

DESIGN STATEMENT
(in accordance with DCLG circular 01/2006)

Application site:

Land to the east of 29 Harbour Road,
Pagham,
Bognor Regis, Sussex
PO21 4SS

Applicant:

Pagham Beach (Holdings) Ltd

J.Higham Associates

CHARTERED SURVEYORS

Woodlands Cottage, Normandy,

Guildford, Surrey GU3 2HT

Tel: 01252 345958

E-mail: higham.assoc@gmail.com

Local Planning Authority:

Arun District Council

Application Proposals:

Erection of 3 detached single-storey bungalows, each with deck, garage and parking (re-submission of Application ref: P/12/15/PL)

Application Date: September 2015

Application Ref:

tba

Application Drawings:

Drawings no. 05/109/01G: Roof/site and location plan
05/109/04E: Plot 1 Plan & Elevations
05/109/05E: Plot 2 Plan & Elevations
05/109/06E: Plot 3 Plan & Elevations
Shaw Colegate Drawing no. 08315TOPO
05/109/07 Proposed Street Scene (with levels)

Contents:

	Page no.
1.00 Introduction	3
2.00 Relevant Planning History	3
3.00 Site analysis & evaluation	4
4.00 Flood risk	4
5.00 Ground contamination	5
6.00 Habitat survey	6
7.00 Design principles	8
8.00 Highways, Transport & parking	9
9.00 Sustainability	10
10.00 Refuse bin storage collection statement	10
11.00 Foul and surface water drainage statement	10
12.00 Landscaping strategy	11
13.00 Biodiversity checklist	11
14.00 Energy requirements	11
15.00 Design solution	11
16.00 Appendix	12

1.0 Introduction:

- 1.01 This Design Statement has been produced in accordance with Circular 01/2006 and explains the design reasoning behind the accompanying Planning application. It also explains how the National Planning Policy Framework, the Emerging Arun Local District Plan, and the Pagham Village Design Statement have shaped the proposed development and how access issues have been handled.

2.00 Relevant Planning History:

- 2.01 Pre-application advice was sought from the District Council, considered under ADC Ref: PAA/66/13 and the Advice dated 15th August 2013 is attached in an Appendix at the rear of this statement.

This Advice concluded that:

“were an application for Planning Permission to be submitted that subject to consultation responses of the Environment Agency and other relevant consultees, that it would be likely to be Approved subject to Conditions and a legal Agreement requiring contributions for Affordable Housing, Open Space and Coastal Protection work.”

- 2.02 The relevant Planning history mentioned in the Pre-application Advice, refers to the following Applications:

- (a) Applications reference P/78/99 and P/115/04 relate to proposal to erect the pair of semi-detached bungalows with garages, which were Approved and are now known as 6 & 8 West Front Road, Pagham. These bungalows adjoin the Application site to the southeast and as shown by the colouring applied to the location plan, 8 West Front Road remains in the Applicant's ownership.
- (b) Previous Application ref: P/24/07 was submitted for the same proposal as the current

Application and upon the same Application site, but was withdrawn in August 2007 following concerns then expressed by the Environment Agency on grounds of perceived flood risk. These guidelines have subsequently been amended.

3.00 Site analysis and evaluation:

- 3.01 It is confirmed that the Applicant owns all of the Application Site outlined in red on the Site Plan Drawing 05/109/01G. This land is however currently subject to an Annual License to Pagham Yacht Club and used for boat storage ancillary to the adjoining car and boat park to the south of the Application Site. Notice as required under the Terms of that Annual License will be served on the Pagham Yacht Club and vacant possession may be obtained within 6 months. It is agreed that the Applicant will assist Pagham Yacht Club in vacating the Application Site and will erect new 1.800 fencing between the Application Site and the retained PYC boat park.
- 3.02 Surrounding land adjacent to the Application Site, also in the Applicant's ownership, is shown outlined in blue.
- 3.03 The proposal submitted has had regard to the guidelines within Special Character requirements within the Arun District Local Plan, and is believed to comply. The requirements and guidelines of the Pagham Village Design Statement have also been utilised where practicable.
- 3.03 Residential densities proposed on this Application Site are similar to those established and Approved adjacent to the site.
- 4.00 Flood Risk:**
- 4.01 The Application Site is situated within Flood Zone 3 as defined by the Environment Agency. The NPPF Flood Risk Assessment, January 2014 has been prepared by the applicant's

consultant KRS Environmental and is included in the Appendix attached to this Statement.

This Assessment also incorporates the Sequential and Exception Test requirements

4.02.1 To comply with the current guidance on sea level rise due to climate change, predicted by DEFRA, which equates to a 1:200 year surge level of 5.2 AOD for year 2115, it is proposed that floor levels within the development will be constructed to 5.5 AOD, which provides a 300mm margin above the anticipated surge level. The design of the proposed bungalows takes account of these anticipated floor levels, and all elevations shown on the submitted Drawings reflect this and show the proposed building in relation to existing natural ground levels.

4.03 No overlooking is created as a result of these slightly elevated floor levels, but it must be appreciated that screen fencing where defined and dimensioned on Plans and Elevations is measured from the elevated levels required on the flank boundaries.

