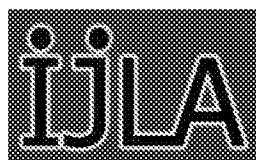
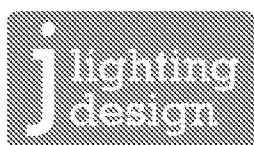


Planning, Design & Access Statement

DREW SMITH GROUP



Land at Summer Lane

Pagham

Reserved Matters Application

Planning Update

July 2019 Rev. E

Project Particulars

Project Name: Land at Summer Lane
Postal Address: Summer Lane, Pagham
Local Authority: Arun District Council
Project Number: 1177
Client: Drew Smith Group

Project Status: Reserved Matters Application
Date: July 2019

Design Team

Planning Consultants: Lucid Planning
Architects: Kenn Scaddan Associates Ltd
Engineers: Rogers Cory Partnership Ltd
Transport Engineers: Paul Basham Associates
Landscape Designers: IJLA Ltd
Arboriculturalist: Arbor-Call
Lighting: Joseph Lighting Design Ltd



1	Introduction
2	The Site
3	Relevant History
4	Application Details
5	Policy Context
6	Engagement
7	Planning Considerations
	Principle of development
	Design
	Mix
	Open Space
	Transport
	Biodiversity
	Hydrology
	Bin Storage
	Layout
	Landscape
	Climate Change
	Materials
	Appearance
	Phasing and Scheduling
	Compliance

8	Conclusions
---	-------------

Appendices

Appendix 1

Copy of Outline Planning Permission P/58/15/OUT and site location plan

Appendix 2

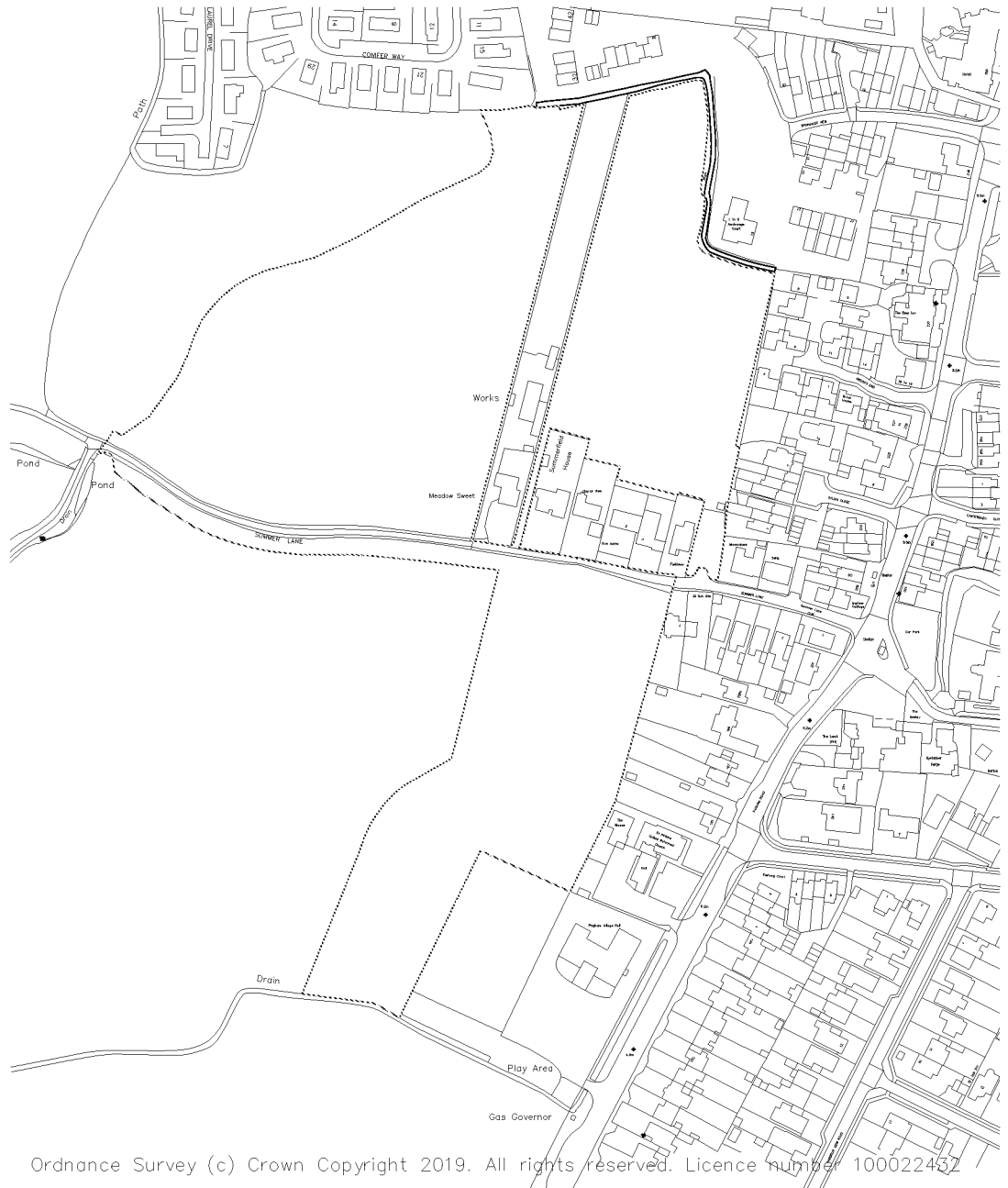
Copy of pre-app response PAA/17/19/19

Appendix 3

Statement of Community Involvement

Appendix 4

Affordable Housing Statement



Site Location Plan

1.1 This statement has been prepared on behalf of the applicant, Drew Smith. it supports a:

Reserved matters application connected to outline planning permission P/58/15/OUT seeking agreement to detailed site layout, scale, appearance and landscaping, along with internal access arrangements. Also seeking to address the terms of planning conditions 6 (Phasing), 8 (Ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials) which all necessitate submissions as part of any reserved matters application.

1.2 The application seeks to secure approval for the outstanding matters (reserved matters) associated with outline planning permission P/58/15/OUT (copied at appendix 1) which secured approval of '90 dwellings with associated access and open space' on 30 September 2016. Access into the site was the only detailed matter considered at outline stage, leaving layout, scale, appearance and landscaping to be finalised.

1.3 The outline planning approval contained 26 planning conditions, including a number which require that particular details be submitted at the reserved matters application stage, accordingly this application also seeks to address the requirements of the relevant conditions, being 6, 8, 9, 12, 15, 18, 20, 24, 25 and 26.

1.4 In line with both local and national policy, in addition to the requirements highlighted by officers, it is confirmed that the application comprises of:

- Submission fee in the sum
- Application forms
- Drawings, including (refer to drawing list for detail):
 - Location plan (red line plan)
 - Layout
 - Block plan
 - Topographical survey
 - Proposed elevations
 - Proposed floor plans
 - Planting plans
 - Street scenes
 - Full details of access to Summer Lane (to address condition 12)- (Part of TS)
 - Parking bays & crossing points on Summer Lane (to address condition 15)- (Part of TS)
 - Internal access arrangements and links to wider area (noted that access already approved)- (Part of TS)
 - Bin storage/ collection details
 - Parking provision
 - Sections/ levels
- Phasing plan and schedule (to address condition 6)
- Compliance table (part of PDAS)
- Accommodation schedule
- Materials schedule (to address condition 26- part of PDAS)
- Affordable Housing Statement by Drew Smith (appended to PDAS)
- Statement of Community Involvement, Drew Smith (appended to PDAS)
- Planning, Design and Access Statement (this document) produced by KSA
- Biodiversity Checklist and accompanying Ecological Mitigation Strategy by Aluco Ecology Ltd
- Flood Risk Assessment, RCP (overview provided within Drainage Strategy and SUDs Statement)
- Drainage Strategy and SUDs Statement (to address condition 9) produced by RCP

- Travel Plan (to address condition 18) by Paul Basham
- Transport Statement, Paul Basham
- Landscape Strategy/ Management Plan (to address condition 20), IJLA
- Highway Mitigation Strategy (to address condition 24) Paul Basham (Part of TP)
- Car Parking Strategy (to address condition 25) by Paul Basham (Part of TP)
- Lighting Design (high level), Joseph Lighting Design
- Tree Survey and Arboricultural Survey produced by Aborcall
- Application Summary by Lucid Planning

1.4 Within the remainder of this Statement detail is provided on the application site, its history, scheme detail, planning policy context and consultation activities carried out, with subsequent reflection on a range of wider planning considerations. For brevity this document does not seek to quote from other supporting material, but where appropriate signposts where relevant issue detail can be located within the wider submission pack.

2.1 The site is open and agricultural, with a total site area of 5.6ha. It is made up of three main areas, two to the north of Summer Lane, with an eastern and western area which are separated by a strip of land in separate ownership. The third area of land is to the south of Summer Lane, and measures 1.6ha, being identified for open space purposes. Although the site is largely flat it does have a slight decline gradient from east to west.

2.2 Relative to that part of the site identified for residential development (north of Summer Lane) to the north is a small paddock. To the east are the rear gardens of Brooks End/Sylvia Close, as well as the properties constructed by Orchard Homes, with the southern boundary comprising of Summer Lane and the properties which front it. To the west is open agricultural land.

2.3 Areas south and west of the site identified purely for POS (south of Summer Lane) are the subject of separate planning applications/ approvals (references P/25/17/OUT and P/140/16/OUT) for residential development with supporting facilities.

2.4 Summer Lane itself comprises a road and public footpath providing access to existing dwellings. These are predominantly large detached properties in a linear arrangement fronting the northern side of Summer Lane. Summer Lane continues past the site in a westerly direction providing access to a number of more isolated properties.



Site Within Local Context



Aerial view of site with application Red Line shown

2.5 The proposed development sits within the two distinct parcels of east and west land. The parcel to the east is surrounded by residential properties with the boundaries comprising of garden fences, hedges and a tree lined area to the north. The parcel to the west sits within the agricultural land and its main boundary is with the property that bisects the development. The western edge of the site is formed by the extents of the development and associated drainage swales that have been incorporated as part of the scheme, as defined by the consented outline application. The rest of the bounded field is left as agricultural land.

2.6 The adjacent diagram shows the constraints and opportunities that are defined by the sites current and geographical features.



Opportunities and Constraints Plan

3.1 The site is agricultural land which received outline planning permission P/58/15/OUT on 30 September 2016. The only detail submitted for consideration at that time was site access, meaning that layout, scale, appearance and landscaping were all reserved for subsequent approval, as sought through this reserved matter application (RMA).

