considered sustainable and will not prejudice the emerging local plan and/or infrastructure delivery. The application site is such a deliverable site as references in Appendix 4.
- 5.37 The shortfall in housing land supply means that the Council's relevant policies for the supply of housing cannot be considered up-to-date.
- 5.38 Accordingly, the 2003 Local Plan settlement boundary and Gap policies are disapplied as a matter of principle. On the basis that the proposed development complies with other relevant development plan policies and the NPPF, the conflict with the settlement boundary and Gap policies are of limited weight and the balance of considerations indicates that planning permission should be granted.

The Site's Suitability for Housing

- 5.39 The suitability of the site for housing has also been considered by the Council. In its December 2016 recent Housing and Employment Land Availability Assessment, the following conclusions are drawn regarding this site:

"[It is] Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community." (our emphasis)

- 5.40 Extracts from this Document are at Appendix 4.

The New Local Plan

- 5.41 The new Local Plan sets out a vision for the future of Arun up to 2031. It sets the planning framework for the district and will detail planning policy and identify the amount of development proposed and where it should be located. It will be used in the consideration of planning applications. Once adopted it will replace the Arun District Local Plan (2003).
- 5.42 The new Local Plan and supporting documents were submitted on 30th January 2015 for its Examination. Additional work was required in respect of Objectively Assessed Needs (OAN) and a hearing session was convened in relation to this matter in January 2016.
- 5.43 The Inspectors' conclusions on OAN are as follows:

"In our judgement a rounded figure of 820pa represents a reasonably broadly-based starting figure for



the OAN, consistent with Hearn's demographic starting point. For reasons previously stated (1.11-1.12 above) we do not see a case to partly-discount UPC. The Hearn report's upward adjustment of 26-28dpa (rounded to 25pa) should be added to the 820pa to assist an increase in household formation for the key 25-34 age group, mainly as a demographic adjustment. This would result in a total OAN of 845pa".

- 5.44 This represents a significant increase compared to the figure first proposed of 580 dwellings per annum.
- 5.45 The Local Plan Examination was then suspended for the Council to undertake further work to identify sites to meet this higher housing requirement.
- 5.46 As part of this work the Council have considered potential strategic sites for allocation as Main Modifications in due course. This includes the application site as part of the Pagham North sites. Together these sites are identified as providing 700 new homes with a further 400 new homes at Pagham South. This is consistent with the conclusions drawn by the Council in the Housing an Employment Land Availability Assessment.
- 5.47 The Council anticipates development of these strategic sites forming central components of the housing land supply in order to address the current shortage. This is a material consideration in the determination of the planning application and weighs in favour of planning permission being granted.

Pagham Neighbourhood Plan

- 5.48 The Neighbourhood Plan was published as a Submission Plan in October 2015. It does not identify the application site for development.
- 5.49 The Neighbourhood Plan was prepared in the context of the initial Submission version of the Local Plan which identified a requirement of 100 dwellings at Pagham but critically this was ahead of the more recent assessment of Objectively Assessed Needs which caused the suspension of the Local Plan Examination.
- 5.50 Most recently the District Council have considered removing the Parish figures from the Local Plan; the practical significance of this would be to render the Neighbourhood Plan out of general conformity with the emerging Local Plan.
- 5.51 As has been shown above, the new Local Plan is intending to allocate additional development land as strategic sites that would not feature in the Neighbourhood Plan. As such only limited weight can be afforded to the fact that the site is not allocated for development in the Neighbourhood Plan (so long as the Local Plan continues to anticipate the allocation of the site in the Main Modifications).
- 5.52 Irrespective of this fact, the Neighbourhood Plan includes a number of other policies that have informed the development proposals. There are elements of the Vision for Pagham which the proposed development positively contributes towards:



- Development will not harm the special character of the village.
- Special regard has been given to edge treatments around the northern and western boundaries of the site to ensure the rural context of the settlement is not changed and indeed new GI proposals will in our view better integrate the urban edge of Pagham with the wider countryside by merit of green fingers extending into the development.
- Habitats and landscape features will be protected and enhanced and new open spaces will be created.
- Development will not harm the Harbour or any other important environmental features within the area.
- The Design and Access Statement provides a framework for ensuring that the design of new housing will respect existing character.
- **A range of new housing will be provided including accommodation for elderly persons.**
- Development will be accessible to local facilities at Pagham to support its vitality and viability.

5.53 Given the context of the Neighbourhood Plan, the conflict with Policies 1 and 2 which seek to restrict new development to within the 'Built-up Area' is of limited weight. However, it is important to note that the application site accords with each of the criteria identified in the Neighbourhood Plan for reviewing the Built-up Area boundary and there is no material difference between the application site and the two sites identified for development in the terms of this review.

5.54 Policy 2 identifies the two sites that are allocated for development. This policy is framed by the Parish's 100 dwelling requirement and as such limited weight should be given to the fact the application site is not listed in Policy 2.

5.55 Policy 3 Housing Design is addressed in the Design and Access Statement. The requirement for a Flood Risk Assessment is met with the submission of the accompanying document. Policy 4 and the Local Green Space designations it identifies does not relate to the application site. Policies 5, 6, 7 and 8 do not relate to the proposed development. Policy 9 concerns agricultural land but does not relate to the proposed development. The Infrastructure Projects and Sustainable Transport measures identified in the plan include traffic calming on Pagham Road, managing speeds along Pagham Road, improving the junction of Pagham Road and Sefton Road, improving public transport services and promoting cycling. The measures identified in the Transportation Assessment accord with these objectives

5.56 It is evident, therefore, that whilst the proposed development does not accord with the Submission Version of the Neighbourhood Plan, a fact that is of limited weight given the need for increased development within Arun and that the District Council are considering allocating land at Pagham to meet this, other relevant policies in the Neighbourhood Plan have been met.



This fact is material in determining the planning application and weighs in favour of planning permission being granted.

Summary

- 5.57 The above demonstrates that a number of material considerations provide a framework to support the grant of planning permission.
- 5.58 The proposed development attracts the presumption in favour of sustainable development in the NPPF; the Council's Local Plan and its housing supply are out-of-date and the benefits of the scheme in terms of increasing the supply of market and affordable homes are significant. There are no adverse impacts that substantially or demonstrably outweigh these benefits.
- 5.59 The site is being actively considered by the District Council as part of the emerging Local Plan reflecting the view that the site is suitable for development. Whilst the emerging Neighbourhood Plan does not identify this site for development and thus there is conflict with this, the Neighbourhood Plan does not consider the scale of growth that Arun are now having to address through additional strategic allocations. Importantly, the development proposals are suitably located and designed when considered in the context of the criteria proposed by the Neighbourhood Plan for assessing future development.
- 5.60 In overall terms, these material considerations outweigh the position in the 2003 Local Plan which would restrict development of the application site. Accordingly, in balancing these competing positions the weight to be afforded to these material considerations is greater than that of the Development Plan. Planning Permission should be granted accordingly.



6 DELIVERY

Landownership

- 6.1 The application site is controlled by Hallam Land Management Ltd by means of Option Agreement. There are no legal impediments to the development proceeding once planning permission has been granted.

Commencement of Development

- 6.2 Following the grant of outline planning permission, the site will be disposed of to a housebuilder who will develop the site. Reserved Matters approvals will be required for layout, appearance and landscaping. Pre-commencement conditions will also have to be discharged.
- 6.3 It is reasonable to anticipate development will commence in early 2018.
- 6.4 The following broad build programme can be anticipated:
- Year 1 50 dwellings
 - Year 2 70 dwellings
 - Year 3 100 dwellings
 - Year 4 80 dwellings
- 6.5 The proposed development will be complete within the next five years and will have contributed positively to the Council's housing requirement in this period.

The Sequence of Development

- 6.6 Development will be undertaken in following broad sequence.
- Ecological mitigation works as described in the Ecological Appraisal;
 - Formation of access for construction work, either at Pagham Road or Sefter Road (temporary);
 - Groundworks and drainage; services to the care home and D1 use parcels;
 - Formation of access onto Hook Lane (residents and visitors access);
 - Residential development (commencing in the south of the site and progressing north west with creation of additional points of access as required);
 - Green Infrastructure enhancements in conjunction with new houses;
 - Laying out of areas of open space;
 - Removal of temporary access (if provided); and
 - Completion of the Pagham Road Access.



Infrastructure

- 6.7 Infrastructure requirements have been considered as part of the proposed development and are summarized in the table below:

Infrastructure	Delivery
Formation of new vehicular access Pagham Road Hook Lane	Delivered as part of the development pursuant to drawings: - JNY8840_01D – Proposed Access arrangements off Pagham Road Sheet 1 of 3 - JNY8840_02C – Proposed Access arrangements on Hook Lane (South) Sheet 2 of 3 - JNY8840_09A – Proposed Access arrangements on Hook Lane (North) Sheet 3 of 3 - JNY8840_03C – Proposed Access arrangements on Hook Lane (North) with school option - JNY8840_11 – Potential Traffic Calming Measures along Hook Lane
Public Transport New layby on Pagham Road Improvements to existing Bus Stops	Financial Contribution for provision by the West Sussex County Council.
Realignment of current watercourse and creation of sustainable urban drainage systems, swales, attenuation ponds	Delivered as part of the development.
Traffic calming on Hook Lane	Financial Contribution for provision by the West Sussex County Council if required.
Land for 2 form entry primary school	If required to be provided on this site, the school site will be made available to West Sussex County Council. Financial contributions from this and other developments at Pagham will be provided to enable the construction of a 1 form entry school.
Green Infrastructure	To be provided as part of the development.
Foul Water Infrastructure	Upgrade to existing sewer capacity within Leonora Drive.
Special Protection Area	Financial Contribution for off-site mitigation.
Health Care	D1 use class could enable such provision to locate within the proposed development.
Recreation – Play Space	Delivered as part of the development.
Recreation – Sports Provision	Financial Contribution for off-site mitigation if required.
Off-site highway improvements	Financial Contribution for off-site mitigation if required.

- 6.8 An Infrastructure Plan which considers the provision of education and community facilities has been prepared jointly by Hunter Page Planning, Barton Willmore and LRM Planning to support the proposed developments at Pagham North and Pagham South. Some 1000 new homes are



proposed between the three developments. The three planning applications are due to be submitted shortly and discussions with the Local Planning Authority have encouraged consideration of the infrastructure requirements associated with this overall scale of development and the development of the three site.