The question of safe access to and from the development in the event of a 1:200 year surge flood level has also been considered and in this location a potential depth of flooding may achieve 1.300 above existing natural ground levels. However, the Application Site and surrounding areas are situated on shingle and gravel substrata (confirmed by the geotechnical investigation referred to below) and the substrata is free draining. As a consequence, any surge flooding will only be temporary in nature and flood water levels will subside within a matter of hours. The safety of residents will not be compromised.

4.04 According to the Applicant's Company archives, which considerably pre-date Incorporation in 1959, the Application Site and surrounding areas have not flooded within living memory, and shareholder and resident reports back to the 1920s can confirm this.

5.00 Ground contamination:

5.01 Also to comply with NPPF requirements in view of the existing and previous use of the site, the Applicant commissioned Albury Site Investigations Ltd to undertake a desk-top study, which is

attached in the Appendix at the rear of this Report, dated August 2006.

5.02 Within that report, the consultants recommended further investigations be undertaken and the Applicant commissioned Albury Site Investigations Ltd to undertake those investigations, which included excavation of boreholes within crucial areas of the site and the subsequent analysis and report of ground samples taken.

5.03 The consultant's report on this geotechnical investigation, dated November 2006 is also attached in the Appendix to this statement. It should be noted that under item VII Contamination the following para is extracted:

"The results obtained have been compared with the CLEA soil guidance value for residential with plant uptake. The laboratory tests show that there is no evidence of significant contamination at this site".

6.00 Habitat Survey:

6.01 In view of the location of the Application site within the 400m Buffer Zone to both the Pagham Harbour Site of Special Scientific Interest, and the extension to Bognor Reef Site of Special Scientific Interest, and to show compliance with Arun District Local Plan Policy ENV DM1, Designated sites of biodiversity or geological importance, a Phase 1 Habitat and scoping bat survey was conducted on the site by the Applicant's consultant Arbtech Consulting Ltd.

6.02 The consultant's site inspection was carried out on 2nd January 2014, and the report, amended 6th May 2014, is attached in the Appendix at the rear of this statement.

The consultant's inspection revealed no rare, or protected species or habitats on the site, and concluded that the site has no current biodiversity value.

6.03 It was also considered by the consultant that the development proposed upon the Application site would not have detrimental or adverse affect on the adjoining SSSIs and certain Enhancement recommendations were included within the report. The Applicant is pleased to

confirm they would be willing to accept as Conditions requiring such enhancements within the development proposal.

- 6.04 On the advice of a further Ecological Consultant at Chichester District Council a Botany Survey was requested. Arbtech Consulting Ltd were instructed and their NVC Grassland Survey dated 23rd June 2015 is attached in the Appendix at the rear of this Statement.
- 6.05 The inspection and Report concluded that the habitats present on the Application site are "common and widespread, even at local level". In the consultant ecologist's opinion, it is stated that "the proposed development will not adversely affect any rare flora communities or the protected site of Pagham Harbour in any way."
- 6.06 The Planning Authority's consultant ecologist also considered that there is potential for reptiles to be present on the Application site and a survey be undertaken. Again, Arbtech Consulting Ltd were instructed and their Reptile Presence/likely absence Survey report received 20th August 2015, following 8no. inspections on defined dates during June, July and August 2015, is attached in the Appendix at the rear of this Statement.
- 6.07 A small number of common reptiles were found and as a consequence 13 further site investigations are necessary in order to establish likely population and the appropriate mitigation required. However, as explained above, the Application site is at present not in the possession of the Applicant and these further inspections must be held in abeyance until possession is obtained, which will only occur if Planning Approval is granted.
- 6.08 It is considered by the Applicant's consultant that the survey and published to date should be sufficient for the Planning Authority to be able to grant Planning Permission for the development proposed. Once Planning Permission has been granted, Notice of Termination of the License will be served upon the Licensee, requesting possession in not less than 6 months. Once vacant possession is obtained, the Applicant will instruct their consultant to

undertake the required additional surveys to define reptile populations and propose and agree appropriate mitigation prior to development.

6.09 The Applicant is willing to accept a Planning Condition for these circumstances.

7.00 Design Principles:

7.01 As mentioned above the design of the residential development proposed has been prepared in accordance with Local Plan policies for in-fill residential development upon the Pagham Beach Estate.

7.02 A development of 3no. detached bungalows, each with deck, garage and parking, is proposed, and is designed to accord with a development density established adjacent to the Application site.

7.03 All bungalows within the proposed development are of different design and appearance to accord with Local Plan policies. Also, to accord with Local Policies, the roof pitch is limited to 30°. Habitable rooms for the proposed new bungalows will principally face front and rear on the sites and no overlooking will be created as a result of the development. The use of courtyards has been employed to avoid overlooking from habitable rooms having an aspect from flank elevations.

7.04 Landscaping and planting is proposed for the development to enhance the street scene, and guidance for the planting is to be taken from the guidance notes attached to the Pagham Beach Interim Action Area Plan. Front boundary treatment proposes 1.200 fencing with planting that will accord with the estate layout in Harbour Road to the west of the Application site.