3.2 The outline permission was subject to a Section 106 legal agreement covering:

- Public Open Space (POS) provision
- Financial contributions to mitigate the potential impacts on Pagham Harbour SPA
- WSCC Infrastructure Contributions towards primary education; secondary education; 6th form education; libraries; Fire and Rescue and fire hydrants.
- Works to facilitate a potential link between the application site and the Orchard Homes development
- Requirement to enter into a Section 278 Agreement in respect of the identified highway improvement works, and
- Affordable Housing provision

3.3 With regard to affordable housing there was an agreement to provide 27 units comprising 19 social rented (70% of the affordable provision) and 8 intermediates (30% of the affordable provision). The agreement set out a breakdown on the unit sizes for the relative tenures, although following liaison with Arun District Council's Housing Department the applicant is formally seeking to adjust this breakdown via a submission under The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 (As Amended) in order for the proposal to respond more directly to the prevailing need. The change is summarised in the following table:

	1B AR	2B AR	3B AR	1B SO	2B SO	TOTAL:
S106 Requirement	7	12	0	0	8	27
	26%	44%	0%	0%	30%	
	70%			30%		
Revised Mix	0	25	2	0	0	27
	0%	93%	7%	0%	0%	
	100%			0%		

Table 1. Consented and proposed affordable housing provision

3.4 The outline planning permission contained a total of 26 planning conditions, whilst 9 of these sought submission of specific information as part of an RMA. These conditions are:

- 9- Surface Water
- 12- Vehicular Access onto Summer Lane
- 15- Parking and Crossing Points Summer Lane
- 18- Travel Plan monitoring
- 20- Landscape Management Plan
- 24- Eastern Summer Lane Access Parking Restrictions
- 25- Car Parking Spaces
- 26- Materials

3.5 Refer to appendix 1 for detailed wording of the referenced planning conditions.

3.6 In addition to the approval associated with the site, other proximate developments / permissions are of significance, including:

P/140/16/OUT - Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2,000sqm of A1/A2/A3/D1/sui generis floorspace, provision. This permission relates to land to the south and west of the POS associated with this application

P/125/14/PL- Demolition of existing dwelling and ancillary buildings and erection of 40no. dwellings with associated access, car parking, cycle and refuse storage, hard and soft landscaping and amenity space. This relates to the residential site currently under construction to the north east of the reserved matters site.

4.1 The proposal is a:

Reserved matters application connected to outline planning permission P/58/15/OUT seeking agreement to detailed site layout, scale, appearance and landscaping, along with internal access arrangements. Also seeking to address the terms of planning conditions 6 (Phasing), 8 (Ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials) which all necessitate submissions as part of any reserved matters application.

4.2 As highlighted above, detailed 'access' issues were approved at outline stage and the detailed residential proposals set out here fully utilise the two agreed access points into the site from Summer Lane (eastern access marking the eastern extremity of the application site and the western access being mid-way along the frontage of the western land parcel). This said, consideration of access issues only related to access into the site and did not deal with internal arrangements. Accordingly, this detail is picked up as part of this RMA.

4.3 Although it is acknowledged that if it were possible to include the strip of land which currently splits the site north of Summer Lane into two parcels, this land is in the ownership of a third party and cannot therefore be included.

4.4 The indicative masterplan shown below formed part of the Outline consent, but as this was for reserved matters only, this scheme was indicative in terms of layout and merely showed numbers and intent. As such the scheme has evolved since this time which will be demonstrated below.



Indicative masterplan from Outline Application

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this section we set out the policy context relevant to the application scheme.

5.2 The National Planning Policy Framework (NPPF) February 2019 sets out the planning policies for England and how these are expected to be applied. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Indeed, proposed development that accords with an up-to-date Local Plan should be approved 'without delay'.

5.3 Key sections of the NPPF of relevance here are:

- Promoting healthy and safe communities
- Promoting sustainable transport
- Supporting high quality communities
- Achieving well designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment

5.4 The Development Plan effecting the application site comprises of the Adoption Arun Local Plan 2011- 2031. Key policies of relevance include H DM1 Form and Design Quality, AH SP2 Affordable Housing, D SP1 Design, D DM2 Internal Space Standards, ECC DM1 Renewable Energy, OSR DM1 Open Space, Sport and Recreation, T DM1 Sustainable Travel, T DM2 Parking, ENV SP1 Natural Environment, ENV DM5 Development and Biodiversity, W DM2 Flood Risk and W DM3 Sustainable Urban Drainage. These policies are considered as appropriate within the Planning Considerations section of this document, as well as in other supporting material.

5.5 Pagham Village Design Statement

As part of the consultation and development of the scheme, reference has been made to the Pagham Village Design Statement, which is seen as material planning consideration with regards to this application site. Summer Lane falls geographically under the Pagham Road, Distinctive Rural area.

The document has been thoughtfully considered by the Parish Council and Residents of Pagham, with a view to retaining the unique feel and community quality of the village and surrounding areas. They address the inevitable evolution of the village and its surroundings, actively seeking to influence and address concerns shared by themselves. The team has therefore closely monitored their key criteria set out below and seek to comply with these aspirations.

- Highest quality layout and design;
- Exclude development in existing Open Spaces;
- Avoid demolition of buildings of merit;
- Preserve character of area;
- Front boundaries should contribute to overall street scene;
- Traditional materials where appropriate;
- Extensions in keeping, well-related to existing buildings and space;
- Maintain character of private roads;
- Maintain existing pattern e.g. setback, density;
- Preserve existing boundary walls, trees and hedges;
- Preserve views over open land to the west of Pagham Road;
- Speed restrictions and traffic calming, especially on Pagham Road; and
- Maintain and enforce no-parking areas.

The proposed scheme addresses these points, maintaining a unique design, but which references back to the character of the area. Houses are predominantly detached or paired, set back from the roads edge, having a traditional aesthetic and palette of materials.

6.0 The planning application is supported by a statement of community engagement, which is attached as Appendix 3.

6.1 The results of this document are summarised below:

6.2 In addition to dialogue with local residents and politicians, the applicant and project team has engaged directly with officers of Arun District Council. Indeed, following formal submission of a pre app advice request the applicant met with Simon Davis of the Planning Department on 6.03.19 to explore the range of planning issues associated with bringing forward this RMA. Following the meeting the Council's official pre app response was issued on 1.03.19. Points of note included:

- The principle of development has already been established
- Policies of the Draft Neighbourhood Plan cannot be attributed any weight
- NPPF supports development that makes efficient use of land but should also consider the desirability of maintaining an area's prevailing character and setting
- Is an adopted Pagham Village Design Statement
- Proposals outward looking approach is appropriate
- No objection to indicative street scene and use of brick and timber
- Should avoid culverts along Summer Lane, suggested bridging approach seems appropriate
- Is no policy within the Local Plan regarding garden sizes, although 10m depth and 20m separation are aspirations
- Need to incorporate car parking in line with West Sussex County Council guidance
- Highway advice will be sought by Council from WSCC
- Would like to see consideration of renewable energy
- New developments should include electric charging
- Is a need to detail bin storage having regard to the maximum pulling distances
- List of application deliverables was provided (as is reflected in this RMA submission)

6.3 Full detail of the pre app response can be found at appendix 2.

6.4 It is confirmed that the engagement that was carried out served to inform the detail and timing of this RMA.

Principle of development

7.1 As confirmed by outline planning approval P/58/15/OUT the principle of developing the application site for 90 dwellings has been considered and deemed appropriate, being in line with planning policy both local and national. Indeed, the principle is not currently up for debate and this RMA is concerned only with providing the detail of the scheme in terms of the outstanding reserved matters (layout, scale, appearance and landscaping) and those planning conditions (6 (Phasing), 8 (Ecology), 9 (Surface Water), 12 (Vehicular Access), 15 (Parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling Parking) and 26 (Materials) which need to be discharged through consideration of any RMA.

7.2 As detailed below, and across the other supporting documents, it is contended that the proposals presented within this RMA submission are entirely appropriate.

Design

7.3 The NPPF makes it clear that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable' (paragraph 124), whilst planning decisions should 'optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development' (paragraph 127).

7.4 Design issues are considered through local policy in the form of SP1, H DM1 and D DM2. It is made clear that development proposals should 'make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details' (D SP1).

7.5 Policy D DM1 goes on to highlight the aspects that will be considered when looking at proposals, including character, appearance, impact, innovation, adaptability, crime prevention, trees and woodland and solar gain. Indeed, there is a need to appreciate and where possible improve the character of the site, demonstrate adoption of high-quality architectural principles, have minimal impact on uses (existing and proposed), use innovative design, make places feel safer, incorporate existing and new trees and maximise sunlight and passive solar energy.

7.6 D DM2 is concerned with internal space standards, with support for nationally described standards.

7.7 In this policy context the enclosed information demonstrates that the need for high quality design and an accompanying inclusive landscape emphasis has been at the centre of the approach to this proposal, having full regard to the site context and opportunities, as well as the importance of appropriate robust materials. It also confirms the internal space standards to be achieved, whilst detailing how the scheme reacts to the Councils' stated aspirations for garden depths of 10m, with 20m stand offs between dwellings.

Mix

7.8 As detailed below this will include 30% affordable provision, with the focus on 2 and 3 bedroomed units, responding to identified need. Local policy AH SP2 deals with affordable housing requirements, with a target of 30% provision. As highlighted within the Relevant History section of this document, 30% provision has already been agreed through consideration of the outline application and is being secured through the S106 associated with the planning permission.

7.9 As also highlighted, the applicant has been working with the Council's Housing Department and is formally pursuing a change to the previously agreed mixed of affordable housing to respond more directly to contemporary local needs. The agreed provision and change being sought is detailed in table 1, as reproduced on the following page.

	1B AR	2B AR	3B AR	1B SO	2B SO	TOTAL:
S106 Requirement	7	12	0	0	8	27
	26%	44%	0%	0%	30%	
	70%			30%		
Revised Mix	0	25	2	0	0	27
	0%	93%	7%	0%	0%	
	100%			0%		

As can be seen, the proposal will deliver the required 30% provision, whilst the change will see 100% affordable rent provision. Refer to appendix 4 for further detail on the affordable offer.

Open Space

7.10 The level and broad arrangement of open space to serve both the development and wider area was secured through the outline planning permission, fully satisfying the requirements of policy OSR DM1. In fact, the level of provision secured at outline far exceeds what would typically be required of a development of 90 residential units. Using the Council's SPG it appears that the development brings a requirement in the order of 5,585sqm (even if play is added on) whereas the scheme is providing 16,200sqm, representing an uplift of 10,615sqm.