- 6.9 The report, attached at Appendix 5, considers the evidence base for the emerging Arun District Local Plan 2011-2031, in particular the Infrastructure Capacity Study and Delivery Plan (ICSDP), prepared by Hampshire Services. Further discussions have also taken place with relevant bodies and infrastructure providers in order to agree the proposed infrastructure and ensure consistency with the emerging Local Plan.
- 6.10 The Infrastructure Plan assesses the baseline position as well as requirements arising from the proposed developments in the area. In short, the proposed three developments, between them, can provide the following infrastructure:
- 1FE Primary School (with sufficient space to ensure that it is expandable to 2FE);
 - Provision for early years education;
 - GP Surgery/Contributions towards Primary Care;
 - Community Response Post facility; and
 - Contributions towards libraries/space for a Tier 7 library.
- 6.11 Financial contributions will be provided by the developers, to be secured through S106 Agreements, in order to ensure the delivery of the necessary infrastructure. As such, the Infrastructure Plan demonstrates that the required infrastructure in Pagham can be delivered through the proposed developments. To conclude, the proposed developments mitigate for any cumulative effects arising from the developments in terms of the provision of infrastructure.
- 6.12 A Supplementary Transport Assessment will be submitted at a later date which considers the cumulative impact of the three proposed developments on the local highway network.



7 CONCLUSIONS

- 7.1 Hallam Land Management Ltd are seeking outline planning permission for the construction of up to 300 new homes and community infrastructure (D1 uses) on land to the north west of Hook Lane, Pagham.
- 7.2 In the adopted Local Plan, the application site is outside the residential settlement boundary and would conflict with Policies GEN2, GEN3 and Area 10(v) which relates to the gap between Bognor and Chichester.
- 7.3 However, the Local Plan's end date has long since passed and there is a shortage of housing land supply in the District. Accordingly, the weight to be afforded to these housing supply policies, and thus the conflict with them, is limited. As such, and critically, the proposed development accords with the Development Plan when read as a whole.
- 7.4 The material benefits of the proposed development are considerable. It will provide both private and affordable housing of a suitable scale commensurate with the status of Pagham, increasing the supply of new housing generally in the District and at a location deemed suitable for future development and well related facilities, job opportunities and public transport.
- 7.5 In this instance, these material considerations should be afforded greater weight than the conflict with the 2003 Local Plan.
- 7.6 Critically, the presumption in favour of sustainable development in the National Planning Policy Framework is engaged; the Council's Local Plan and its housing supply are out-of-date and the benefits of the scheme in terms of increasing the supply of market and affordable homes are significant and there are no adverse impacts that outweigh these benefits.
- 7.7 Accordingly, for these reasons, the proposed development is commended to the LPA and planning permission should be granted.



APPENDIX 1 – DEVELOPMENT FRAMEWORK PLAN



Application Boundary (17.2ha)

Housing - up to 7.2ha

Primary School or Housing - 2.4ha
Land safeguarded for the provision of a Two Form Entry Primary School to include access, car parking and external play space - should this area not be required it could be used for Housing.

Proposed D1 Use - 0.4ha
Potential for a Children's Day Nursery and / or Health Centre as required - should this area not be required it could be used for Housing.

Care Home or Specialist Housing for the Elderly - 0.55ha

Vehicular Access

Primary Vehicular Route
Masterplan Option 1&2.

Potential Vehicular Access
This is not required if the Two Form Entry Primary School is to be constructed.

Pedestrian Access
Proposed footpath connections onto Hook Lane

Potential Vehicular Route
This is not required if the Two Form Entry Primary School is to be constructed.

Areas of Interest
Viewing Mound - provides views towards the South Downs

Areas of Interest
Formal Equipped Children's Play Space

Green Infrastructure - 6.65ha
Framework of structural planting, open spaces (both hard and soft) and habitats - includes road infrastructure with single frontage development (excluding Semi-Private Drives)

Waterways & Ponds
Sustainable Drainage Systems Planted for Amenity Benefit

All areas shown on this development framework are approximate



All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect. This drawing is the property of Urban Wilderness Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of Urban Wilderness Ltd. Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright LAN1001412.

D	09 Jan 17	amendments to key	AJK
	05 Jan 17	redline boundary amendment with associated development parcel change.	AJK
B	22 Dec 16	Potential Pedestrian Link removed	AJK
	20 Dec 16	gl added to the key	NJE
rev	date	details	



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client
Hallam Land Management Ltd

project
Hook Lane, Pagham

drawing title
Development Framework

drawing status
PLANNING

drawn by	checked by	date
AJK	NJE	19 Dec 16

scale	paper size
1:1250	A1

job/dwg no.	rev.
167/P/006	D



APPENDIX 2 – PLANNING APPLICATION DOCUMENTS

Document / Plan	Reference	Author
Documents		
Planning Statement		LRM Planning
Affordable Housing Statement		LRM Planning
Transport Assessment		RPS Group
Travel Plan		RPS Group
Design and Access Statement		Urban Wilderness
Landscape and Visual Impact Appraisal		Urban Wilderness
Ecological Appraisal		FPCR Environment and Design
Flood Risk Assessment		WSP
Noise Assessment		Bookbanks Consulting
Statement of Community Involvement		LRM Planning
Heritage Desk Based Assessment		Orion Heritage
Planning Application Forms		LRM Planning
Covering Letter		LRM Planning
Draft Heads of Terms		LRM Planning
Biodiversity Forms		LRM Planning, checked by FPCR Environment and Design
Arboricultural Assessment		FPCR Environment and Design
Agricultural Land Classification and Soil Resources		Reading Agricultural Consultants Ltd
Plans		
Redline Boundary	167-P-009-A	Urban Wilderness
Development Framework Plan	167-P-006-D	Urban Wilderness
Proposed Access arrangements off Pagham Road	JNY8840_01E	RPS Group
Proposed Access arrangements on Hook Lane (South) (without School option)	JNY8840_02D	RPS Group
Proposed Access arrangements on Hook Lane (North)	JNY8840_09B	RPS Group
Potential Traffic Calming Measures Along Hook Lane	JNY8840_11A	RPS Group



APPENDIX 3 - PLANNING POLICY ASSESSMENT

Local Plan Policy	Policy Wording	Compliance with the Policy
Sustainable Development, the Built Up Area Boundary and Protection of the Countryside		
Emerging Local Plan Policy SD SP1 Sustainable Development	When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland). Planning applications that help to achieve the central aim of this Local Plan, which is to increase employment density and which accord with the policies in this Local Plan and/ or adopted Neighbourhood Development Plans will be approved, unless material considerations indicate otherwise. Where there are no relevant policies in this Local Plan (and where relevant, with policies in Neighbourhood Development Plans) development proposed will be approved without delay unless material considerations indicate otherwise - taking into account whether: a. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or b. Specific policies in that Framework indicate that development should be restricted. This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.	This is the thrust of the Planning Statement as a whole.
Local Plan Policy GEN2 Built-up Area Boundary	The boundaries of the built-up area for the purposes of the West Sussex County Structure Plan and this District Local Plan are defined on the Proposals Map. Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies.	Within the Local Plan the application site is situated outside of the built-up area boundary. The proposed development is not amongst the types of permitted development in a countryside location.
Local Plan Policy GEN3 Protection of the Countryside	Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless: (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or (ii) for quiet, informal recreation; or (iii) for the diversification of the rural economy; or (iv) for essential road schemes; or (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development. Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v).	The application site is situated within the Bognor and Chichester Strategic Gap. As outlined within the Planning Statement, the shortfall in housing land supply means that the Council's relevant policies for the supply of housing should not be considered up-to-date.
Emerging Local Plan Policy SD SP2 Built-up Area Boundary	Development will be permitted within the area defined as the Built-Up Area Boundary on the Policies Maps, subject to all other policies in this Local Plan. Outside the Built-up Area Boundaries, apart from the Strategic, Site Specific and Broad Allocations, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies. The boundaries can be altered by a development plan document or a Neighbourhood Development Plan - providing these do not reduce the coverage of a Built-Up Area Boundary.	Accordingly, the 2003 Local Plan settlement boundary and Gap policies are disapplied as a matter of principle. On the basis that the proposed development complies with other relevant development plan policies and the NPPF, the conflict with the settlement boundary and Gap policies are of limited weight and the balance of considerations indicates that planning permission should be granted.



Emerging Local Plan Policy C SP1 Countryside	Outside the defined Built-Up Area Boundary (as identified on the Policies Maps) as well as outside both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake. Development will not be permitted there unless it is: a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or b. for quiet, informal recreation; or c. for green infrastructure; or d. for the diversification of the rural economy; or e. for road and/or cycle schemes; or f. in accordance with other policies in the Plan which refer to a specific use or type of development. Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (a) to (c) or (f). The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity	In regards to the Neighbourhood Plan; it was prepared in the context of the initial Submission version of the Local Plan and ahead of the more recent assessment of Objectively Assessed Needs which caused the suspension of the Local Plan. As has been shown within the Planning Statement, the new Local Plan is intending to allocate additional development land as strategic sites that would not feature in the Neighbourhood Plan. As such little weight can be afforded to the fact that the site is not allocated for development in the Neighbourhood Plan (so long as the Local Plan continues to anticipate the allocation of the site in the Main Modifications).
Local Plan Policy AREA10v	Strategic Gaps, as identified on the Proposals Map will be maintained and protected between the following settlements: (i) Worthing and Ferring; (ii) East Preston and Ferring; (iii) Littlehampton and Middleton-on-Sea; (iv) Pagham and Selsey; (v) Bognor Regis and Chichester; and (vi) Arundel and Littlehampton. Proposals for development within a Strategic Gap will be subject to the most rigorous examination. Development will only be permitted if: (i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and (ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap; and (iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.	
Emerging Local Plan Policy SD SP3 Gaps Between Settlements	The generally open and undeveloped nature of the following gaps between settlements will be protected to prevent coalescence and retain their separate identity: Worthing to Ferring; East Preston to Ferring; Littlehampton and Middleton-on-Sea; Pagham to Selsey; Bognor Regis to Chichester; Arundel to Littlehampton; Angmering to Rustington/East Preston; Angmering to Worthing; Felpham to Bognor Regis; and Barnham to Walberton. Development will only be permitted within the gaps if: a. It would not undermine the physical and/or visual separation of settlements; b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; c. It cannot be located elsewhere; d. It maintains the character of the undeveloped coast and; e. It enhances the green infrastructure functions of the gap and takes account of opportunities identified in the Green Infrastructure Study, 2012.	
Agricultural Land		



