

This checklist accompanies the Reserved Matters Application submitted by Drew Smith for the site at Summer Lane, Pagham. The suitability of the site to accommodate residential development and associated open space has already been established through outline planning permission P/58/15/OUT, with its associated legal agreement and planning conditions.

The outline application served to agree the broad layout approach as well as the level of development to be accommodated. Accordingly, this table serves to highlight how the outline approval and current reserved matter details effectively respond to the recently introduced National Design Guide.

TEN CHARACTERISTICS	Compliance
1. CONTEXT (C1-C2) Enhances the surroundings	
C1 - Understand and relate well to the site, its local and wider context	This former greenfield site is visually part of the urban settlement area when viewed in its geographical context. The development therefore infills a previously void section of the urban grain, whilst helping mitigate current surface water and ecological issues on the site. It also links and positively relates to historic and recent additions to the area, via visual and physical links neighbouring roads. The mix of housing has been carefully considered to meet local need and aspirations.
C2 - Value heritage, local history and culture	Pagham can trace its history back for several hundred years as a fishing and farming village, but as a residential town it is a relatively new settlement that has grown substantially over the past century. Each residential "estate" has formed across the sections of the town, as and when new housing has been required. This proposal is part of the new allocation for housing demand within the town.
2. IDENTITY (I1-I3) Attractive and distinctive	
I1 - Respond to existing local character and identity	There is no defined local vernacular, with the housing consisting of an ad-hoc style, much of which is determined purely upon the estate formation at the time of construction. This new development is sympathetic to this, having its own style within a traditional palette fitting of the area.
I2 - Well-designed, high quality and attractive	The homes have been designed to be high quality homes for residents, using traditional materials and detailing.
I3 - Create character and identity	This new development has its own style and cohesive character, within a traditional palette, fitting of the area.
3. BUILT FORM (B1-B3) A coherent pattern of development	
B1 - Compact form of development	The reserved matters proposals illustrated a residential density of 27.7 dwellings per hectare and although there may be scope for the site to accommodate more, the overall level of development detailed here reflects what was secured/agreed at the outline application stage. The scheme is of a suitable density to allow generous space for each home, whilst allowing a sensible number of much needed homes to be built.

B2 - Appropriate building types and forms	All units are of a domestic scale, fitting of the village. Bungalows are employed in areas of proximity to existing homes to avoid conflict.
B3 - Destinations	Each area is definable within the new development, having a sense of individual character, whilst being a cohesive scheme.
4. MOVEMENT (M1-M3) Accessible and easy to move around	
M1 - An integrated network of routes for all modes of transport	Roads are not overbearing and are kept to a minimum. There is no "racetrack" environment created and sweeping bends reduce long vistas of tarmac and parking. Footpaths are carefully integrated throughout the scheme to enforce a safe pedestrian environment. Footpaths to the adjoining estates allow movement between developments and encourage walking/cycling.
M2 - A clear structure and hierarchy of connected streets	A 'home zone' style approach reduces any sense of vehicle dominance and allow the scheme to be pedestrian and family friendly, with a sense of place.
M3 - Well-considered parking, servicing and utilities infrastructure for all users	Parking is off street, removing unsightly parking areas and keeping routes visually clear. Visitor parking follows the contours of the road, rather than being tarmacked hollows within the landscape. Water treatment and mitigation enhances the landscape, with refuse and service vehicles given suitable space and access.
5. NATURE (N1-N3) enhanced and optimised	
N1 - Provide high quality, green open spaces with a variety of landscapes and activities, including play	As part of the new development, a large new area of Public Open Space is proposed to the south of the site. This high quality, thoughtfully designed and integrated space will provide great benefit to both the new residents and existing community. It retains its semi-rural appearance, whilst creating highly accessible amenity space. It includes areas of meadow, coppice, native hedge planting and a LEAP for play and exercise. The main development also integrates with the surrounding landscape, specifically refusing to turn its back or being inward looking. It also incorporates native species and meadow planting to create a natural sense of place.
N2 - Improve and enhance water management	The scheme implements large areas and features of water management within the development. It is designed to enhance both new and existing areas of the residential landscape. Full details of this are highlighted in the Drainage Strategy and SUDs Statement submitted as part of this Reserved Matters Application.
N3 - Support rich and varied biodiversity	The scheme incorporates a number of biodiverse features for both wet areas and soft landscaping. In this regard it should be noted that planning condition 8 of the Outline Approval requires submission and agreement of a detailed ecological mitigation and enhancement scheme.

6. PUBLIC SPACES (P1-P3) safe, social and inclusive	
P1 – Create well-located, high quality and attractive public spaces	As noted above, part of the new development proposes a large area of open space to the south of the site. There are also a number of other well landscaped banks, verges and other areas within the scheme.
P2 - Provide well-designed spaces that are safe	Well integrated roads, footpaths and landscaped areas are defined and overlooked by the housing, to generate natural surveillance and inherent safety.
P3 - Make sure public spaces support social interaction	An abundance of footpaths and shared spaces encourage interaction between neighbours, along with visitors through the estate and to the new Public Open Space. This area is for the enjoyment of all residents of Pagham.
7. USES (U1-U3) mixed and integrated	
U1 - A mix of uses	Being a purely residential development, it provides much needed housing along with vehicular, pedestrian and open space that fits within the area, helping sustain existing providers and services.
U2 - A mix of home tenures, types and sizes	A wide range of housing sizes and styles provide a good mix to meet local needs. There is also a large proportion of Affordable units adding a good tenure mix to the scheme and village. In total there will be a minimum of 30% affordable housing provision. This is set out in further detail in the Affordable Housing Statement which can be found at Appendix 4 of the Planning Design and Access Statement, submitted as part of this RMA.
U3 - Socially inclusive	The Affordable Housing is well integrated within the scheme and is not segregated or of lower quality.
8. HOMES AND BUILDINGS (H1-H3) functional, healthy and sustainable	
H1 - Healthy, comfortable and safe internal and external environment	All homes are designed to be of high quality, inclusive and accessible throughout. Levels are sensibly addressed to provide maximum accessibility and ensure all areas are usable. All units are generously proportioned, meeting or surpassing space standards where dictated by the Local Authority or National Guidance.
H2 - Well-related to external amenity and public spaces	All homes have generous private gardens accessible directly from the properties. Footpaths ensure all parts of the site are accessible. The new open space to the south is easily reachable and highly usable for residents and the community.
H3 - Attention to detail: storage, waste, servicing and utilities	All homes are provided with excellent levels of internal storage. They will also have garden storage for bikes and tools, along with bin and recycling sensibly integrated.

9. RESOURCES (R1-R3) efficient and resilient	
R1 - Follow the energy hierarchy	The homes will follow a fabric first approach, ensuring energy is sensibly consumed and retained. They will follow all of the current Building Regulation and local policy requirements.
R2 - Selection of materials and construction techniques	Sustainable, modern methods of construction including timber frame will be utilised, providing energy and efficiency savings throughout the build process.
R3 - Maximise resilience	Traditional brick, tile and cladding will provide proven reliability and quality.
10. LIFESPAN (L1-L3) made to last	
L1 - Well-managed and maintained	As stated above, traditional brick, tile and cladding will provide proven reliability, quality of finish and longevity.
L2 - Adaptable to changing needs and evolving technologies	Traditional, well designed homes will allow for some adaption by residents to meet changing needs and allow the inclusion of modern technology and innovation over time.
L3 - A sense of ownership	The mix of tenure and home sizes will provide family housing that can meet current and future needs of tenants or owners. The well designed and integrated estate will provide a sense of place and pride for the new residents.