Transport

7.11 Parking - As previously indicated outline planning permission P/58/15/OUT contains 3 conditions which are concerned with parking provision, being 15 relating to the proposed parking bay and crossing point on Summer Lane, 24 concerning possible mitigation to restrict 'the potential for vehicle parking in the vicinity of the proposed eastern access onto Summer Lane' and 25 which requires detail of car parking spaces associated with each dwelling. Such conditions are required to be addressed as part of any RMA and are therefore submitted as accompanying information via the Transport Statement.

7.12 Travel Plan - The application is accompanied by a Travel Plan Implementation document produced by Paul Basham Associates in order to discharge the detailed requirement of planning condition 18, being a condition that is required to be addressed at RMA stage.

7.13 Vehicular Access - Condition 12 of the outline approval requires submission of details of the vehicular access onto Summer Lane. This requirement is addressed through the Transport Statement and drawings produced by Paul Basham Associates.

Biodiversity

7.14 Recognising the provision of section 15 of the NPPF the application was devised with regard to the ecological interests and potential of the site. In this regard, an ecological survey was carried out to identify any features of particular ecological value that would need to be taken into consideration when devising the detailed landscape and ecological mitigation strategy for the blue/ green infrastructure. In addition, the suitability of the habitats on site to support protected species were also assessed. This helped to address the requirement detailed in policy ENV DM5 to 'seek to achieve a net gain in biodiversity and protect existing habitats' and ensure that such a requirement is reflected in the layout as now presented.

7.15 In recognition of the requirements of policy W DM2 (Flood Risk) and W DM3 (Sustainable Urban Drainage Systems) the application is accompanied by both a Flood Risk Assessment and Foul and Surface Water Drainage Statement, which respectively confirm all areas relating to this are dealt with by the enclosed detailed design or through mitigation.

Bin Storage

7.16 Refuse provision and storage will be incorporated across the scheme in line with Local Authority requirements. Recycling will be encouraged, with suitable provision made for this to be achieved.

7.17 Each unit will be provided with 240 litres of residual waste bins. The same amount of 240 litres will also be provided for recyclable materials. The bins will be located within the rear, private gardens of each property. These will then be placed in a safe location for collection adjacent to the front of the property (where possible), adjoining the highway, on the specified collection days.

7.18 The maximum pulling distances allowed under Health and Safety legislation is 50 metres for 240 litre bins and this has been considered as part of the scheme. In locations where the vehicle tracking has shown limitations of refuse lorry movement (see transport report which accompanies application), bin collection points are shown on the site plan. These will offer safe, convenient, temporary locations where they can be placed on collection days to allow access for the waste vehicles to pull up adjacent to.

This is in accordance with policy WM DM1 of the Arun Local Plan which states that:

New residential development, will be permitted provided that:

a. It is designed to ensure that kerbside collection is possible for municipal waste vehicles



Initial Revised Concept Plan

Layout

7.19 The above sketch plan shows the initial alternative approach to the layout of the site and as such shows the design progression that has evolved the principles of the development.

7.20 The main design progression made from the original Outline Application, is that the housing layout has evolved from an inward looking approach, to an outward looking one. In essence rather than the houses looking at each other and leaving residual garden and parking areas to the rears, they now provide greater surveillance over main areas, and the boundaries of the site. This forms a more welcoming street scene and overall feel to the new neighbourhoods. The houses now have views across the proposed 'green fringe', with features such as the swales and natural planting providing attractive and active outlooks.

7.21 Feature buildings serve as bookends, that help to visually turn the corners and have a presence on each road. Attention has been paid to the scale, bulk and massing of the proposal.

7.22 With a prominent scheme such as this, we were keen to ensure that it fits well within the local context and takes account of its surroundings and the Pagham Village Design Statement. We were keen to create a scheme with a sense of place and character, that respects the local vernacular and mix of mainly traditional styles.

7.23 To avoid repetition and blandness, great attention has been given to the street scenes and how they will be viewed across the site. A large amount of articulation and differentiation ensures that elevations are broken down in to distinctive elements. A mixture of detached, semi detached and terraces are utilised.

7.24 A combination of roof forms, cropped eaves and dormers also help to articulate roof lines. Changes in detail, finishes and colours also reinforce this.

7.25 The development utilises a mix of predominantly 2 storey houses, with complimentary bungalows in key areas to minimise impact on adjoining existing properties near the boundary. To match the local rural aesthetic, the units are a mixture of detached, semi detached pairs and small terraces of 3 or 4 in a row where the setting benefits this massing and form.

7.26 Parking is well integrated within the scheme so that it does not feel car dominated, whilst meeting Local Authority standards. Good levels of Visitor parking spaces are also provided to minimise overspill on to adjoining local roads, a key issue highlighted by the Pagham Village Design Statement.

7.27 Cycling will be encouraged and promoted across the development, with cycle access and storage incorporated in accordance with Local Authority requirements.

7.28 As part of the layout and subject to further discussions, a proposal is shown for a potential pedestrian link to the top North corner of the Eastern parcel of land. This would give direct access from this scheme to the recent Orchard Homes housing development site behind the Inglenook Hotel and accessed from Pagham Road. Provision of such a link does, however, rely on separate approval being secured by the Council.



Draft Site Plan



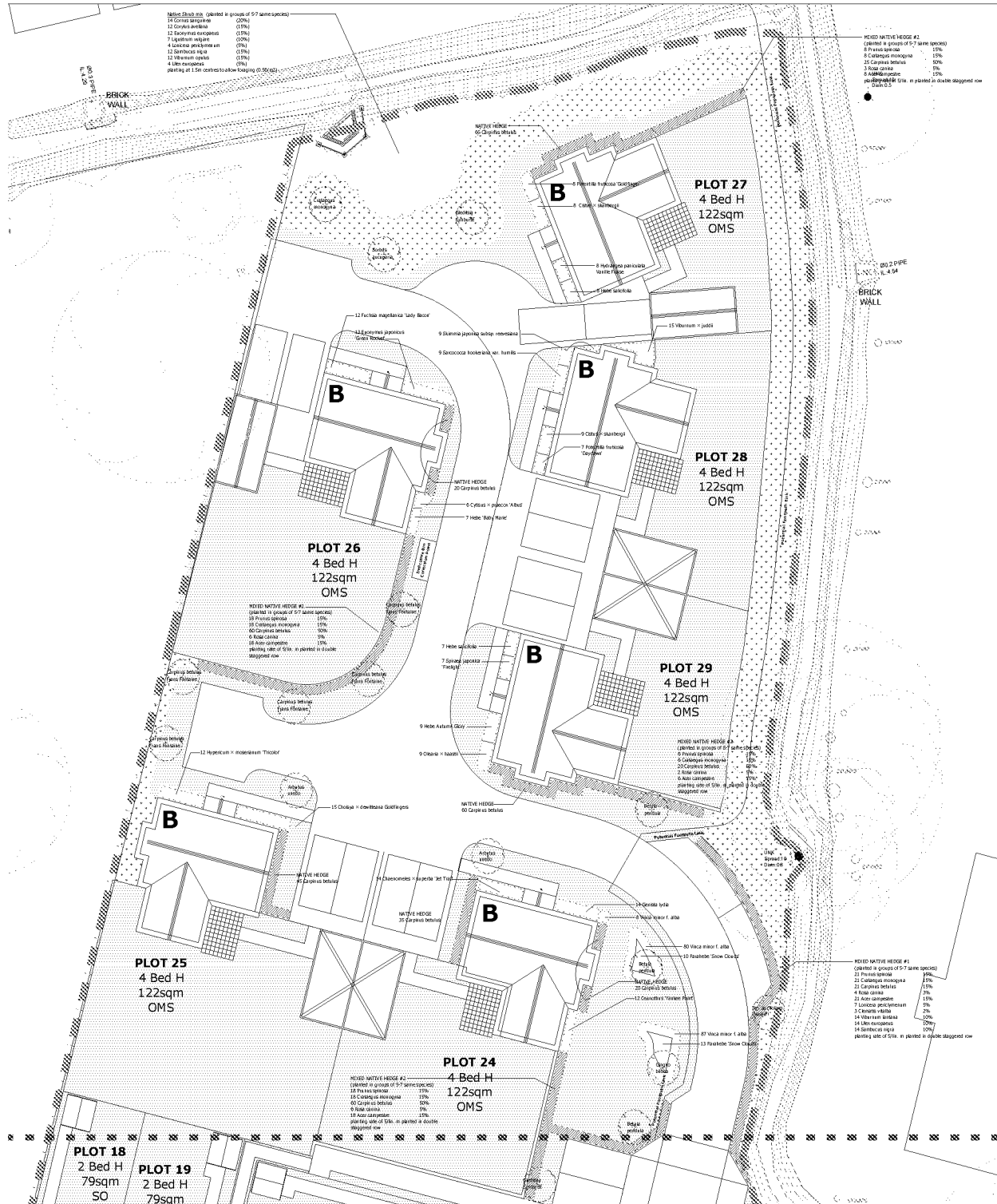
Final Site Plan

Landscape

7.29 A carefully considered and developed landscape strategy has taken an holistic approach to the layout and planting across all sections of the scheme, including both parcels of land and the proposed Public Open Space.

7.30 A comprehensive Landscape Management and Maintenance Plan is also submitted as part of the package, which sets out the short to long term strategy for both implementation and ongoing care.

7.31 The adjacent image shows an extract of the landscaping design information, a comprehensive package of which is included as part of the submission.



Sample of Landscaping Proposal

Climate Change

7.32 The applicant is committed to embracing the reduction of Climate Change impact on all of its schemes. This development will seek to reduce energy consumption both during construction and post construction, for future residents. It will also look to minimise site waste and where waste is generated, it will be carefully separated and contained on site for recycling where possible and safe disposal where necessary.