Local Plan Policy AREA12	The use of best and most versatile agricultural land (Grades 1, 2 and 3a) for any form of development not associated with agriculture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term. Where development is permitted on the best and most versatile land it should, as far as possible, use the lowest grade of land suitable for that development.	
Emerging Local Plan Policy SO DM1 Soils	Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term. The requirement to protect the best and most versatile land can be outweighed if it is demonstrated through sustainability and options appraisals that: a. Preservation of land of lower agricultural quality has greater benefits in terms of ecosystem services (for example carbon storage, flood water retention, support of biodiversity); b. That any site preferred for development is demonstrated to be the best and most sustainable option, including but not limited to the terms of land quality, ecosystem services, infrastructure and proven need; and c. The proposed development meets the requirements of the countryside policy and/or equine development policy. Where development is permitted it should, as far as possible, use the lowest grade of land suitable for that development. Development will not be permitted unless: d. The applicant has submitted sustainability and options appraisals, mitigation measures, and a soil resources plan for the development site; e. Site appraisal documents submitted by the applicant must demonstrate that consideration has been given to DEFRA's Soil Strategy for England (37); f. The productivity of the land is demonstrated using a methodology for assessing gross margins as contained in the Arun Soils and Agricultural Land Assessment Report (38); and g. The applicant has submitted a comprehensive soil resources plan for the development site which demonstrates that care will be taken to preserve the soil resource, such that it can be incorporated into a Productive Green Environment following development. Developments shall also be consistent with all other Local Plan policies.	The application site is Grade 2 but it is important to see this in the context of agricultural land quality more generally around Pagham which is mostly either Grade 1 2 or 3. As such, in order to increase the supply of housing, the likelihood is that agricultural land is going to need to be development and this is a factor to be weighed in to the balance alongside the benefits of the proposed development.
Affordable Housing and Housing Mix		
Local Plan Policy DEV17 Affordable Housing	Within allocated and unidentified housing developments of 25 or more dwellings or residential sites of 0.8 hectare or more, irrespective of the number of dwellings, the Local Planning Authority will seek to secure the provision of affordable housing. The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application. Where sites are considered suitable for affordable housing but other factors demonstrate that on-site provision is not appropriate, the Local Planning Authority will seek direct provision on another site or, in exceptional circumstances, accept a payment in lieu of provision. For the purposes of the Local Plan, affordable housing comprises both social and low cost market housing. The provisions made for social housing should ensure that appropriate arrangements are in place to ensure that it is provided, in perpetuity, to those in housing need in the District. This will usually be in conjunction with a Registered Social Landlord. The Local Planning Authority will use either planning conditions or obligations to ensure provision of the agreed social housing element as part of the overall development. The provisions made for low cost market housing should ensure that it will be available to people who cannot afford to rent or buy houses generally available on the open market.	The applicant proposes that 30% of the homes to be provided will be affordable homes – please see the Affordable Housing Statement.



Emerging Local Plan Policy H SP2 Affordable Housing	For schemes of 7 units or less, the Council will require the payment of a commuted sum. For all development schemes of 8-14 residential units the Council will require 15% of the total number of units proposed on site to be provided as affordable housing on the same site, in the first instance and for all developments of 15 residential units or more the Council will require 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance. Where it can be proven, however, that either of the above are non-viable options, then off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). Where it can be proven that this second option is also non-viable, then payment of a commuted sum in lieu of either on-site or off-site affordable housing provision, (prescribed in a planning obligation) as determined by the Council, will be considered sufficient. The Council will negotiate the affordable housing tenure mix on development sites from an initial default position of 80% rent and 20% intermediate market housing. Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus. Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers. All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement. Developments shall also be consistent with all other Local Plan policies.	
Emerging Local Plan Policy H DM1 Housing Mix	The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance. For developments of 10 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation (of three bedrooms or more), based on the most up to date SHMA recommendations. The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the Coastal West Sussex Strategic Housing Market Assessment 2012 (SHMA) or the most up to date version of the SHMA. The Council will particularly encourage the development of self-build homes on appropriately sized, serviced sites in the first instance or on appropriately sized sites that are capable of being serviced. Such sites can be provided either as part of a development scheme or on an individual basis. Proposals for conversions and changes of use to provide residential accommodation will be expected to demonstrate that wherever it is practicable, Lifetime Homes criteria have been incorporated into the design. Developments shall also be consistent with all other Local Plan Policies.	The proposal will provide 300 new high quality houses in a range of sizes and tenures. Houses will range from 2 to 5 bedrooms and will include both shared ownership and rented accommodation (30% of the total). All housing will have dedicated car parking in line with the current standards and will be arranged to ensure they all have private garden space.
Design, Parking & Crime Prevention		
Local Plan Policy GEN 7 The Form of New Development	Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area. Development will be permitted provided it: (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare; (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness; (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;	Good design underpins the proposals as explained in the Design and Access Statement. This demonstrates the emphasis placed on achieving high quality and inclusive, in particular by establishing a visually attractive development with a strong sense of place through streetscape and green infrastructure. Whilst the detail of layout, appearance and landscaping will be determined through reserved matters applications, the Design and Access Statement and the Development



	(iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites; (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property; (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment; (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians; (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20. In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.	Framework Plan ensures that good design principles will endure. The density of the purposed developments will be 30 dwellings per hectare. The design of the vehicular access including visibility has been agreed with the local highway authority as part of preapplication discussions and has been subject to an independent Stage 1 Road Safety Audit.
Emerging Local Plan Policy D SP1 Design	All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.	In terms of pedestrian access the scheme design seeks a permeable development to make it easy for residents to walk or cycle to local facilities.
Emerging Local Plan Policy D DM1 Aspects of form and design quality	1. Character Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features. 2. Appearance/attractiveness Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping. 3. Impact Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence. 4. Innovation Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so. 5. Adaptability Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space. 6. Crime prevention Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'New Homes 2010 - Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'. 7. Trees and woodland	Parking provision will accord with the minimum residential parking standards based on WSCC's parking calculator but this is a matter reserved for subsequent approval. The proposals will create a safe and accessible development, with clear and legible pedestrian routes and high quality public space and equipped play areas, encouraging the active and continual use of public areas. These high quality public open spaces and opportunities for recreation make an important contribution to the health and well-being of communities. The care home also contributes positively to the creation of an integrated community. D1 uses class facilitates provision of community infrastructure. In regards to Energy and Climate change; this policy area has been superseded by a Ministerial Statement. Energy efficiency standards are determined by the Building Regulations.



All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

9. Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

10. Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept. The layout of a development scheme should be designed to encourage these sustainable modes of transport whilst also designing in vehicular movements as well.

11. Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

12. Public art

Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures. Such cultural interventions have often been realised in response to creatively engaging a community's sense of 'place' or 'well-being' in society. Public art will be encouraged as an integral element of development schemes.

13. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity. More specific standards can be found either within individual neighbourhood plans or the Arun Design Guide.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Developers will be expected to prepare development briefs for strategic and other large sites identified by the Council, in consultation with communities and relevant bodies. Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions.

Developments with respect to all of the above shall also be consistent with all other Local Plan policies.



Emerging Local Plan Policy D DM2 Internal Space Standards	The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. District specific standards are identified in this Policy which should be adhered to in all new development. The space standards are minima and can be exceeded. Developments shall also be consistent with all other Local Plan policies. It should be noted that the Housing Standards Review (September, 2014) has proposed Nationally Described Standards to replace the existing space standards used by Local Authorities. Until these standards are incorporated into a statement of policy (in 2015), the following standards will apply: [see table 13.1 of Emerging Local Plan]	
Emerging Local Plan Policy D DM3 External Space Standards	The Planning Authority will require the provision of useable private amenity space (excluding parking and turning areas) in new residential development unless the urban density form in town centres requires greater flexibility. In considering the amount of amenity space, the planning authority will take into account back gardens, roof terraces, balconies and in apartment developments, communal gardens. The following standards, as a minimum, shall apply to the gardens of all houses (except apartments): Note - Minimum Depth should be 10 sq.m. The width will normally be the width of the dwelling. House type 2-bedroom terraced 50 sq m 3-bedroom terraced 65 sq m Small Semi or detached (3 bedroom max) 85 sq m Large semi or detached 100 sq m Permitted development extensions must be taken into account in the overall design of the amenity space. Apartment developments will be expected to meet (or exceed) the following standards: Minimum area (sq.m) of private outdoor space per apartment. Out door space includes: balconies (minimum of 1.5m in depth), roof gardens, ground level patios or open space directly connected to the apartment. Number of bedrooms 1 bedroom 4 sq.m 2 bedrooms 5 sq.m 3 bedrooms 6 sq.m 4 bedrooms 7 sq.m 5 bedrooms 8 sq.m 6 bedrooms 9 sq.m Each additional occupant + 1 sq.m Parking provision will be expected to be of high quality which takes into account the location and the type of scheme in order to provide a balanced, safe, mixed and flexible parking provision. Parking should be sufficient to accommodate ambulant and disabled drivers and, where necessary, lit appropriately at night. The design of parking provision must be consistent with current national guidance and all Local Plan policies. All planning applications must be considered against current West Sussex County Council guidance on parking provision. External areas also need to include adequate space for recyclable and non-recyclable waste storage. Developments shall also be consistent with all other Local Plan Policies.	



Local Plan Policy GEN12 Parking in New Development	The Local Planning Authority will base its consideration of the need for on-site parking provision on its parking standards contained within this Plan. Provision of parking in excess of these standards will not be allowed. The Local Planning Authority may seek a lower provision than required by the standards for developments proposed in town centres and other areas accessible by other means of transport. In considering the extent of reduced on-site parking provision, the Council will have regard to environmental and highway safety issues, together with the following factors:- (i) the availability, type and proximity of public parking; (ii) the availability of alternative means of transport; (iii) potential highway safety problems; (iv) potential environmental harm arising from parking demand being met elsewhere; (v) the extent and nature of parking restrictions in force on highways in the vicinity; (vi) the scale of development proposed; and (vii) the suitability of "specific use" and "personal" conditions attached to planning permissions.	
Local Plan Policy GEN18 Crime Prevention	Planning permission for new residential, commercial, recreation or community developments will not be permitted unless the Local Planning Authority is satisfied that the development includes crime prevention measures, as far as this is practicable and compatible with achieving a high quality design and layout.	
Emerging Local Plan Policy HWB SP1 Health and Wellbeing	All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to: a. Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes. b. Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and c. Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District. Where new health, recreation and leisure facilities are planned, these shall be located along public transport corridors that are easily accessible to members of the wider community.	
Emerging Local Plan Policy ECC SP2 Energy and Climate Change Mitigation	All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will: a. Achieve energy efficiency measures that reflect the standards in Part L of the Building Regulations (or any documentation which supersedes this), or the level of the Code for Sustainable Homes or appropriate BREEAM rating, applicable at the time of submission; b. Use design and layout to promote energy efficiency; and c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels. All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible. Where planning permission is required to retrofit energy efficiency measures into existing development, schemes will be permitted, subject to the Design and Built Heritage policies. In assessing the achievement of these standards the Council will consider:	



	Site constraints; Technical viability; Financial viability; and Delivery of additional benefits. Developments shall also be consistent with all other Local Plan Policies	
Provision of Infrastructure		
Local Plan Policy GEN8 Development and the Provision of Infrastructure	Development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time. Permission may be granted subject to the development being phased in step with such provision by a landowner, developer or service provider. The Local Planning Authority may seek fair and reasonable contributions to be made by landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development. Regard will be had to the advice set out in Circular 1/97 on Planning Obligations.	The Infrastructure Plan (Appendix 5) identifies and demonstrates how the cumulative infrastructure required for three developments in Pagham can be secured and delivered in a timely fashion.
Emerging Local Plan Policy INF SP1 Infrastructure Provision and Implementation	The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support development to meet the needs of occupiers and users of the development and the existing community. Infrastructure provision and contribution towards services should be delivered using the following approach: - Testing the capacity of existing infrastructure and where there is insufficient infrastructure capacity to support new development, mitigate the impacts of the development, provision should be secured and must be operational no later than the completion of the development or phase of development for which it is needed. - Infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate; - Off-site measures will require planning obligations or financial contributions, to secure the necessary provision - Where a contribution towards other, district wide, infrastructure improvements or provision is needed and viable this will be achieved through planning obligations, or the Community Infrastructure Levy when it is introduced Any on-site provision or financial contribution should: - Meet the reasonable costs of provision to support the development or offset its impact; - Be related to the size and type of each development and the nature of the improvements required; and - Take account of the cumulative impact of requirements on the viability of development, especially where the development meets a particular local need or provides particular benefits The Local Planning Authority will support proposals by service providers for the delivery of utility infrastructure and the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, subject to other relevant policies.	
Transport		
Local Plan Policy GEN14 Public Transport	The Council will support the provision of comprehensive public transport services throughout the District, and encourage improvements to be made to services wherever possible. Where appropriate, new development will be required to make provision for public transport facilities. Where new development can only take place with improvements to public transport services, or such improvements would be likely to influence desirable travel patterns, the Local Planning Authority will seek contributions towards the cost of improvements.	Pagham is a major built up area within Arun and contains such existing facilities. The application site benefits from a good level of accessibility for pedestrians. The existing road network to the north, east and south of the site has footways with street lighting and provide connections to local facilities surrounding the site. Within Appendix E of



Local Plan Policy GEN15 Cycling and Walking	The Council will continue to work with West Sussex County Council and others to encourage and support the development of safe cycle and footpath networks. Where appropriate, new development will be required to provide safe and attractive facilities for cyclists and pedestrians, both within the site and in the form of links to the surrounding area. The proposed Barnham - Felpham and River Arun cycle routes will be protected from development which would preclude their use as a safe cycle route.	
Emerging Local Plan Policy T SP1 Transport and Development	To ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. The Council will support development which: a. Is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services whilst making provision for safe access to the highway network through improvements to the existing road network and the promotion of vehicles which use low-carbon energy; b. Is incorporated into the District's green infrastructure network and gives priority to pedestrian and cycle movements; c. Protects committed and indicative lines of major road schemes from development and, where applicable, contributes towards new road schemes which improve north-south links between Bognor Regis and Littlehampton and the A27, to ensure that they are delivered in line with strategic growth in the District; d. Incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking and; e. Is supported by an effective and deliverable Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable, and; f. Explains how the development has been designed to: i. accommodate the efficient delivery of goods and supplies; ii. give priority to pedestrian and cycle movements and have access to high quality public transport facilities; iii. create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter; iv. incorporate facilities for charging electric and plug-in hybrid vehicles (where charging facilities are to be omitted from the development, evidence of market demand and viability must be provided); and v. consider the needs of people with disabilities by all modes of transport.	the accompanying Transport Assessment a plan is provided that shows the location of day-to-day facilities and services in the vicinity of the site proposed development. This illustrates that local facilities including bus stops, schools, retail and health services are either within walking or easy cycle distance of the site. The site is within a reasonable cycle distance of Bognor Regis rail station that provides access to London Victoria and Littlehampton. In addition, Bognor Regis rail station is also accessible via a short walk from bus service 600 that accesses the town centre bus stops. In regards to the local highway network, the NPPF encourages improvements to the highway network that effectively limit the significant impacts of development. It states that development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe. The impact assessment undertaken as part of the Transport Assessment considers the proposed development vehicular movements and the background growth applied to determine the 2022 future year scenario . The results of the analysis demonstrates that the proposed development will not have a material impact on the local highway network and will not materially affect the operation of the existing junctions. The junction improvements proposed, both those which access the site and those within the local highway network have been the subject of a satisfactory Stage 1 Road Safety Audit.
Emerging Local Plan Policy T DM1 Sustainable Travel and Public Rights of Way	New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community. Proposals for all new development must: a. Be located within easy access of established public transport service(s), existing pedestrian and cycle networks, the committed and aspirational cycle networks as identified on the Policies Map and the green infrastructure network which links the development with key destinations including places of work, education, leisure and town centres; b. Where applicable, contribute to the extension of public transport services to serve the development and community transport services to ensure that a wide range of transport services are available to all residents;	



	c. Make provision for cycling and pedestrian facilities to meet the County Council Parking Standards, including cycle storage, convenient and secure cycle parking in association with retail and educational uses and sufficient secure parking and changing/showering facilities at places of work; d. Contribute towards the provision of a joined up cycle network and Public Rights of Way network, taking into account the aspirational cycle network, which provides convenient, accessible, safe, comfortable and attractive routes for pedestrians and cyclists and; where appropriate, horse riders, both within the development and in the form of links between the development and: i. Places of work, education, leisure and food retail; ii. The South Downs National Park; iii. Along the coast particularly between Bognor Regis and Littlehampton; iv. Along the coast to Chichester; v. Bognor Regis to Arundel and; vi. Littlehampton to Goring Developments shall also be consistent with all other Local Plan policies.	
Open Space		
Local Plan Policy GEN20 Provision of Public Open Space within New Development	Residential development will be required to provide public open space to the minimum standard of 2.4 hectares per 1,000 people and play equipment to meet the needs of the development. The Council will require the application of this standard and provision of play equipment as detailed in supplementary planning guidance.	The development proposal includes 6.5ha of Green Infrastructure. Open Spaces will be designed to promote recreation, movement and leisure, access to nature and the wholesale enhancement of site and wide biodiversity. The proposals include a new equipped children's play area. This play area will be designed to maximise natural play opportunities using natural materials such as boulders and logs. Green Infrastructure enhances biodiversity and promotes recreation, movement and leisure, and access to nature. The proposed development includes the creation of new parkland centred around the existing watercourse crossing the site which is to be realigned and enhanced with new planting for biodiversity and public amenity. The proposal includes a viewing mound which seeks to open up views north to the South Downs Area of Outstanding Natural Beauty.
Emerging Local Plan Policy GI SP1 Green Infrastructure and Development	The existing Green Infrastructure Network, as shown on the Green Network Maps (provided in the Technical Appendix) for each parish and town, must be considered at an early stage of the design process for all major development proposals. All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text. Gaps between settlements should also be considered as important Green Infrastructure assets and should be protected from inappropriate development, and enhanced to ensure that they provide high quality environment and multi-functional benefits for the District.	
Emerging Local Plan Policy OSR DM1 Open Space, Sport and Recreation	1. Protection of open space, outdoor sport and recreation facilities Existing open space, outdoor sport and recreational buildings and land, including playing fields, should not be built on unless: a. A robust and up-to-date assessment has been undertaken which has clearly shown the open space, outdoor sport or recreation facilities to be surplus to requirements; or b. The loss resulting from the proposed development would be replaced by equivalent or better provision provision of open space and/or outdoor sport and recreational buildings and/or land which will be assessed in terms of quantity and quality and suitability of location;or c. The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss; or d. The development is for essential utility infrastructure, the need for which clearly outweighs the harm or loss, and no reasonable alternative site is available.	



In the absence of a robust and up-to-date assessment, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. The test of 'surplus to requirements' should include consideration of all the functions that open space, outdoor sport and recreation facilities can perform. Not all open space, outdoor sport and recreation facilities are of equal merit and some may be available for alternative uses.

2. Open space, outdoor sport and recreation facilities in new developments

All new housing and, where viable, commercial development, will be required to contribute to the provision of additional open space, outdoor sport and recreation facilities to a level at least commensurate with the additional population generated by that development, and in accordance with the requirements and guidance set out in the relevant Technical Appendix. The developer will be required to deliver open space, outdoor sport and recreation facilities on site where it is possible to meet the standards required by the Technical Appendix. However, where the development does not generate sufficient demand for one whole unit of the relevant open space, outdoor sport or recreation facility, contributions will be made to strategic projects, identified on the Regulation 123 list, through the Community Infrastructure Levy. Where new play areas are proposed, they shall be located along public routes and spaces.

The Council will seek to create formal parks at Pagham, Middleton-on-Sea and Rustington.

3. Protection of indoor sport, arts and cultural facilities

Existing indoor sport, arts and cultural facilities should not be built on or redeveloped for other uses unless:

- a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision of indoor sport, and/or indoor arts and/or indoor cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or
- c. the development is for alternative sports, arts or cultural provision, the needs for which clearly outweigh the loss.

In the absence of a robust and up-to-date assessment, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. The test of 'surplus to requirements' should include consideration of all the functions that indoor sport, arts or cultural facilities can perform. Not all indoor sport, arts or cultural facilities are of equal merit and some may be available for alternative uses.

4. Indoor sport, arts and cultural facilities and new developments

All new housing and, where viable, commercial development, will be required to contribute to the provision of additional indoor sport, arts and cultural facilities to a level at least commensurate with the additional population generated by that development, and in accordance with the requirements and guidance set out in the relevant Technical Appendix. The developer will be required to deliver indoor sport, arts and cultural facilities on site where it is possible to meet the standards required by the Technical Appendix. However, where the development does not generate sufficient demand for one whole unit of the relevant indoor sport, arts or cultural facilities (the threshold for a new facility on-site), contributions will be made to strategic projects, identified in the ADC Leisure and Cultural Strategy (2013-2018) and on the Regulation 123 list, through the Community Infrastructure Levy.