7.33 Arun Local Plan policy ECC SP2 “Energy and Climate Change Mitigation” has and will be referenced as part of the development process and we will seek to comply with all conditions set out within it, where possible. Full consideration will be given to the main criteria:

Site constraints
Technical viability
Financial viability
Delivery of additional benefits

As such:

- 10% of the total predicted energy requirements will be from renewable or low carbon energy generation on site
- A ‘Fabric First’ approach will be taken during the design and construction of the homes. This will ensure that the buildings will be inherently efficient and conserve energy within the home, removing reliance on additional technologies to achieve compliance.
- Where possible, properties will be oriented to maximise solar gain and be designed with South Facing roofs to accommodate Solar Panels now, or in the future. This will also allow for the potential inclusion of Solar Hot Water systems to utilise the suns heat to supplement domestic hot water in properties.
- Low energy light fittings will be specified throughout, to reduce energy consumption.
- Sanitary appliances will be fitted with flow restriction and be chosen for their performance credentials.
- Water butts will be fitted to properties to enable residents to utilise collected water in their gardens.
- Where provided, white goods and appliances will be ‘A rated’ and above, to reduce both energy and water consumption where applicable .
- Sustainable Urban Drainage Systems (SuDS) are to be utilised. SuDS techniques will comprise of implementation of permeable paving for parking bays and the use of attenuation basins and swales to convey and provide temporary storage of surface water run-off. This helps mitigate the impact of the development on the site and surrounding ecology.
- During the detailed design phase of the scheme, all avenues to improve sustainability will be investigated, to comply with current policy and aspirational commitments to reduce Climate Change impact.

7.34 A traditional palette of materials have been chosen to sit sympathetically with the local context, whilst still instilling the scheme with a character of its own.

7.35 The selected materials are also chosen for their longevity and to ensure that the scheme does not deteriorate or suffer from degradation of colour or finish.

BUILDING ELEMENT	MATERIAL	PLOT NO.
Walls	Red / brown multi-stock facing bricks	All plots
	Timber Weather Boarding	01, 04, 05, 06, 09, 24, 25, 26, 27, 28, 29, 44, 47, 48, 49, 50, 52, 53, 62, 65, 66, 71, 72, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 90
Roof	Marley Eternit - plain clay tiles	02, 03, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 73, 74, 76, 77, 78, 79, 81, 82, 86, 87, 88, 89, 90
	Natural Slate blue / grey finish	01, 04, 05, 06, 24, 25, 26, 27, 28, 29, 50, 65, 66, 67, 68, 69, 70, 71, 72, 75, 80, 83, 84, 85
Soffits and Fascia's	Black finished fascia	All plots
Windows	uPvc - light grey finish	All plots
Mono-pitch Porch Canopy	Painted timber finish - pale green	02, 03, 07, 08, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 20, 21, 22, 23, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 46, 51, 54, 55, 56, 57, 58, 59, 60, 61, 63, 67, 68, 69, 70, 73, 86, 87, 88, 89, 90
Porch Canopy with Posts	Natural timber finish posts	01, 04, 05, 06, 09, 24, 25, 26, 27, 28, 29, 44, 47, 48, 49, 50, 52, 53, 62, 65, 66, 71, 72, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 90
Front doors and garages	Timber / GRP style as illustrated	All plots
Front door and garage frames	White finish	All plots
RWP and Guttering	Black plastic 1/2 round	All plots
Boundary treatment	Red / brown multi-stock facing bricks to match dwellings	
	Timber close boarded fences with trellis in areas	
	Chestnut post and rail fence	

Appearance

7.36 The detailing and palette of materials chosen for this development are inspired by the local vernacular. The design and finish of the buildings will be to a high standard which ensures that the development has a true sense of place within the local area.

7.37 Traditional colours and finishes provide the elevations with a quality and style that will set this scheme apart from other developments in the locality.

Dormers - By dropping eaves levels it allows us to reduce the bulk and mass of the houses. The local vernacular features dormers along the roofscapes and so we have utilised these to help articulate the elevations and street scenes.

Bay Windows - The incorporation of bay windows on flank elevations help to articulate visually and positively turn corners, while improving natural surveillance. This is especially true on the ends of buildings which face the street.

Porches - Another feature repeated in the local area are traditional porches and entrance canopies. We have used high quality timber features such as these to once again bring a sense of traditional detailing and quality to the scheme.

Eaves & Brick Eaves - By swapping more modern plastic eaves for traditional timber, we can again fit more comfortably with the local vernacular. By having a coloured paint finish on these it also helps create a sense of character and place for the scheme. Sections of brick gable verges and corbelling also create strong visual break lines and reinforce the traditional detailing.

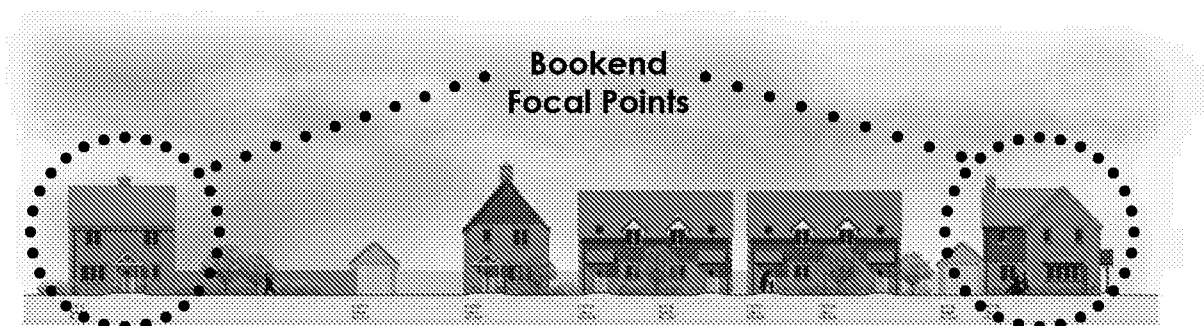
Windows - By forgoing more modern white plastic solutions and focusing on high quality, pre finished windows, the scheme can utilise colour to enhance the aesthetic of the development.

Timber Boarding - Many buildings within rural settings utilise boarding on the upper levels to adorn the elevations with features to articulate the street scenes and we have used this to similar effect on this scheme.

Lintels - Brick lintel detailing helps to break up facades and create interesting details around the windows, making them stand out more as features in their own right.

Chimneys - Have been used to help animate street scenes and provide vertical visual elements on elevations.

7.38 Focal point corner buildings with design features described previously, have been utilised to book-end street scenes and terraces within the development.



Typical Proposed Street Scene



Examples of materials and detailing

Phasing and Scheduling

7.39 As part of this Reserved Matters Application the Local Authority requested a Phasing and Scheduling information to be submitted for consideration. The applicant has therefore compiled the plan seen below, a full version of which is submitted with the application. This suggests a possible strategy with regards to Phasing and Scheduling for the Development, but this will be open to further discussions if necessary and can be amended as the scheme progresses, subject to Local Authority and third party comment.



7.40 The below table and following notes demonstrate compliance with the Nationally Described Space Standards.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings minimum	2 storey dwellings minimum	Built-in storage	Compliance on All Units	Our unit range
2b	4p	61	70	2.0	Yes	79-79.5
3b	5p	86	93	2.5	Yes	91.7-105
	6p	95	102			102-104
4b	6p	99	106	3.0	Yes	121.7

In addition to the above we confirm that:

- Dwellings with two or more bedspaces have at least one double (or twin) bedroom
- In any rooms with two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- Single bedrooms have a floor area of at least 7.5m² and are at least 2.15m wide
- Any homes with one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

7.41 In respect to private gardens, we can confirm that all gardens are at or around 10 metres in depth, with at least 20 metres back to back interface distance. Wherever a very small reduction in the 10 metre depth occurs, the interface distance is achieved and the gardens have decent width to offset this. Very few properties are directly back to back, with most being offset or splayed.

8.1 The package of information submitted with this RMA shows a thoughtful, high quality and fully considered proposal. It addresses all of the issues outlined by the Approved Outline Application and subsequent Pre-Application submission.

8.2 The applicant has demonstrated their aspiration to build out a high quality and exemplar development of much needed, previously consented and allocated housing, within Pagham.

8.3 It has been demonstrated that the proposal accords fully with the policies of the 'up to date development Plan' and accordingly it is contended that this application should be approved 'without delay' in line with the advice set out in the NPPF.

Appendix 1

Copy of Outline Planning Permission P/58/15/OUT and site location plan



Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Application for Outline Consent
DECISION NOTICE

Application Ref: P/58/15/OUT

1 To Addressee

Neame Sutton Limited
 Ms A Sutton
 Coles Yard Barn
 North Lane
 Clanfield
 Hampshire
 PO80RN

2 Site Address

Land at Summer Lane
 Pagham
 PO21 4NG

3 Description of Development

Outline application with some matters reserved for the erection of 90 No. dwellings with associated access & open space. This is a Departure from the Development Plan.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Layout;
- (b) Scale;
- (c) Appearance; and
- (d) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last reserved matters to be approved, whichever is later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act (1990) as amended.

- 3 The development shall be carried out in full accordance with the following approved plans:

DLA.1552.L003.01 Rev D;
120843/A/11 Rev C;
120843/A/05 Rev B;
120843/SK/13 Rev A;
120843/SK/14 Rev A;
120843/AT/A01 Rev A;
120843/AT/A02 Rev A;
120843/SK/15 Rev A; and
the Ecological Assessment (April 2015).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The development hereby permitted shall be limited to no more than 90 dwellings and the reserved matters submitted pursuant to condition no1 shall generally accord with the principles shown on the drawing entitled 'Block Plan'.

Reason: In order to ensure that the development does not exceed the parameters set out in the application.

- 5 The buildings hereby approved shall not exceed two-storeys in height.

Reason: In order to ensure the development is consistent with the details applied for, and in order to ensure there is no significant impact on the character and appearance of the area, in compliance with policy GEN7 of the Arun District Local Plan.

- 6 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority pursuant to Condition no1 shall include a phasing plan and schedule to show how the development of the site is to be carried out in numbered phases. The development shall be carried out in accordance with the approved schedule and phasing.

Reason: In order to ensure where development is to be carried out in phases, that the impacts can be properly controlled and monitored so as to ensure there is no significant impact on residential amenity or highway safety, in compliance with policy GEN7 of the Arun District Local Plan.

- 7 Prior to the commencement of development, details of a foul water drainage system (including details of its siting, design and subsequent management/maintenance, if appropriate) shall be submitted to the Local Planning Authority for written approval. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Local Plan.

- 8 Prior to the commencement of any site clearance or preparation works, a detailed ecological mitigation and enhancement scheme, including timing for implementation, shall be submitted to the Local Planning Authority for approval. The scheme shall be based on the mitigation and enhancement details set out in section 9 of the submitted Ecological Assessment dated April 2015. The scheme shall include provision for further badger survey work and sensitive hedgerow and vegetation removal. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure adequate protection and enhancement of biodiversity interests in accordance with the provisions of the NPPF and policies GEN23 and GEN29 of the Arun District Local Plan (2003).