5. Local Green Space and Neighbourhood Plans

By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed and be capable of



	enduring beyond the end of the plan period. The Local Green Space should be local to the community and not an extensive tract of land. Local Green Space, once designated, is subject to the same strong development restrictions as Green Belt. 6. Quality expectations Facilities must meet the minimum technical specification and design guidance set out in the Technical Appendix. Developments with respect to all of the above shall have regard to the 'Secured by Design' guidance documents and shall also be consistent with all other Local Plan policies.	
Water, Flooding and Drainage		
Local Plan Policy GEN23 The Water Environment	Development will not be permitted if it would have a direct or indirect unacceptable adverse impact on the water environment, notably in relation to rivers, ponds, wetlands, public access in river corridors and water related recreation. Where appropriate, the Council will support initiatives which seek to restore or enhance the water environment.	An existing watercourse passes through the site, flowing generally east to west. In its current form, the water feature is heavily engineered and therefore, as part of the site development, it is proposed to naturalise this watercourse, providing bends and meanders whilst slackening the side slopes and creating a more sensitive area with landscape and biodiversity benefits. Flooding is addressed in the Flood Risk Assessment. The Environment Agency mapping confirms the site lies within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding). Additionally, this mapping also confirms the site lies outside the 1 in 100 year extreme coastal flooding extent and therefore in an area at low risk of flooding. The proposed development can be undertaken in a sustainable manner without increasing the flood risk on or off site. A Sustainable Drainage Scheme (SuDS) is proposed comprising of permeable paving (where appropriate), swales and attenuation basins, to deal with surface water run-off from the proposed development site in line with current best practice recommendations. Through utilising these landscaped features, it will be possible to reduce run-off rate below the current baseline during extreme storms. In addition, these features will reduce flood risk, help to improve water quality and provide biodiversity and ecology benefits. Foul drainage will discharge to the existing Southern Water network in the vicinity of the site, the nearest waste water treatment works being that at Pagham or Lidsay.
Emerging Local Plan Policy W SP1 Water	Arun District Council will encourage water efficiency measures in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. Development will be encouraged to make active use of surface water as a design feature and permitted where it identifies measures to improve and enhance waterbodies, coastal habitats or provides additional flood relief. The Council will also support development that: a. is appropriately located, taking account of flood risk and promotes the incorporation of appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduces the creation and flow of surface water; b. reduces the risk to homes and places of work from flooding whilst increasing biodiversity; c. delivers a range of community benefits including enhancing the quality of life and providing greater resistance to the impact of climate change Developments with respect to all of the above shall also be consistent with all other Local Plan policies.	
Local Plan Policy GEN9 Foul and Surface Water Drainage	Planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate.	
Local Plan Policy GEN11 Inland Flooding	Permission for development which would be at risk from flooding and/or materially decrease the capacity of a floodplain to store or pass flows of floodwater, will be refused unless the Local Planning Authority is satisfied that compensatory flood storage/waterway areas can be provided as part of the development and the function and effectiveness of existing watercourses, or their replacements, are not adversely affected.	
Emerging Local Plan Policy W MD2 Flood Risk	Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where all of the following criteria have been satisfied: a. The sequential test in accordance with the National Planning Policy Framework Technical Guidance has been met. b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. c. The scheme identifies adaptation and mitigation measures. d. Appropriate flood warning and evacuation plans are in place; and e. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.	



	The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in the NPPF Technical Guidance. In locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the Strategic Flood Risk Assessment. All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies. Developments shall also be consistent with all other Local Plan policies.	
Local Plan Policy GEN25 Water Resources	Development will only be permitted where the Local Planning Authority is satisfied that adequate water resources are available or will be provided in time to serve the development, and that provision is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation.	
Emerging Local Plan Policy W DM3 Sustainable Urban Drainage Systems	To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process. Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include: - Green roofs - Permeable driveways and parking - Soakaways - Water harvesting and storage features including water butts. Proposals for major development must also integrate SUDS within public open spaces and roads, in liaison with West Sussex County Council, (the SUDS Approval Body) or its agent. SUDS must therefore be integrated into the overall design of a development and must: a. Contribute positively to the appearance of the area b. Effectively manage water (including its quality) c. Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and d. Provide amenity for local residents (ensuring a safe environment) and e. Retain existing open drainage ditches in their current form. In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must: f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA. g. Undertake up to six months groundwater monitoring within the winter period. h. Undertake winter percolation testing in accordance with BRE365. i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event. j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas. k. Flow routes through the development must be demonstrated as a first stage in the design process, demonstrating how water will travel at or near the surface for three types of flow: Low flow routes: Once surface water run-off has been collected, cleaned and controlled in source control features it will either be stored where it fell as rain in permeable pavement, or flow onward to local storage structures. The day-	



	to-day flows from these features should travel in low flow channels through the development in a controlled way contributing to landscape quality. Overflows: In the event of local blockages or surcharge a simple overflow arrangement should allow water to bypass the obstruction and return to the management train sequence until conditions return to normal. Exceedance routes: When SUDS are overwhelmed by exceptional rainfall then exceedance routes protect people and property by providing unobstructed overland flow routes from the development and should be considered for all drainage schemes. The SUDS design must demonstrate that flow routes have been considered at each design stage to take into account the effect of proposed development on the natural flow pattern for the site. Exceedance routes should also be protected from future changes in land use. Developments shall also be consistent with all other Local Plan policies.	
Emerging Local Plan Policy W DM1 Water Supply and quality	1. Water supply Development will be permitted where: a. Sufficient water supplies can be provided prior to occupation to serve the development and; b. Provision of a water supply is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation. To ensure that all new development of two dwellings or more is water efficient and reduces pressure on water abstraction sites, it must include measures that meet Part G of Building Regulations (or any documents that may supersede this) or reflect the standard in the level of the Code for Sustainable Homes applicable at the time of submission.. 2. Water quality To ensure good water quality in the District, all major developments must: a. Illustrate, where necessary, how they have contributed to the protection and enhancement of waterbodies identified by the South East River Basin Management Plan objectives; and b. Demonstrate, where it will materially increase foul and/or surface water discharges, adequate drainage capacity exists or can be provided as part of the development. Where adequate capacity does not exist, there will be a requirement that facilities are adequately upgraded prior to the completion and occupation of development. In sewered areas, there will be a general presumption against the use of non mains foul water drainage. 3. Lidsey Wastewater Treatment Works Catchment Area Major development within this area must also be accompanied by a full Drainage Impact Assessment which must take account of surface water disposal and foul water disposal. Although minor developments are unlikely to raise significant flood risk due to the cumulative impact all development within this area must also be accompanied by a Drainage Impact Assessment that must take account of both the individual and cumulative impact upon foul water disposal; flood storage capacity and surface water drainage or flood flows within the Lidsey Wastewater Treatment Works Catchment Area. Where surface water and foul water drainage systems are approved as part of the consideration of a planning application, conditions may be imposed upon the permission relating to dates for implementation or other detailed technical requirements. In order to discharge conditions, the developer will be required to submit a statement from a suitably qualified and experienced engineer that the measures have been adequately and satisfactorily implemented. Where the outcomes of the Surface Water Management Plan for the Lidsey Wastewater Treatment Works Catchment Area has identified measures to reduce surface water flooding, the Council may require that developers make a contribution to the measures for both the protection of the new development and existing development that may be	



	affected by flooding. Developments with respect to all of the above shall also be consistent with all other Local Plan policies.	
Local Plan Policy GEN26 Water Quality	Development will only be permitted where the Local Planning Authority is satisfied that it would not lead to a deterioration in the quality or potential yield of surface and ground water resources.	
Nature Conservation		
Local Plan Policy GEN29 Nature Conservation Across the District	Development will only be permitted on sites which contain semi-natural habitats, features of nature conservation interest, or within wildlife corridors, where these can be largely retained and sympathetically incorporated into the scheme. Legal agreements may be used to offset the loss of, or impact on, any nature conservation resource present on the site prior to development.	The site will include a mosaic of new interlinked habitats including structural woodland planting, meadow creation and wetland. The habitats will increase foraging and refuge opportunities for a range of species such as reptiles, bats, birds, water voles and invertebrates.
Emerging Local Plan Policy ENV SP1 Natural Environment	Arun District Council will encourage and promote the conservation and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.6 that are recognised for the species and habitats contained within them.	The site is close to, but not within a site of international importance for nature conservation. Significant importance has been placed on how the proposed development can conserve and enhance the natural and local environment. Informed by ecological surveys and consideration of drainage, the Development Framework Plan provides a framework which positively integrates new development with the site's important assets.
Local Plan Policy GEN30 Protection of Species	Development will not be permitted which would adversely affect, directly or indirectly, animal and plant species protected by law. Where development is permitted, the developer will be required to take steps to secure the protection of such animals and plants.	
Emerging Local Plan Policy ENV DM5 Development and Biodiversity	Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement. Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person. All developments shall have regard to Natural England's standing advice for protected species. Developments shall also be consistent with all other Local Plan policies.	
Local Plan Policy AREA13	Proposals for development in, or likely to affect (directly or indirectly) a site of international importance for nature conservation will be subject to the most rigorous examination. Development not directly connected with or necessary to the management of the site which is likely to have an adverse effect on the site, will not be permitted unless: there is no alternative solution, there are reasons of public health or public safety, or there are benefits of primary importance to the environment. Where such sites do not host a priority habitat or species, development will not be permitted unless there are imperative reasons of overriding public interest. Where development is permitted, the use of conditions or planning obligations will be considered in order to avoid and minimise harm to the site, to enhance the site's nature conservation interest, and to secure any compensatory or mitigation measures and appropriate management that may be required.	



Emerging Local Plan Policy ENV DM2 Pagham Harbour	a. Within Zone A (<400m) as identified on the Policies Maps, development will only be permitted in exceptional circumstances where the developer is able to demonstrate there will be no detrimental effects on Pagham Harbour, including non-native species and the water environment. Regard shall also be had to tests 1-4 as set out in Policy DM31 (Designated Sites of Biodiversity or Geological Importance). b. Within Zone B (400m-5km) for all new residential development and development which is likely to have an impact on Pagham Harbour will be required to: i. undertake access management measures. These measures shall include wardening, access management and site protection, habitat improvements and monitoring of wildlife and visitor numbers. ii. create easily accessible new green spaces for recreation within or adjacent to the development site, or to make developer contributions towards the provision of such green spaces to serve the area. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use. c. Large scale developments taking place outside Zone B and close to its boundary will be considered on a case by case basis to determine any potential effects on Pagham Harbour, and the need for any avoidance or mitigation measures. Developments shall also be consistent with all other Local Plan policies.	The site is located 1.6km north east from Pagham Harbour. The proposed development will not harm the Harbour or any other important environmental features within the area. The Design and Access Statement provides a framework for ensuring that the design of new housing will respect existing character.
The Historic Environment		
Emerging Local Plan Policy HER SP1 The Historic Environment	The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically: a. For Conservation Areas, development proposals must preserve or enhance the character or appearance of the area including its setting; b. For Statutory Listed Buildings, development proposals must preserve the building, its setting and any features of special architectural and historic interest it possesses; c. For Areas of Special Character, development proposals must respect the intrinsic character of these areas; and d. For Locally Listed Buildings or Structures of Character, development proposals must preserve the building, its setting and any features of value it possesses; Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Council. The Council will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Council will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance. The Council will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use. Development proposals involving the demolition of Listed Buildings or adversely affecting a Conservation Area will not be permitted other than in exceptional circumstances where repair or re-use are not practicable options and where replacement buildings and uses of exceptional quality are proposed.	A Heritage Desk Based Assessment has been prepared and accompanies the application which draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site. The assessment has established that, based on the available evidence, the site has low potential for remains of all archaeological periods. However, this apparent absence may be a product of a lack of systematic archaeological survey in the area. Consequently, the presence of archaeological remains cannot be ruled out. Should remains be present within the site, they are considered unlikely to be of more than local significance. Consequently, archaeology is not a development/design constraint. The proposed development is considered to have negligible impact on the setting and significance of designated heritage assets in the vicinity of the study site.
Noise, Light and Air Pollution		
Local Plan Policy GEN32 Noise Pollution	Noise sensitive development will not be permitted if its users would be affected adversely by noise from existing or proposed noise-generating uses.	The Noise Assessment demonstrates that the proposed development will not be significantly affected by noise levels