- 9 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include full details of a proposed surface water drainage scheme. The design should 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied, in each respective phase, until the complete surface water drainage system serving the dwellings in each respective phase has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 10 The development shall not proceed until written consent has been approved in writing from the Lead Local Flood Authority (WSSC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 11 Prior to the occupation of any dwelling hereby approved, full details of the maintenance and management of the SuDs system set out in a site-specific maintenance manual, shall be submitted to and approved in writing by the Local Planning Authority. The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and on-going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C697 Chapter 22.

- 12 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include full details of vehicular access onto Summer Lane. The development shall be carried out in accordance with the approved details and shall be implemented prior to the occupation of any dwelling in each respective phase.
- Reason: In the interests of road safety and in accordance with policy GEN7 of the Arun District Local Plan.
- 13 Visibility splays of 2.4 metres by 25 metres shall be provided at the proposed site vehicular accesses onto Summer Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed. The approved details shall be implemented prior to the occupation of any dwelling in each respective phase.
- Reason: In the interests of road safety and in accordance with policy GEN7 of the Arun District Local Plan.
- 14 No part of the development in any phase shall be first occupied until a footway has been constructed along the north side of Summer Lane, the Summer Lane/Pagham Road junction has been realigned, and the other works as indicatively shown on drawing number 120843/A11 Revision C have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.
- Reason: In the interests of highway safety and in accordance with policy GEN7 of the Arun District Local Plan.
- 15 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include full details of the proposed parking bay and crossing point on Summer Lane, as detailed on the submitted plan entitled 'Block Plan. The development shall thereafter be carried out in full accordance with the approved details and implemented in full before the first dwelling is occupied.
- Reason: To ensure that parking provision is provided along Summer Lane and that the area of public open space is accessible to residents and the wider community in accordance with policy GEN7 of the Arun District Local Plan.

- 16 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- the anticipated number, frequency and types of vehicles used during construction;
 - the method of access and routing of vehicles during construction;
 - the parking of vehicles by site operatives and visitors;
 - the loading and unloading of plant, materials and waste;
 - the storage of plant and materials used in construction of the development;
 - the erection and maintenance of security hoarding;
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
 - measures to control noise and vibration during construction;
 - measures to control the emission of dust and dirt during construction; and
 - details of public engagement both prior to and during construction works.
- Reason: In the interests of highway safety and the amenities of the area.
- 17 No development shall take place within each respective phase of development until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out in accordance with the approved details.
- Reason: In order to ensure any archaeological interests are properly protected or documented in accordance with policy GEN7 of the Arun District Local Plan.
- 18 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include the full details, measures, monitoring and subsequent reporting, as set out in the approved Travel Plan which is included in the submitted Transport Statement. The approved measures shall be implemented in full prior to the occupation of any dwelling hereby approved.
- Reason: To minimise the traffic generated by the proposal in accordance with policy GEN7 of the Arun District Local Plan.
- 19 Development shall not commence in each respective phase of development (including site clearance), until the mitigation measures detailed in the submitted Tree Survey and Arboricultural Impact Assessment have been implemented in full. The mitigation measures shall be retained in full during the construction phase of each respective phase of development.
- Reason: In order to protect existing trees within close proximity of the site during the construction phase and in accordance with GEN7 of the Arun District Local Plan.

- 20 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic gardens. The landscape management plan shall be implemented in accordance with the approved details.

Reason: In the interests of the amenity of the local area and in accordance with policy GEN7 of the Arun District Local Plan.

- 21 No development shall take place until details of laying out, timetable for provision and maintenance of the area shown on the approved plans for Public Open Space have been submitted to and approved in writing by the Local Planning Authority. The layout details submitted under planning condition 1 (layout) shall define the boundaries of the Public Open Space areas, their intended use, any items of equipment, means of enclosure and all other structures to be installed. The scheme shall also include details of dedicated dog walking routes and 'off lead' dog walking areas. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed Public Open Space is provided to an acceptable standard within an agreed timescale in accordance with policies GEN7 and GEN8 of the Arun District Local Plan and in order to mitigate against potential impacts on Pagham Harbour SPA in accordance with the NPPF.

- 22 Prior to the occupation of any of the dwellings hereby approved, a strategy for the provision of the highest available headline speed of broadband provision for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for delivery of 'superfast broadband' (defined as having a headline access speed in excess of 24Mb or more). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a new broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: In order to comply with the requirement of TEL SP1 of the draft Publication Version of the Arun Local Plan and paragraph 42 of the NPPF.

- 23 Prior to the commencement of any phase of the approved development, a scheme detailing the physical works and a timetable to provide a minimum of at least 10% of the total energy demand from the development comprising renewable or low carbon energy generation on site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme prior to first occupation of each respective phase, and retained so in perpetuity.

Reason: In order to achieve high levels of energy efficiency in accordance with the requirement of the NPPF and emerging policy ECC SP2 of the Publication Version of the Core Strategy.

- 24 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include a scheme of mitigation in order to restrict the potential for vehicle parking in the vicinity of the proposed eastern access onto Summer Lane. Such approved measures shall be implemented in accordance with the approved details and retained thereafter.

Reason: In the interests of highway safety and the free flow of traffic.

- 25 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include full details of the proposed car parking spaces associated with each dwelling. Such approved spaces shall thereafter be retained at all times for their designated use.

Reason: In the interests of highway safety and the free flow of traffic.

- 26 Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority for approval pursuant to Condition no1 shall include a schedule of materials and finishes to be used in the external walls and roofs of the buildings. A 'statement of detail' shall be submitted setting out details of the proposed windows and doors, details of depths of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of detail' as approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: Condition 24 - The requirement under condition 24 is for the developer to submit mitigation details to be considered in the event that a Traffic Regulation Order is not successfully implemented.

INFORMATIVE: Section 59 of the 1980 Highways Act - Extra-ordinary Traffic. The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE: The implication of effective ground protection must be achieved before any construction works commences to protect the given RPA. Again the local planning authority arboricultural officer must check this protection before the construction works commences.

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDs or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's engineers.

INFORMATIVE: The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

INFORMATIVE: The development layout should not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert crossing or abutting the site has been submitted to the Council. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent the site in order to ensure the responsibilities as required under the Land Drainage Act 1991, and amended by the Flood Water Management Act 2010, can be fulfilled.

INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement which includes the following provisions:

AFFORDABLE HOUSING

27 units comprising 19 social rented (70%) and 8 intermediate (30%) split between:

- 7no 1 bed (social rented);
- 12no 2bed (social rented); and
- 8no 2 bed (intermediate).

PUBLIC OPEN SPACE AND ECOLOGICAL ENHANCEMENT/MITIGATION

An area of Public Open Space (POS) comprising a total area of 2.57ha including on-site play area provision. This will be subject to a management regime and a mechanism to potentially hand over the land to the south of Summer Lane to the Parish Council.

Pagham Area of Natural Open Green Space (ANOGS) - A contribution of £114,750, equating to £1,275 per dwelling, is to be provided in order to mitigate the potential impacts on Pagham Harbour SPA. The site lies within 'Zone B' (between 400m and 5km) of the SPA. Mitigation shall include contribution to the employment of a full time warden, dog project, additional signage and interpretation material and future monitoring.

WSCC INFRASTRUCTURE CONTRIBUTIONS

Primary Education - £215,644;
 Secondary Education - £232,083;
 6th Form Education - £54,369;
 Libraries - £23,634;
 Fire and Rescue - £2,144; and
 Fire Hydrants - on-site requirement for 3.

OTHER

Works to facilitate a link between the application site and the Orchard Homes development site on the proviso that planning permission is granted for planning application P/125/14/PL:

- (a) grant a pedestrian right of way via a footpath to the application boundary, subject to the Council procuring a Compulsory Purchase Order (CPO) for crossing the ditch;
- (b) provide a footpath between the end of the proposed road layout and the ditch, subject to the Council procuring a CPO for crossing the ditch; and
- (c) grant construction access rights for the Council to use the site access road for construction access, subject to the Council procuring a CPO for crossing the ditch.

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

Case Officer: Mr S Davis

Date of Decision:

30 September 2016

regeneration

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

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

Appendix 2

Copy of pre-app response PAA/17/19/19



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

Adrian Barker of Lucid Planning
11 Pinewood Road
Hordle
Lymington
SO41 0GN


e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/17/19/

Please ask for: Mr S Davis


Dear Mr Barker

Pre-Application Advice

Reserved Matters application relative to outline planning approval P/58/15/OUT for 'erection of 90no. dwellings with associated access and open space'

Land at Summer Lane Pagham

I write regarding the above matter and your enquiry received on 6th February 2019.

Description Of Proposed Development

You are seeking opinions on a proposed reserved matters submission in respect of the outline approval for 90 dwellings on this site. You have provided an "Opportunities and Concepts" drawing, a precedent study of local architecture and an indicative streetscene. You have stated that you seek a discussion of all relevant issues, including application deliverables, consultation approach, layout, design approach, landscape and materials.

Planning Issues

The following issues have been identified for consideration:

Principle;
Design;
Neighbour Amenity;
Amenity Space Provision;
Bin Storage;
Highways, Transport and Parking; and
Sustainable Construction.

Relevant Planning History

P/140/16/OUT	Outline application for access only - mixed use development comprising of 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	App Cond with S106 22-11-2018
--------------	---	----------------------------------

decmaa

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 & other community uses including public open space & allotments with some matters reserved.

P/58/15/OUT	Outline application with some matters reserved for the erection of 90 No. dwellings with associated access & open space. This is a Departure from the Development Plan.	App Cond with S106 30-09-2016
P/125/14/PL	Demolition of existing dwelling & ancillary buildings & erection of 40 no. dwellings with associated access, car parking, cycle & refuse storage, hard & soft landscaping & amenity space. This application is a Departure from the development plan	App Cond with S106 30-06-2016

Comment On Site History

P/58/15/OUT:

Application P/58/15/OUT was approved in September 2016. The following matters were reserved for a subsequent Reserved Matters application: (a) Layout; (b) Scale; (c) Appearance; and (d) Landscaping. The Outline permission was subject to a Section 106 legal agreement covering the following items:

Affordable Housing-

27 units comprising 19 social rented (70%) and 8 intermediate (30%) split between:

- 7no 1 bed (social rented);
- 12no 2bed (social rented); and
- 8no 2 bed (intermediate).

Public Open Space and Ecological Enhancement/Mitigation-

An area of Public Open Space (POS) comprising a total area of 2.57ha including on-site play area provision. This will be subject to a management regime and a mechanism to potentially hand over the land to the south of Summer Lane to the Parish Council.