	Development which is a potential source of significant noise pollution will not be permitted unless the Council is satisfied that appropriate measures have been included in the proposal to reduce noise pollution to acceptable levels. Details of such measures will be required as part of the planning application.	in the immediate vicinity. Noise impact arising from the development are considered to be negligible.
Local Plan Policy GEN33 Light Pollution	Planning permission will be permitted for proposals which involve outdoor lighting schemes subject to:- (i) no adverse impact on neighbouring uses or the wider landscape; (ii) light levels being the minimum required for security and working purposes; and (iii) minimising the potential glare and spillage. Where appropriate, the Local Planning Authority will seek to control the times of illumination.	Lighting can be controlled by means of planning condition.
Emerging Local Plan Policy QE DM2 Light Pollution	Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria: a. No adverse impact on neighbouring uses or the wider landscape; b. Light levels being the minimum required for security and working purposes; c. Minimising the potential glare and spillage; and d. The degree to which outdoor lighting can be powered by on-site renewable sources. Where appropriate, the Local Planning Authority will seek to control the times of illumination. Developments shall also be consistent with all other Local Plan policies.	
Waste management		
Emerging Local Plan Policy WM DM1 Waste Management	Proposals for development anticipated to cost over £300,000 must identify the volume and type of materials to be demolished and/or excavated as part of the development. Opportunities for the re-use and recovery of materials on site must be demonstrated and off-site disposal of waste must be minimised and managed. New residential development, including conversion of one dwelling into multiple units, will be permitted provided that: a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats. All major residential development will be required to contribute towards the provision of recycling and general waste bins through planning conditions. There will be a general presumption against any development which may harm or prejudice the operation of existing and allocated waste facilities and infrastructure. The Council will consult the relevant Waste Planning Authority on development proposed at, adjacent or proximal to existing or allocated waste sites and infrastructure. Developments shall also be consistent with the West Sussex Waste Local Plan and all other policies contained in this Local Plan.	This can be the subject of a planning condition.



APPENDIX 4- HELAA EXTRACT DECEMBER 2016

HELAA Assessment Summary Table – Deliverable Strategic Sites

Reference	P15
NLPG	2.00E+11
Site Address	Land West of Hook Lane
Grid ref	489582.48-99175.92
Parish Group	Bognor Regis & Surrounding Area
Parish	Pagham
Settlement	Pagham
Site Area (ha)	17.32
Net Developable Area (ha)	10.39
Viability Typologies	1-LG150
Description of site	The site consists of a large agricultural plot of land, bounded on all sides by roads. The site is located on the edge of the urban area. Access is off Hook Lane / Pagham Road. The site is roughly triangular in shape.
Existing use	Agriculture
Constraints	The site is located within flood zone 2 (tidal), coast risk area and groundwater flood risk. The is also located within a historic surface water area.
Potential use for evaluation	Housing
Suitability Summary	Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.
Availability Summary	The site was promoted May 2016
Achievability Summary	According to the Arun Local Plan Viability Study 2016 the site is considered to be viable and achievable
Current Status	Deliverable - Statagic

Projected Potential Yields

Suggested Density			Suggested Total Yield			Promoted/Planning Application suggested total yield	
35			364				
2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
50	50	50	50	50	50	50	14
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
0	0	0	0	0	0	0	

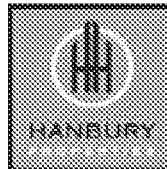


APPENDIX 5 – INFRASTRUCTURE DELIVERY PLAN

Infrastructure Delivery Plan

Proposed developments at Pagham, Arun District

November 2016



**Taylor
Wimpey**

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- 1.0 Introduction
- 2.0 Highways
- 3.0 Education
- 4.0 Primary Care
- 5.0 Conclusion

Appendix 1: Proposed Illustrative Masterplans

Appendix 2: Note from WSCC re Education Requirements

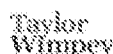
1.0 Introduction

- 1.1 This Infrastructure Delivery Plan has been prepared jointly by Hunter Page Planning, Barton Willmore and LRM Planning in support of the proposed developments at Pagham North and Pagham South.
- 1.2 Planning applications for development at Pagham North and Pagham South are due to be submitted before the examination of the Arun District Local Plan 2011-2031 resumes; the purpose of this report is to demonstrate the infrastructure requirements which will be delivered through the proposed developments in order to give the Local Planning Authority assurance that the necessary infrastructure can be delivered to facilitate development.
- 1.3 The proposed developments that are currently being progressed in Pagham are for the following:

Scheme	Location	Applicant	Description of Development ¹
Land West of Hook Lane, Pagham	Pagham North	Hallam Land Management (promoted by LRM Planning)	The construction of up to 300 new homes, a care home of up to 80 beds, 4,000 sq.m of D1 use class including a 2 form entry primary school, the formation of new means of vehicular access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.
Land North of Sefter Road, Pagham	Pagham North	Taylor Wimpey (promoted by Barton Willmore)	Up to 250 dwellings, provision of land for a replacement scout hut, land for an Ambulance Community Response Post facility and land for a 1FE Primary school.
Land at Pagham South	Pagham South	Hanbury Properties (promoted by Hunter Page Planning)	Mixed use development comprising up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route, and other community uses including formal sports provision, informal public open space and allotments.

- 1.4 It is also understood that the Osbourne Refrigeration site at Pagham North is being promoted by Nash and Partners for approximately 60 units, although an application is not being progressed at this stage.
- 1.5 It is anticipated that the sites above will be allocated in the emerging Local Plan for the District. The locations of the sites are below and masterplans for the above developments (at the time of writing) are enclosed at **appendix 1**.
- 1.6 This document identifies and demonstrates how the cumulative infrastructure required for all three developments can be secured and delivered in a timely fashion for the wider Pagham area.

1. Please note, these are the descriptions that are currently being progressed and this does not preclude any future applications.



3.0 Education

- 3.1 There are two primary schools within the current catchment zone of the sites, Rose Green Infant School (age 4-7) and Rose Green Junior School (age 7-11), which together cater for the full primary age spectrum. For secondary education, The Regis School is the only school that falls within the current catchment area.

West Sussex County Council Planning School Places

- 3.2 The 'Planning school places 2016' document sets out the policies and principles of WSCC, provides information on current organisation and future forecasts of pupil numbers. This report identified that at 2015/2016, both primary schools were either close to or over capacity. For secondary education, at 2015/16 The Regis School was considerably below capacity with 1,437 pupil on the roll compared with maximum capacity of 1,993 pupils.
- 3.3 There are currently a number of planned primary school expansions within Arun District, three of which are planned for Bognor Regis (albeit schools outside the sites' primary catchment zone). The expansions are needed to support the projected housing growth of 580 dwellings per annum which was previously considered in the submission version of the Arun District Local Plan 2011-2031. This document has not been reviewed to take into account the uplift in housing to 919 dwellings per annum currently being considered by ADC as part of the main modifications to the emerging Local Plan.

Infrastructure Capacity Study and Delivery Plan

- 3.4 WSCC Education have been consulted as part of the ISCDP forming part of the evidence base for the Local Plan.
- 3.5 The ICSDP Phase 1 report highlights that WSCC operates a number of guiding principles for school provision in terms of size of facility, which will impact on the potential provision at some of the sites. Those parameters are based on the most efficient use of school resources, as well as the most effective teaching environment.
- ✦ Primary schools should have a minimum of one form of entry (FE), 210 places and ideally a maximum of 3FE, 630 places. Sites requiring more than 3FE provision would require two 2FE schools and so on.
 - ✦ Secondary schools should have a minimum of 6FE or above.
- 3.6 The ICSDP Phase 1 report assesses the need for a school at Pagham South and Pagham North. However, it must be noted that the assessment was based on 600 homes being delivered at Pagham South and 300 homes being delivered at Pagham North. The Council has since revised the figures for these sites. In aggregate there is a slight increase in housing proposed but with a greater amount to be provided at Pagham North and a lower quantum at Pagham South and it is anticipated that the Phase 2 Report will reassess this position to reflect the developments set out in paragraph 1.3 of this report.



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- 3.7 In terms of Pagham South, the ICSDP highlights that the area is served by the Rose Green primary school, which is currently at capacity and oversubscribed. It is also at the County's preferred maximum size of three forms of entry (3FE). Development in this area would bring forward the need for a 1FE primary school expandable to 2FE (£5.4 to £10.6 million). In terms of Pagham North, it states that development in this area would not necessarily generate a requirement for a new 1FE primary school; however, the current catchment school is already oversubscribed from within the area. Therefore development in this area would bring forward the need for a land and build costs for a 1FE (£5.4 million) primary school.
- 3.8 The report highlights (in respect of Pagham South and Pagham North) that the secondary school (Bognor Regis) that serves this area currently has capacity for additional pupils, but that position will change depending on cumulative impacts. It states that the likely cumulative pressure on the secondary school could result in the need for a 1FE (up to £6 million) expansion of the existing school.
- 3.9 In terms of early years/nursery provision, the ICSDP states that the provision in the district is determined mainly through parental demand in the local area, government policy and funding. There are currently 41 pre-schools, 21 Day Nurseries, and 122 Child-minders providing 1066 places within the district, and there are seven Children and Family Centres at Angmering, Bognor Regis, East Preston, Felpham, Littlehampton, Yapton and Bersted. However, sufficiency monitoring within the district shows pockets of areas under pressure around Yapton and Littlehampton.
- 3.10 It goes on to highlight that all scenarios across Arun will require additional childcare places. The majority of these places would preferably be additional nursery classes on new school site developments with some provision also being made in suitable community spaces. This increase in capacity would be subject to availability of suitable premises, interest

from providers, and availability of developer funding through the CIL in the event that this is adopted or section 106 (s106) given there is no capital grant funding available.

Primary Education

Requirement

- 3.11 Discussions have also been ongoing between the site promoters and WSCC Education regarding the proposed developments. On 6th October 2016, a conference call was held between Tracey Dunn (School Planning Officer [South], WSCC) and the promoters of the above sites. In this conference call, the need for schools in Pagham was discussed, as well as the requirements which would arise as a result of the 3 planning applications set out at paragraph 1.3 above.
- 3.12 Following this call, a note was received by WSCC which sets out the need and requirements (**appendix 2**).
- 3.13 It is agreed between all parties that the proposed developments only need to mitigate against the effects of the proposed developments, and do not need to resolve any existing capacity issues at Rose Green Primary School.
- 3.14 WSCC has identified that there is a need generated from the proposed developments for a 1FE primary school, with the ability to expand to a 2FE school in the future. WSCC has requested that the school site should be 2.04 hectares in line with the Department for Education 'Notes on area guidelines for mainstream schools: BB103'.

Delivery

- 3.15 It is agreed between all parties that there is only a need for a single 1FE primary school in Pagham based on the proposed level of housing. However, WSCC has identified that it would like to secure a site which has the ability to be expanded to a 2FE primary school in the future.