Pagham Area of Natural Open Green Space (ANOGS) - A contribution of £114,750, equating to £1,275 per dwelling, is to be provided in order to mitigate the potential impacts on Pagham Harbour SPA. The site lies within 'Zone B' (between 400m and 5km) of the SPA. Mitigation shall include contribution to the employment of a full time warden, dog project, additional signage and interpretation material and future monitoring.

WSCC Infrastructure Contributions-

Primary Education - £215,644;
 Secondary Education - £232,083;
 6th Form Education - £54,369;
 Libraries - £23,634;

decpa

Fire and Rescue - £2,144; and
Fire Hydrants - on-site requirement for 3.

Other Provisions-

Works to facilitate a link between the application site and the Orchard Homes development site on the proviso that planning permission is granted for planning application P/125/14/PL:

- (a) grant a pedestrian right of way via a footpath to the application boundary, subject to the Council procuring a Compulsory Purchase Order (CPO) for crossing the ditch;
- (b) provide a footpath between the end of the proposed road layout and the ditch, subject to the Council procuring a CPO for crossing the ditch; and
- (c) grant construction access rights for the Council to use the site access road for construction access, subject to the Council procuring a CPO for crossing the ditch.

The applicant will be required to enter into a Section 278 Agreement in respect of the identified highway improvement works. This would be under the provisions of the Highways Act (1980).

OTHER RELEVANT APPLICATIONS:

P/125/14/PL is included in the above list as it is the adjoining site to the north which is currently being implemented.

I have also included P/140/16/OUT in the above list as this concerns land to the South of Summer Lane, in part directly opposite the southern edge of your site. This was approved by our Committee on the 24th October 2018 and the decision subsequently issued on 22/11/18. A recent request for a Judicial Review lodged by Pagham Parish Council was granted at an oral hearing on the 19th March and this will now proceed to the High Court.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031	AHSP2 DDM1 DDM2 DSP1 ECCSP1 ECCSP2 ENVDM1 ENVDM2 ENVDM4 ENVDM5 ENVSP1 GISP1 HDM1 HERSP1 HERDM1 HSP1 HSP2 HSP2A HWBSP1 INFSP1	AH SP2 Affordable Housing D DM1 Aspects of form and design quality D DM2 Internal space standards D SP1 Design ECC SP1 Adapting to Climate Change ECC SP2 Energy and climate change mitigation ENV DM1 Designated Sites of Biodiversity or geographical imp ENV DM2 Pagham Harbour ENV DM4 Protection of trees ENV DM5 Development and biodiversity ENV SP1 Natural Environment GI SP1 Green Infrastructure and Development H DM1 Housing mix HER SP1 The Historic Environment HER DM1 Listed Buildings HSP1 Housing allocation the housing requirement H SP2 Strategic Site Allocations HSP2a Greater Bognor Regis Urban Area HWB SP1 Health and Wellbeing INF SP1 Infrastructure provision and implementation
------------------------------------	---	--

LANDM1	LAN DM1 Protection of landscape character
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach
SDSP2	SD SP2 Built-up Area Boundary
SODM1	SO DM1 Soils
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

Planning Policy Guidance	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance
Supplementary Guidance:	PDS	Pagham Parish Council's Village Design Statement by PaghamPC

Principle

The principle of development has already been established by the outline permission granted under Ref P/58/15/OUT.

The current version of the Pagham Neighbourhood Development Plan (PNDP) underwent regulation 14 'pre-submission consultation & publicity' between 02/10/15 and 13/11/15. It is therefore necessary, in accordance with paragraph 48 of the NPPF2, to have regard to the Draft Neighbourhood Plan as a material planning consideration. I consider the following policies to be relevant to your proposal:

- 1 - A Spatial Plan for the Parish;
- 2 - Housing Site Allocations; and
- 3 - Housing Design.

At the current time, it is considered that the relevant policies cannot be attributed any weight by virtue of the lack of progress on the plan since consultation took place in 2015 and the adoption of the Arun Local Plan and publication of a revised NPPF. Therefore, I do not refer to any of the relevant policies in this response.

However, please be advised that it is my understanding that Pagham are recommencing work on the PNDP and hope to have a Plan in place by this autumn. This was recently reported in the press: <https://www.bognorregispost.co.uk/2019/03/pagham-plan-will-give-residents-say/>.

decpa

Design

Arun Local Plan policy D DM1 requires that the Council have regard to certain aspects including:

(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 to reflect the local area";

(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"; and

(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."

Furthermore, policy D SP1 "Design" states that: "All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments or allocated sites in the Development Plan, in addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required".

Policy LAN DM1 states that: "Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas. The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting".

Paragraph 122 of the NPPF advises that planning decisions should support development that makes efficient use of land but should also take account of the desirability of maintaining an area's prevailing character & setting (including in respect of residential gardens) and the importance of securing well-designed, attractive and healthy places. Furthermore, paragraph 127 states that: "Planning policies and decisions should ensure that developments: (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)." In addition, paragraph 130 states that permission should be refused for development of poor design that fails to improve the character and quality of an area.

Please also note that there is an adopted Pagham Village Design Statement which has been endorsed by the Council and represents a material planning consideration in the determination of applications within Pagham. You can view this on the Council's webpage here: <https://www.arun.gov.uk/village-design-statements>. Your site would fall within Area 6 (Pagham Road) and this sets out the following development criteria:

- Highest quality layout and design;
- Exclude development in existing Open Spaces;
- Avoid demolition of buildings of merit;

decpaa

- Preserve character of area;
- Front boundaries should contribute to overall street scene;
- Traditional materials where appropriate;
- Extensions in keeping, well-related to existing buildings and space;
- Maintain character of private roads;
- Maintain existing pattern e.g. setback, density;
- Preserve existing boundary walls, trees and hedges;
- Preserve views over open land to the west of Pagham Road;
- Speed restrictions and traffic calming, especially on Pagham Road; and
- Maintain and enforce no-parking areas.

I am unable to really comment on design issues at this time as there is no layout to consider. However, I did advise on certain matters relating to design and layout at the pre-application meeting on the 6th March and I summarise these below:

- The application to the south of Summer Lane has open space along the northern edge which suggests that the proposed outward looking approach is appropriate;
- It is unfortunate that the central strip of third party land dissects the site;
- It was recommended that culverts be avoided along the Summer Lane frontage and that a different approach be taken - potentially with the use of bridges; and
- No objection was raised to the indicative streetscene elevations and the use of brick & timber as building materials would be welcomed.

Neighbour Amenity

Arun Local Plan policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance." It is also considered necessary to have regard to paragraph 127 of the NPPF which states that:

"Planning policies and decisions should ensure that developments: (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

ALP policies QE SP1 is also relevant: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

As there is no layout to consider, I am unable to assess this aspect - and the policies are set out above for your information only.

Amenity Space Provision

Arun Local Plan policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until such time as this Design Guide is published, there is no policy within the Arun Local Plan regarding private gardens sizes. However, regard should also be had to paragraph 127 of the NPPF which requires that planning decisions ensure that developments create places with a high standard of amenity for existing and future users.

Please also note that Arun Local Plan policy D DM2 states that: "The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing

decpa

needs. Nationally Described Space Standards will provide guidance."

Please ensure that your future submission takes account of the above policies and guidance. On the subject of garden sizes, I would expect to see a minimum of 10m deep gardens as this allows for a 20m back to back interface distance. However, a shorter depth may be possible if the interface distance is achieved through other means and/or the garden has decent width.

Highways Transport And Parking

Arun Local Plan policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

In respect of parking, it states that:

"The Council will support transport and development which: 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"

In respect of highway safety, it states that:

"The Council will support transport and development which: 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."

Policy T DM1 requires that new development be located within easy access of established non-car transport modes/routes and also seek to contribute to the improvement of such routes & facilities.

The parking standards can be found on the following West Sussex County Council webpage: <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/>

Regard should also be had to paragraph 109 of the NPPF which states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

I am not able to consult with West Sussex County Council on pre-application enquiries and so I am unable to provide any comments on the highway aspects of the proposal. However, you can contact them yourself for pre-application advice:

http://www.westsussex.gov.uk/living/roads_and_transport/roads_and_footways/development_control_plans_and/development_control_for_roads/pre-application_advice_for_roa.aspx

Although it is acknowledged that access has already been approved, we will still require advice from WSCC Highways as to the road layout and this will inform our decision making on the reserved matters submission.

Sustainable Construction

Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form

decmaa

of high level insulation, rainwater harvesting and general minimal energy use, including Carbon Dioxide reduction.

Arun Local Plan policy ECC SP2 "Energy and Climate Change Mitigation" states that:

"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 current standards 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."

And that:

"In assessing the achievement of these standards the Council will consider:

- * Site constraints;
- * Technical viability;
- * Financial viability; and
- * Delivery of additional benefits."

Please ensure compliance with this policy if you prepare a planning application. Please note that unless details are provided with a planning application submission, a condition will be imposed to require approval of details post approval. The following is an example of such a condition:

"None of the new dwellings shall be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan."

Other Considerations

You very kindly sent me the minutes of the pre-application meeting held on the 6th March. I have copy and pasted them below and hereby agree that they reflect what I advised and recall being discussed at the meeting:

"MEETING Note

Attendees: Phil Farminer (PF) and Daniel O'Shea (DO) of Drew Smith; Simon Davis (SD) and Arjen De-Jong (AD) of Arun DC; Shaun Slack (SS) of KSA; Terry Seymour (TS) of RCP Consultants; and Adrian Barker (AB) of Lucid Planning.

decjaa

1. Introductions

- Attendees introduced themselves and their roles within the project, with AD being introduced as DS's partner for provision of affordable housing.
- SD highlighted that he would be the case officer and although the outline application had been dealt with by a consultant, he had full knowledge of the site and issues.

2. Site and Application History

- SD highlighted that since the outline was approved 3 strategic planning applications had been submitted on land to the south of the site. These applications had attracted a lot of local objection, with highways being the main concern. 1 application had been refused and was going to appeal. David Easton in Strategic Planning is the case officer for these applications. SD is to provide details of the applications, including planning reference numbers.
- PF highlighted that DS had done some engagement with local residents when acquiring the site. It was confirmed that highway matters were the main concern.
- SD highlighted that a local action group had been set up to oppose all development on highway grounds.
- SD hoped that there would be limited objection to a RMA application on the site as the principle had already been established.
- In response to AB's query SD confirmed that local elections would be taking place in May 2019. AB noted that the implications of this would need to be thought through.

3. Design Issues:

Layout approach

- SS went through layout information that had been circulated ahead of the meeting. The intention is to have an outward looking development which addresses Summer Lane.
- SD noted that the application to the south of Summer Lane had open space along the northern edge, which again suggested that the outward looking approach is most appropriate.
- SD noted that it was a shame that the central strip dissecting the site was unfortunately. PF noted the ransom strip but acknowledged the potential to introduce additional residential plots should it be possible to resolve the issue.

Landscape approach

- FP acknowledged the need to deal with the POS contribution required through the S106. Noted that the POS area to be provided far exceeds policy requirement. There will also be two different types of area, one requiring regular management and the other needing only limited management, as such it appears appropriate to agree two levels of base contribution. SD agreed with this in principle and DS are to set out a possible approach and associated costings for consideration. Noted that Susan Howell (sue.howell@arun.gov.uk) is landscape officer and should be engaged directly, with SD being copied in.

Drainage matters

- PF highlighted that the winter ground water monitoring required by condition was being carried out. The drainage strategy is also being developed.

Access

- SS referred to the comments received relative to the ditch immediately north of Summer Lane and tabled two options, the first provided localised bridging and the other ran a drive/ road parallel with the ditch within the site. Was agreed that the bridging was the preferred approach from a planning perspective. SD had discussed with his engineering colleagues and although they favoured a highly engineered solution they could be convinced with the bridging approach, providing they are bridges and not culverts.

Phasing

- PF confirmed that the intention would be to start development in the east moving west.
- PF advised that all 27 affordable units (30%) will be affordable rent to be delivered via Arun DC Housing. There is also potential to see up to an additional 23 units of shared ownership provision, which would be delivered by a different RSL. Such provision would be an added advantage but could not be guaranteed at this stage and should not be conditioned - it sits outside of policy requirement.

Materials

- SS highlighted that the architectural style and materials would pick up element of the local vernacular. SD noted the suggested street scene and could see no immediate issues. Welcomed use of brick and timber.
- Agreed that SS would develop the details further and share these with SD for comment as they evolve.

4. Application Deliverables

- In response to AB, SD confirmed that the Council's formal written response would pick up submission requirements.
- AB highlighted that as well as the usual RMA requirements (noting that access is approved), the application would also seek to address conditions 6, 9, 12, 15, 18, 20, 24, 25 and 26.
- AB questioned whether it was appropriate not to provide a DAS as the Council's submission requirements suggested. It was agreed that a DAS should be submitted.

5. Consultation Requirements

- SD highlighted that there had been concerns about other proximate developments from residents in the mobile home park (immediately north of the site) and it may be worth engaging with them.
- AB highlighted intention to invite immediate residents to one to one discussions if they had issues. The Parish Council would also be sent a letter to enable them to highlight the intended application to the wider population. Ward members are also to be written to. PF also highlighted that the action group may also be contacted.
- SD confirmed that he was comfortable with the form and extent of intended consultation, recognising that it relates to a RMA

6. Timescales:

Pre-app written response

- SD noted that due to workload his formal pre-app response would be delayed slightly, but will be issued by the end of March.
- SD highlighted that his consultation had only been within the Council and if there are any external technical consultees that need to be engaged this should be progressed by the applicant.

Application

- PF advised that a scheme was being developed and is likely to be submitted in May, although following the meeting the programme will be revised and fixed. This is to be shared with SD for information.

Determination

- SD highlighted that if necessary application would go to committee.
- Parish Council opposition (conflict with officer recommendation) or ward councillor can call in application for committee determination

7. Next Steps

decpaa

AB recapped main actions:

- SD to provide formal written pre-app response.
- SD to provide details of strategic planning applications.
- PF and DO to work up application programme and to share with SD.
- Consultation to be carried out.
- SD to provide detail on progress of CiL.
- PF to engage with Susan Howell re POS contribution.
- SS to evolve layout and design, sharing this with SD at key points prior to submission.

8. Any Other Business

- SD highlighted that Pagham PC is looking to start bringing forward it's Neighbourhood plan.
- SD was aware that CiL was being progressed and is to provide a link to the most recent committee report on the issue.
- SD highlighted that Arun DC is working on a Design Guide which will pick up external space standards. Currently there is no such policy, although he would be looking for 10m gardens and 20m back to backs. There is policy on internal spaces."

Please note that I have corrected a couple of names in the above (Arjen de Jong not Arjon de Jong; David Easton not David Eastern; and sue.howell@arun.gov.uk not susan.howell@arun.gov.uk).

I have also since our meeting provided you by email dated 06/03/19 with a list of the four Pagham strategic planning applications and their current position. I also advised within the same email about the current position of Arun's CiL. However, please note that there has been a further update since my email and the Arun CiL Draft Charging Schedule has now been published for consultation from Thursday 21st March 2019 until 2nd May 2019. You can view the details here: www.arun.gov.uk/cil.

Landscape Comments

The Council's Landscape Officer has not responded to my consultation request. Should any comments be received at a later time then I will forward these separately.

Drainage Engineers Comments

The Council's Drainage Engineers have made the following comments:

"I note that the Opportunities and Constraints plan shows that properties will be facing onto Summer Lane. We would not support proposals to form access ways over the ordinary watercourse along Summer Lane, this is due to WSCC Culverting Policy being anti-culverting. Alternative site layout must first be considered. Furthermore, Arun District Council byelaws require 3m easement between the top of bank of an ordinary watercourse and any structure. Proposals also show that an ordinary watercourse will be diverted through the site and form part of the surface water drainage scheme for the site. We would be very cautious in supporting such a scheme as the Crayfern Homes site discharges into this watercourse. We would prefer the watercourses to remain in the positions they are already and to have controlled discharge into these. Any proposals to alter an ordinary watercourse, or to discharge flows into it requires Land Drainage Consent."

We discussed at the meeting alternatives to the use of culverts along Summer Lane.

Please also refer to the Councils drainage checklist here: <https://www.arun.gov.uk/drainagechecklist>

Environmental Health Comments

decpa

I have not consulted with Environmental Health Officers. However, please be advised that we are now requesting that new build residential schemes incorporate electric car charging points. This matter was considered by our Local Plan Sub Committee (LPSC) on 20th November 2017 (item no.11) and then at Full Council on 10th January 2018. Full Council resolved that the Arun District Council Vehicle Infrastructure Study be a Council evidence document supporting the Local Plan and to be subsequently used by Officers when determining planning applications.

Please refer to the ADC Vehicle Infrastructure Study on page 23 of the LPSC report here: <http://www1.arun.gov.uk/PublicViewer/Tempfiles/5386e42905934c6.pdf>. Page 10 of the report includes the requirements in respect of charge points.

You can either include such information within your application or we can impose a condition on any reserved matters approval. An example of such a condition is provided below:

"Prior to occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwelling shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge point shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework."

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

The maximum pulling distances allowed under Health and Safety legislation are 10 metres for 1100 litre bins and 50 meters for 240 litre bins.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with. You may also need to show a bin collection point if any flatted buildings are proposed at or near the highway boundary.

Please also note that policy WM DM1 of the Arun Local Plan states that:

"New residential development, 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

decpa

residents of flats."

The proposal is likely to be acceptable subject to compliance with the above.

Conclusion

Based on the above comments, I can confirm that I have no objections to your current approach to the reserved matters submission but am unable at this time, due to the lack of detail and the need to consult external parties on such detail, to give you any indication of the likely officer recommendation.

Follow Up Meeting

A Meeting was held on the 6th of March 2019 and the agreed minutes are set out elsewhere in this letter. If you require a further meeting then you will need to forward a written request together with a fee for £200 made payable to Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal;
Ownership Certificate and Agricultural Land Declaration;
Correct Fee;
Location Plan (1:1250);
Site / Block Plan (1:500);
Elevations (Proposed);
Floor Plans (Proposed); and
Roof Plans.

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

- Updated Biodiversity Survey and Report;
- Design and Access Statement - please also note that policy D SP1 requires a context appraisal, context plan and site analysis);
- Updated Flood Risk Assessment;
- Foul and Surface Water Drainage Statement;
- Landscaping Strategy;
- Lighting Strategy/Assessment - this should be designed to be bat friendly;
- Bin Storage and Collection Provision;
- Parking Plan;
- Planning Application Summary (only where the supporting documentation exceeds 100 pages);

decjaa

- Sections/Levels Drawing - only if any proposed levels changes;
- Street Scenes; and
- An updated Tree Survey and Arboricultural Report.

It would also be extremely helpful if you could provide a schedule to show proposed garden depths and sizes and also a schedule to demonstrate compliance with the nationally described space standards.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consenting. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Group Head of Planning

Appendix 3

Copy of Statement of Community Engagement

Background

Following an application brought forward by others, Outline Planning Consent for this site was granted in September 2016.

This planning consent is for 'Outline application with some matters reserved for the erection of 90no. dwellings with associated access & open space. This is a Departure from the Development Plan. The planning approval considered the matter of 'access' in detail but all other matters i.e. layout, scale, mass and landscaping were reserved for future consideration.

In March 2019, further to the grant of outline planning consent, Drew Smith acquired the Land. As part of this acquisition process, it was considered important to understand the views of those immediate residents in Summer Lane and so a preliminary consultation event was held.

Following its acquisition of the land Drew Smith has engaged in the formal pre-application process with Arun District council. It has also undertaken a more detailed community and stakeholder consultation which is summarised below.

September 2018 (pre acquisition)

With the consent of the previous landowners, Drew Smith engaged with all Summer Lane residents to ensure that the outline consent was fully understood, to listen to any concerns and to ensure the residents had a communication route for future questions.

An event was held in Pagham Village Hall to which all Summer Lane residents were invited. Legal restrictions meant Drew Smith was unable to extend the invitation to the wider community at this time. A presentation was made to residents to:-

- introduce Drew Smith, the team and work to date on land acquisition,
- ensure residents were fully briefed on the outline consent brought forward by others,
- provide full and detailed information in relation to the access works that were consented in detail and effect Summer Lane,
- outline the future process leading up to land acquisition,
- provide a conduit for future communication so that any issues can be discussed and avoided / mitigated as far as possible

The meeting was positive, and Drew Smith was able to hear the various matters raised by residents in relation to all aspects of the scheme. It was agreed that Drew Smith would continue to keep residents informed.

January 2019

Keeping in contact as promised, Drew Smith wrote to all residents of Summer Lane to confirm the land at Summer Lane had been successfully acquired. In this letter Drew Smith offered their commitment to work closely with the Summer Lane neighbours throughout the development process and to communicate plans that will affect them, as residents in the area. Following a period of ground water monitoring Drew Smith advised that a Reserved Matters application would be prepared, and that residents would be kept informed.