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3.16 Whilst there is only a need for one additional school in Pagham, the location is yet to be determined. WSCC has highlighted a preference for Pagham South to deliver the school, in order to provide for a good geographical spread of primary schools to serve the village. However, the exact location of the proposed school is for future consideration by WSCC.

3.17 In order to ensure that a school can be delivered, land safeguarded for a primary school is proposed on each of the three application sites at present. This will provide WSCC with choice to determine the most appropriate site and ensure that the education requirements are delivered at Pagham should one or more of the proposed sites fail to be delivered. However, it is agreed between all parties that whilst there will be three planning applications each showing land for a school, only one school site is required for Pagham and accordingly only one of the proposed school sites will be progressed. The choice of locations will be a matter for WSCC to decide upon. For the two sites not required to provide the primary school site, the land identified for this purpose would revert to residential development.

3.18 The delivery of the new primary school will follow on from the resolution to grant planning permission for the three new housing sites in Pagham. The mechanism by which the new school will be delivered will be set out in the Section 106 Agreement associated with each development. However, for clarity it is proposed that the school is delivered through financial contributions from each developer to cover the cost of the construction and land for the school. The development which provides the school site should be paid the equivalent residential land value and loss of profit of development by the other developers. Payment for this land should be made via the S106 Agreement. Staged payments for the financial contribution towards the construction of the school

should be made after the completion of every 100th house on each site.

Secondary Education

3.19 'West Sussex County Council Planning School Places' identifies existing capacity at The Regis School more than sufficient to accept the number of children generated from the proposed developments.

3.20 In light of the above, it is not anticipated any mitigation is required. However, if there is additional demand for secondary education, this will be mitigated through financial contributions to new or enhanced off-site provision. Contributions will be in accordance with the requirements set out within 'Planning Obligations: Explaining Contribution Calculations'. A similar approach will also be taken to mitigate demands for special educational needs (SEN) and post-16 provision.

Early Years Provision

3.21 As set out above, all the scenarios for growth across Arun will require additional childcare places. The development at Hook Lane includes a day nursery and the local centre at Pagham South includes D1 space, so has the ability to deliver a crèche. As such, the early years requirements in Pagham can be met through the proposed developments and no further mitigation is required.

3.22 The development which provides the early years facility should be paid the equivalent residential land value and loss of profit of development by the other developers. Payment for this land should be made upon implementation of the residential permission via the S106 Agreement. Staged payments for the financial contribution towards the construction of the crèche should be made after the completion of every 50th house on each site.



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4.0 Primary Care

- 4.1 The closest existing GP surgeries to the 3 sites are as follows:

Surgery	Approximate Distance		
	Hook Lane	Sefter Road	Pagham South
Grove House (Main Surgery)	0.7 miles	0.8 miles	1.5 miles
Grove House (Branch Surgery – Arthur Griffiths Clinic)	1.5 miles	1.9 miles	0.5 miles
Westmeads Surgery	1.6 miles	1.4 miles	2.4 miles

- 4.2 Clinical GP services within the District are provided by Coastal West Sussex Clinical Commissioning Group (CCG). Discussions have been held with Simon Clavell-Bates at Coastal West Sussex CCG in order to establish the need in Pagham.

Infrastructure Capacity Study and Delivery Plan

- 4.3 The current position and need for health facilities in the District are also set out in the ICSDP Phase 1 report. This report states that current services within the District are considered to be at crisis point, with the key constraints to service provision being that infrastructure is aged and in need of improvement/re-provision, and staffing levels are below required levels. Supported improvements in infrastructure, and funding support for service provision to cover increased populations will be required from future development growth.
- 4.4 The report highlights that the primary care (GP) services in the District have a historic background of being run from 'houses' and this legacy has quite an impact. Decades of growth and 'tweaking' the current infrastructure has led to the position where services cannot expand or cope with any more growth in existing facilities. New purpose builds/provision is required, but with limited NHS investment, part of this

improvement plan would need to be based around joint working, shared resources and CIL (in the event that this is adopted) and developer contributions.

- 4.5 The report highlights that CCG has identified a number of mitigation measures which could help. Health centres, relocation of current GP services into new GP buildings in new sites, and funding for clinical sessions to be set up as development progresses.
- 4.6 The ICSDP highlights that Pagham South is currently served by West Meads surgery which has capacity in the short term; however, it states the development of the site for 600 homes would be an increase of around 25% patient numbers. This would put the facility at critical point and potentially compromise care in the area. Pagham North is currently served by Grove House Surgery but this surgery is already under pressure and at capacity. The ICSDP highlights that short term re-structuring of sites and services in the area is part of on-going planning, but these sites represent a step change to working baseline. Bognor Health Centre re-provision may part solve this, but current infrastructure will need upgrading and expanding.
- 4.7 As above, the ICSDP Phase 1 report was based on 600 homes being delivered at Pagham South and 300 homes being delivered at Pagham North; nevertheless it is clear from the above that the local surgeries are at or close to capacity.



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Requirement and Delivery

4.8 Discussions with CCG (Simon Clavell-Bates) have been undertaken to discuss the need for primary care facilities in Pagham specifically. These have been primarily regarding the broad-brush approach undertaken by CCG as part of the evidence base for the emerging Local Plan. Initial discussions indicate the following:

- ✧ Based on number of homes proposed in Arun District, the population will increase by approximately 40,000 people.
- ✧ 10,000 new patients results in a need for a new GP surgery, so approximately 4 new surgeries are needed in total across the district.
- ✧ Current work is looking at potential locations for surgeries, and this depends on existing surgeries/capacity/ability to expand. Current work includes reviewing any constraints around leases, ownership etc of current GP provision. The best location (including size and configuration) for the primary care sites in the District is still in the feasibility stage.

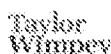
4.9 The proposed development at Pagham South includes a local centre. The detail and exact breakdown is yet to be established; however, the description being progress is for 'a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace which is expected to include local shops and cafes including a small convenience store, primary care facilities (GP surgery), and facilities for the young (crèche/youth centre) and elderly (day centre).' As such, there is the opportunity for a GP surgery/health centre to be provided in Pagham if it is deemed that this in an appropriate location where additional services are required. This will be able to serve the proposed new developments as well as relieve the pressure on the existing provision.



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5.0 Conclusion

- 5.1 This Infrastructure Delivery Plan has been prepared jointly by Hunter Page Planning, Barton Willmore and LRM Planning in support of the proposed developments at Pagham North and Pagham South. Three planning applications for proposed development within Pagham are due to be submitted ahead of the Local Plan and therefore the primary purpose of this document has been to identify and demonstrate how the cumulative infrastructure required for all three developments can be secured and delivered in a timely fashion for the wider Pagham area.
- 5.2 The report considers the evidence base for the emerging Arun District Local Plan 2011-2031, in particular the Infrastructure Capacity Study and Delivery Plan (ICSDP), prepared by Hampshire Services. Further discussions have also taken place with relevant bodies and infrastructure providers in order to agree the proposed infrastructure and ensure consistency with the Local Plan evidence gathering, to which they have been consulted.
- 5.3 This Infrastructure Delivery Plan assesses the baseline position as well as requirements arising from the proposed developments in the area. In short, the proposed developments, between them, can provide the following infrastructure:
- ✧ 1FE Primary School (with sufficient space to ensure that it is expandable to 2FE);
 - ✧ Provision for early years education;
 - ✧ GP Surgery/Contributions towards Primary Care; and
 - ✧ Highways mitigation.
- 5.4 Financial contributions will be provided by the developers, to be secured through S106 Agreements, in order to ensure the delivery of the necessary infrastructure. As such, this report demonstrates that the required infrastructure in Pagham can be delivered through the proposed developments. To conclude, the proposed developments mitigate for any cumulative effects arising from the developments in terms of the provision of infrastructure.



Appendix 1

Proposed Illustrative Masterplans

Hook Lane Masterplan Options



Application Boundary (17.2ha)

- A Hook Lane - Vehicular Access**
Two vehicular access points are proposed onto Hook Lane. Where practicable the existing boundary hedge and trees are to be retained and reinforced.
- B Hook Lane - Pedestrian Access**
Dedicated pedestrian / cycle access between Hook Lane and the site provide direct access between the site's Public Open Spaces and existing housing to the east.
- C Pagham Road - Vehicular Access**
One vehicular access point is proposed onto Pagham Road to the south of the site.
- D Care Home / Specialist Accommodation for the Elderly**
A proposed new care home (up to 80 beds) with south facing gardens and dedicated car parking.
- E D1 Use - Health Centre / Day Nursery**
A proposed new day nursery. Includes public realm and dedicated car parking. Potential to revert to housing.
- F High Quality Housing**
High quality homes in a mix of sizes and styles (depending upon the delivery of items E and G).

- G 'Primary School'**
A proposed new primary school. Includes public realm, sports pitch and dedicated car parking. Potential to revert to housing.
- H 'Hook Meadow'**
To the south of the site a small green provides an attractive outlook for the proposed care home, informal recreation space and ensures that development is set back from the junction of Hook Lane and Pagham Road.
- I Western Boundary**
Along the site's western boundary a green buffer (minimum 20m in width from Pagham Road) is proposed. This will retain existing boundary hedge planting and reinforce this with new woodland planting. A linear Swale / attenuation basin is proposed to run parallel to the boundary. This feature will be predominantly dry, filling to accommodate heavy rainfall events.
- J Play Space**
A proposed new children's play area with wider links to the site's Green Infrastructure network.

- K 'Downs View'**
Within the centre of the site a large area of open space is proposed for informal recreation. The existing watercourse running through the scheme (Point K) is to be realigned and a new viewing mound created for views north towards the South Downs. An existing bench with memorial dedication off Hook Lane is to be relocated and set within the Downs View open space area.
- L**
The existing watercourse running through the site currently has a trapezoidal profile and geometric alignment. This watercourse is to be realigned along a meandering path and opened up to include rifles and pools, riparian planting and waterside seating.
- M 'Sefter Meadow'**
To the north of the site a wide open space is provided for informal ball games, picnics and dog walking.
- N Northern Boundary**
Along the site's northern boundary a green buffer (minimum 20m in width from Sefter Road) is proposed. This will retain existing boundary hedge planting and reinforce this with new woodland planting. Existing green space to the east of the Hook Lane / Sefter Road junction is to be mirrored within the development to provide a gateway into Hook Lane from the north.

- Existing tree planting to be retained
- Proposed tree and structural woodland planting
- Proposed Sustainable Drainage (SuDS) - attenuation basins
- Meadow seeding
- Proposed new housing
- Primary road network with key junctions
- Secondary road network - Distributor Roads
- Tertiary road network - Private Drives and Shared Surfaced Areas
- Indicative footways / cycleways



All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect. This drawing is the property of Urban Wilderness Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of Urban Wilderness Ltd. Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright LAN1001412.

F	06.01.17	Minor amendments to red line and key
E	22.12.16	Minor amendment and title change
D	20.12.16	Amendments following consultation
C	27.10.18	Nursery Location Altered
B	06.05.18	Amended Key
A	27.05.16	Amended Key
rev	date	details



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client
Hallam Land Management Ltd

project
Hook Lane, Pagham

drawing title
Landscape Masterplan Option A

drawing status
PLANNING

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NJE	NJE	16 May 16

scale	paper size
1:1250	A1

job/dwg no.	rev.
167/P/005	F



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client
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project
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drawing title
Landscape Masterplan Option B

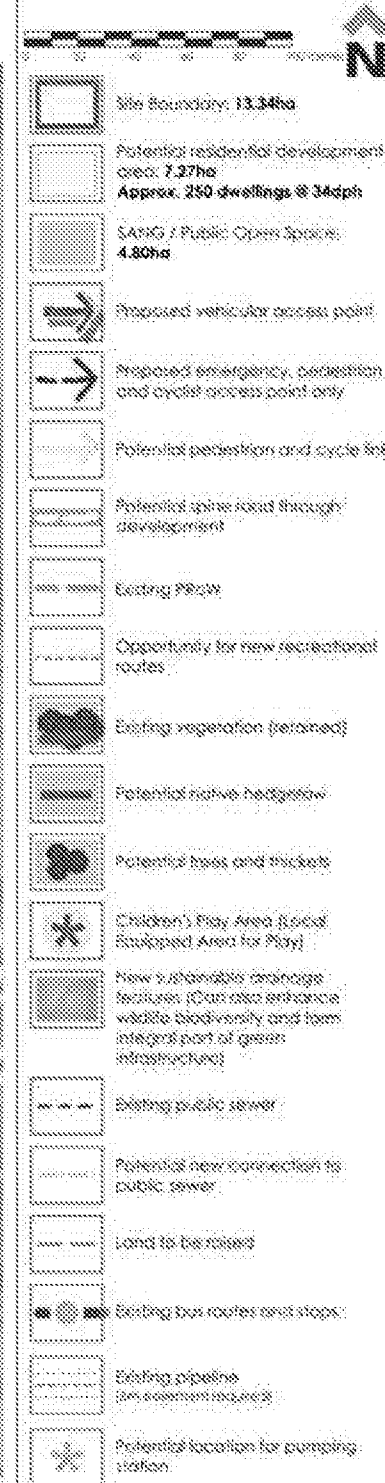
drawing status
PLANNING

drawn by	checked by	date
NJE	NJE	Nov 16

scale	paper size
1:1250	A1

job/dwg no.	rev.
167/P/003	C

Sefter Road Masterplan



B	19.10.16	A2	Amendments to access
A	13.10.16	A3	Minor amendment to way
Rev	Date	By	Description

CSA
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Project: Local Plan of Settle Road, Popham, Bognor Regis

File: Development Framework Plan

Client: Taylor Wimpey UK Ltd.

Drawn:	T 2008 & A2	Checked:	SR
Date:	30/07/2016	Checked:	SR
Project Ref:	CSA/2008/115	Proj:	B

Pagham South Masterplan

Appendix 2

Note from WSCC re Education Requirements

PAGHAM SCHOOL REQUIREMENTS

Education and Schools

We have a statutory responsibility to provide education for all children of school age, normally ages four to 16, and to ensure sufficient nursery education for three- and four-year-olds in partnership with other sectors.

Our policies for admission of pupils to schools aim to ensure that parents can normally expect places for their children at the schools serving the area in which they live.

The housing and population characteristics of the wider area will provide a guide in the assessment of the likely age profiles and additional children arising from the proposed development. The average standards are set out in the table below.

School Type	Child Product
Primary (ages 4 to 11)	25 per 100 dwellings
Secondary (ages 11 to 16)	18 per 100 dwellings
Secondary (ages 16 to 18)	41 per 100 dwellings

The above is an extract from the Planning Obligations: Explaining Contribution Calculations publication, full details, further information can be found by following the link below

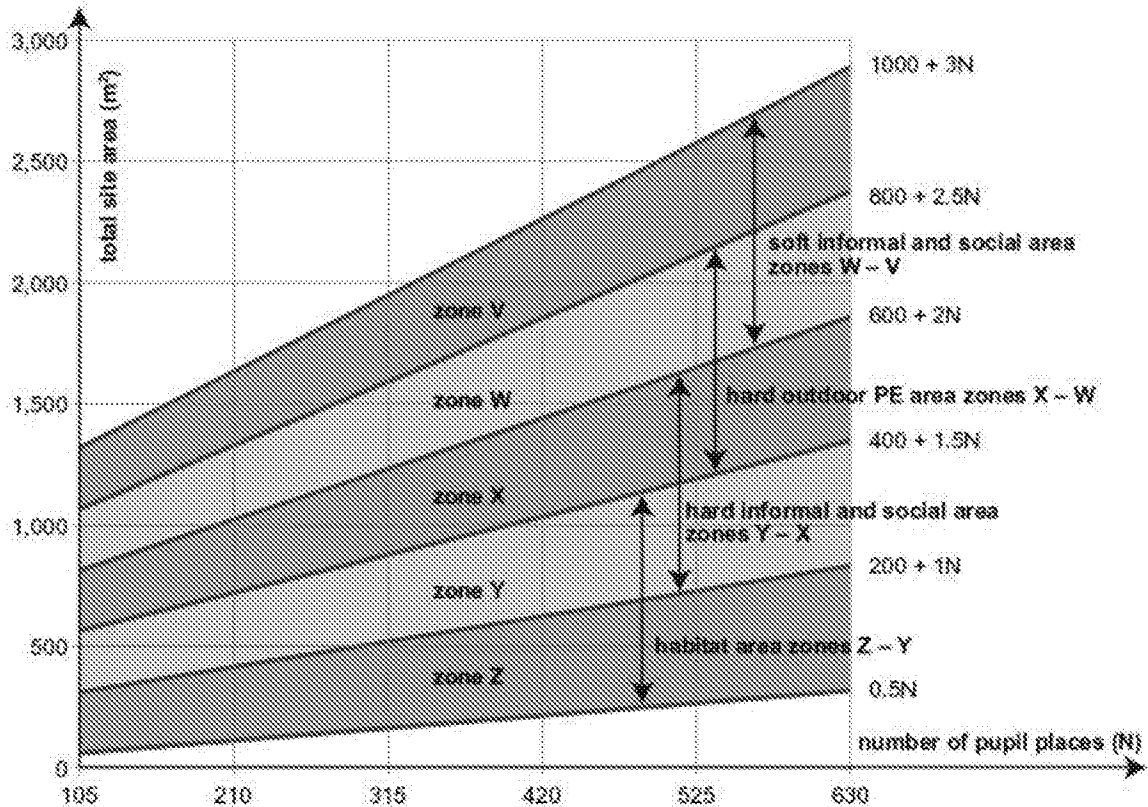
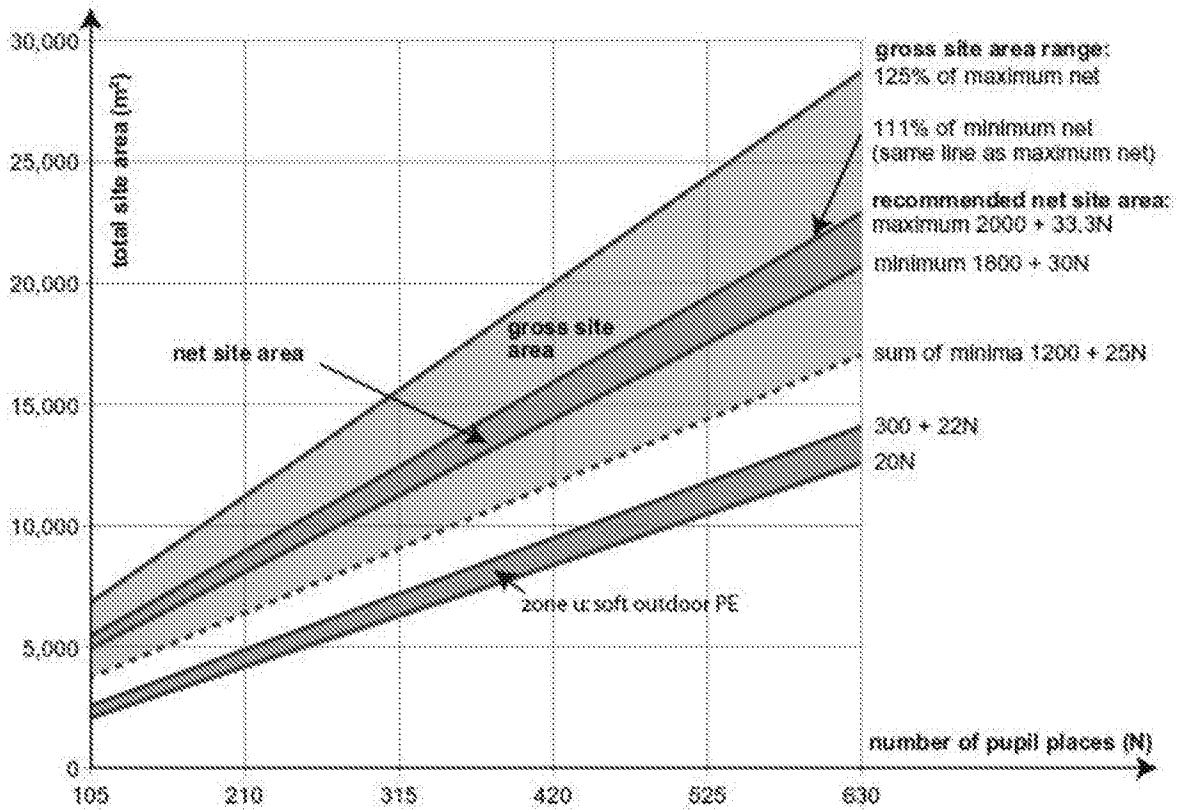
https://www.westsussex.gov.uk/media/8103/s106_explaining_contribution_calculations.pdf

For the development(s) in Pagham which we believe to be for a total of 1000 new dwellings we would anticipate the requirement to be for a new 1FE expandable to 2FE school.

$25/100 \times 1000 = 250$ pupils (35 per year of age) just over a 1FE.

Our preference would be for a new education provision to be in the South of Pagham, due to proximity of the northern developments to existing schools.

The size of the school site required would be 2.04ha in line with the Department for Education BB103 guidance.



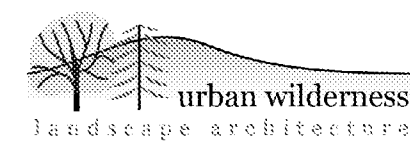


APPENDIX 6 – SITE LOCATION PLAN



KEY

 Site Boundary



167-P-008
Pagham
Location Plan

09 Nov 16