April 2019

Following Drew Smith's acquisition of the land it met with the Members of Pagham Parish Council at the Village Hall. The Directors and Planning Manager of Drew Smith outlined involvement in the project and reaffirmed their commitment to work closely with local people of Pagham as the scheme developed. Discussions took place over the Open Space area that is provided as part of the planning application and it was agreed the Parish Council would engage with Arun District Council to set out their aspirations for that area. The meeting was positive, and it was agreed Drew Smith would keep the Parish Council informed.

April 2019

As a continuation of local engagement Drew Smith wrote to all residents of Summer Lane to confirm that plans were evolving through the preliminary design process, prior to working up detailed plans ready for submission to the local planning authority. An invitation was extended to comment on the proposals being prepared offering an ideal opportunity for residents to raise any concerns with the design concepts. Residents were invited to meet with Drew Smith on a one to one basis to discuss the design evolution.

June 2019

Two residents of Summer Lane accepted the invitation for one to one meetings as well as the neighbouring Mill Farm Park Home Estate. Details of the Reserved Matters Application were shared at the meetings and questions and concerns were addressed. The meetings were positive and concerns generally alleviated.

Conclusion:

The site was included in the Local Plan for Pagham and therefore the outline principals have, overall been accepted by both the Community and Parish Council.

The resident's concerns, which were both practical and design led, can be summarised as follows:

- Implementation of the approved S278 works on the entrance to Summer Lane
- Intended works and ongoing maintenance of the unadopted road at the end of Summer Lane serving as access to the Western parcel.
- Provision of affordable housing
- Drainage strategy
- Views from the properties known as Meadowsweet and Five Acres across the developable land
- Use of appropriate street lighting
- Use of the Public Open Space area

Our consultation response:

- Using the agreed technical S278 drawings Drew Smith clearly explained to the residents of Summer Lane the extent of the work that would be carried out to the road junction and the implications/improvements to the existing layout.
- The unadopted road at the end of Summer Lane will be widened using land adjacent to the development area to accommodate two-way traffic as well as additional parking provided for the Public Open Space area. The ongoing maintenance of the private road will continue to be the responsibility of the landowner with a proportionate maintenance fee to be paid by the appointed management company for its ongoing upkeep.
- The provision of 27 much needed affordable rent homes will be delivered in partnership with Arun District Council to support their New Homes Delivery programme. Subsequent to the land acquisition a variation to the S106 was submitted to ADC to improve the type of affordable accommodation being provided on the development. In response to the local housing need and to help families plan for the future, it is proposed the one-bedroom homes are substituted for two-bedroom homes.

Design specific responses:

- Our proposal includes a robust drainage strategy designed in detail by a trusted and reputable civil engineer, Rogers Corey Partnership. Winter ground water monitoring was undertaken in line with the expectation of the Arun DC Planning Department and the drainage design has responded accordingly.
- Through the design process Drew Smith have responded considerably to the concerns over views from neighbouring properties. The layout includes the provision of some bungalows along the southern edges of both the Eastern and Western parcels.
- A street lighting design has been prepared to suit the semi-rural location of the site. The proposed street lighting. considers ecological sensitivities and minimises light pollution in the area.
- The specific use and ongoing ownership of the Public Open Space will be agreed through engagement with Pagham Parish Council and Arun District Council. These discussions are ongoing, but Drew Smith are working collaboratively to provide the best solution for the community.

Appendix 4

Copy of Affordable Housing Statement

AFFORDABLE HOUSING STATEMENT

**For a Reserved Matters Planning Application for the
proposed development at Summer Lane, Pagham**



June 2019

Contents

1. Introduction
2. Number and mix of dwellings
3. Tenure and distribution
4. Appearance



Introduction

- 1.1 Outline planning permission was granted in September 2016 for the construction of 90no. dwellings, including 30% affordable housing – planning application reference (P/58/15/OUT).
- 1.2 This Affordable Housing Statement is prepared by Drew Smith Homes in support of the submitted reserved matters application.
- 1.3 Drew Smith Homes is proud to have built many longstanding valuable relationships with Registered Providers of Affordable Housing and plans to bring this scheme forward in partnership with Arun District Council as its Affordable Housing provider.
- 1.4 Drew Smith is focused and dedicated to help address the needs of the local area and its Affordable Housing requirements. To this end discussions were held at an early stage with Officers at the Council who advised of the Council's preferred Affordable Housing mix.
- 1.5 As a result, we propose a scheme which comprises a wide mix of dwelling types, ranging from smaller 2-bedroom homes to larger 3 and 4-bedroom family homes including the 30% to be provided for Affordable Housing. A variation of the planning agreement was also made to facilitate the delivery of more family homes in place of 1-bedroom houses/apartments.
- 1.6 Through consultation with the community and stakeholders the design team has created a well-considered landscape-led development proposal.
- 1.7 This Affordable Housing Statement should be read in conjunction with other submitted information including the General Design and Access Statement, the Planning Statement and the various illustrative materials produced by Kenn Scaddan Architects Ltd, and by Ian Jackson Landscape Architect Ltd.

2. Number and mix of dwellings

2.1 The proposed scheme is for 90 new residential dwellings and will comprise a wide mix of dwelling types, ranging from smaller 2-bedroom homes to larger 3 and 4-bedroom family homes.

2.2 Of this proposed mix, 30% will be for Affordable rent.

2.3 The proposed mix of Affordable dwellings is given in the table below.

Total Units	Beds	Persons	House or Apartment
25	2	4	House
2	3	5	House
27			

2.4 The number and mix of dwelling types has been informed via early engagement and discussions with Arun District Council's housing enablement team to ensure that the community and local housing needs can be met through this development.

2.5 This proposed range of dwelling types and tenures will help to promote a sustainable community and development by ensuring a mixed and balanced community.

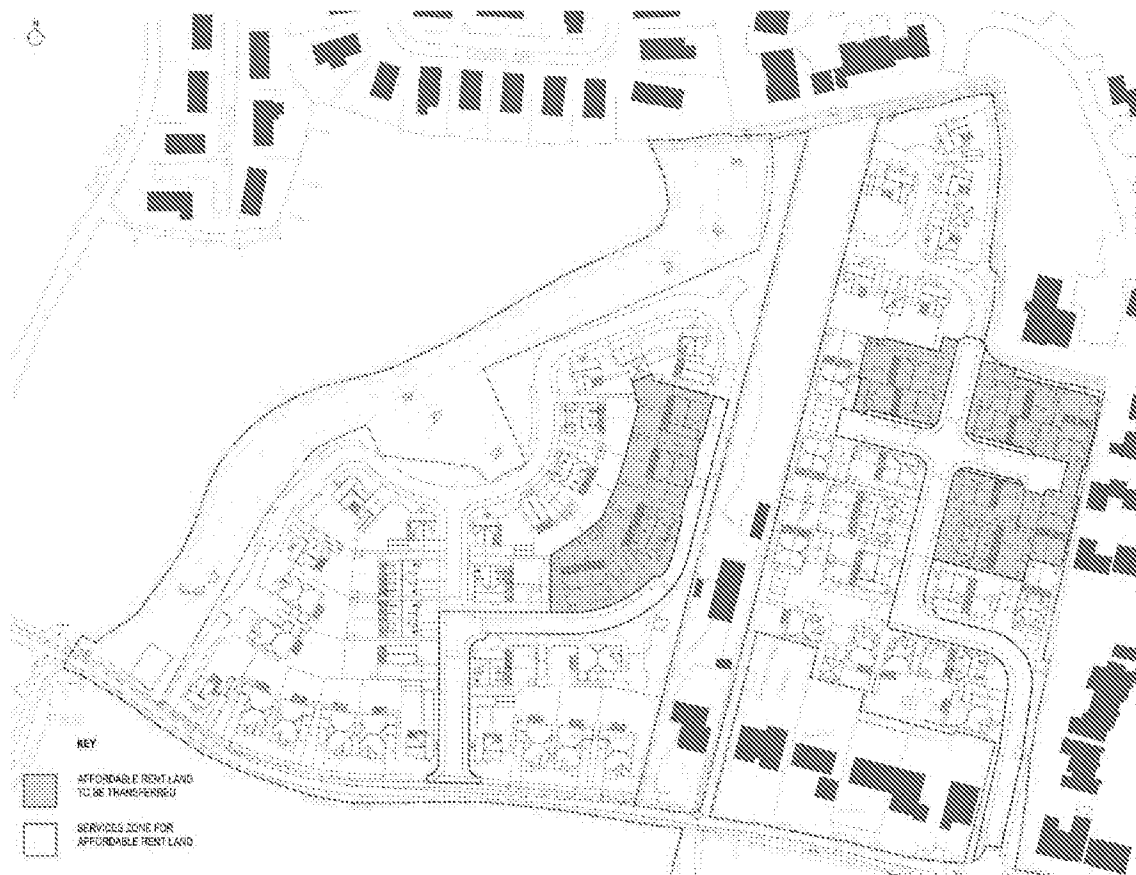
3. Tenure and distribution

3.1 The proposed tenure of affordable housing will be distributed as follows:

Plot No.	Tenure
20	AR
21	AR
22	AR
23	AR
30	AR
31	AR
32	AR
33	AR
34	AR
35	AR
36	AR
37	AR
38	AR
39	AR
40	AR
41	AR
42	AR
54	AR
55	AR
56	AR
57	AR
58	AR
59	AR
60	AR
61	AR
62	AR
63	AR
TOTAL	27

3.2 Through early involvement with our partners, the distribution of the affordable housing dwellings has been carefully considered. The dwellings are located across the development to ensure that all tenures are fully integrated whilst ensuring ease of management. Early delivery of this essential Affordable Housing has also influenced the distribution of dwellings across the site.

3.3 The location of affordable housing can be seen on plan ref 1177 PD100_Rev G; extract below:



4. Appearance

- 4.1 The Drew Smith Group has ensured that the appearance and location of the affordable housing dwellings are such that they are indistinguishable from any other tenure and that they follow the same level of detailing and material choices as any other dwelling on the scheme.
- 4.2 It can be witnessed by other Drew Smith Group developments, that the choice of materials and level of detail is key to the success of a scheme. Also, that this attention to detail extends to all tenures and is not exclusive to open market dwellings.
- 4.3 Each dwelling on the scheme has been placed in its own merit and to provide a contribution towards the street scene regardless of its tenure.