7.05 All bungalows proposed afford entrance hall, 3 bedrooms, two bathrooms, lounge, dining room and kitchen. The internal space standards defined within Arun District Local Plan Policy D DM3 para.13.3 have been complied with, and the general layout of the bungalows, including the bathrooms is compliant with Part M of Building Regulations

- 7.06 This Application includes the provision of decks to each proposed dwelling, for the avoidance of doubt, as it has been considered by the District Council that the installation of such decks constitutes development. The decks proposed allow external amenity space adjacent to the bungalows, which are to be constructed at slightly elevated floor levels to satisfy the requirements of the Flood Risk Assessment as referred above. The design of the decks and the surrounding screening/fencing does not cause overlooking.
- 7.07 As a result of consultation, concern was expressed by the District Council Environmental Health dept that in view of the close proximity of plot1 to the sewer pumping station operated by Southern Water, a BS4142 Acoustic Report be prepared to consider the likely noise impact upon the proposed new dwellings.
- 7.08 Clover Acoustics were instructed to visit the site, take measurements and assess the impact of noise from the adjoining pumping station. Their Background Noise Assessment Report dated 14th May 2015 is attached in the Appendix at the rear of this Statement, together with a hard copy of e-mail dated 15th May 2015, to the Local Planning Authority, concerning the matter.
- 7.09 Concern was also expressed concerning site levels and how the position of the new bungalows would appear in the street scene. AOD levels were provided by Shaw Colegate and their Drawing no. 08315TOPO is included with the Application Drawings.
- 7.10 Based on these AOD levels, Application Drawings have been amended and Drawing no. 05/109/7 Proposed Street Scene (with levels) has been prepared. These amended and new Drawings are included with this re-submitted Application, together with a copy of letter dated 22nd May 2015, which is included in the Appendix at the rear of this Statement.
- 8.00 Highways, Transport & Parking:**
- 8.01 The development is situated upon the Pagham Beach Estate where estate roads are private and of informal shingle construction. Carriageway widths and vision splays at junctions are to be maintained and some repair and re-grading of the adjacent road surface is to be

undertaken in conjunction with this development.

8.02 All bungalows are provided with a single garage, which also incorporates storage facilities.

The layout also provides on-site parking for at least one additional car on the driveway and the scheme is fully compliant with the District Council's car parking standards.

8.03 Garages are of adequate size to accommodate secure cycle storage to encourage residents to use cycles for local journeys and for leisure use.

8.04 A local bus service is available from Beach Road, approximately 150m distance.

9.00 Sustainability:

9.01 A Sustainability Appraisal is attached in an Appendix at the rear of this Statement.

10.00 Refuse bin storage collection statement:

10.01 Provision for screened storage of refuse wheelie bins for each bungalow is accommodated within the layout of the development. These are positioned adjacent to the rear/kitchen door of each bungalow, to encourage ease of use. Bins are also positioned adjacent to footpath or drive and no more than 3m from Harbour Road for ease of collection by the District Council's contractor.

11.00 Foul and surface water drainage statement:

11.01 Each bungalow will be connected to the adopted public foul sewer, which is beneath Harbour Road adjacent to the Application site.

11.02 In order to address Environment Agency concerns relating to the protection of controlled waters, the site being situated in a sensitive ground water area, the Application proposes to introduce a rainwater harvesting system by Klargestor Envireau or similar, serving each bungalow. This system will collect rainwater from roofs and hard paved areas, which will be stored adjacent to each individual bungalow in underground tanks and will be utilised for flushing toilets and washing machines. This run-off therefore will not affect the sensitive ground water area and the run-off will quite legitimately enter the foul drainage system. The

facility will also benefit the residents by reducing metered water demand.

12.00 Landscaping strategy:

- 12.01 Areas of landscaping and planting adjacent to the proposed bungalows are indicated on the Site Plan. A planting scheme will be prepared and may be controlled by a Planning Condition. Indigenous planting to accord with the existing planting on the Estate will be proposed, after discussion with consultant ecologists to ensure that planting is suitable for reptile populations likely to return to the site after construction.

13.00 Biodiversity checklist:

- 13.01 The District Council's Biodiversity checklist, duly completed, is attached in an Appendix at the rear of this Statement. The checklist should be read in conjunction with the Phase 1 Habitat Survey report and other reports provided, as referred in para. 6.00 of this Statement.

14.00 Energy requirements:

- 14.01 Each bungalow is to be provided with a photovoltaic array, and solar panels to supplement domestic hot water and electricity micro-generation.
- 14.02 As referred under 11.00 above, each bungalow is to be provided with rainwater harvesting facilities.
- 14.03 As referred under para. 9.00 above, sustainable construction and materials are to be utilised within the development.
- 14.04 It is believed that the development will satisfy the requirements of the Arun District Local Plan policy ECC SP2 Energy & Climate Control Mitigation.

15.00 Design Solution:

- 15.01 As mentioned above, this modest development within the confines of the existing settlement has been designed to accord with both the District Council and Parish Council guidelines and Policies.
- 15.02 To comply with current guidance on sea level rise due to climate change, floor slab levels are

elevated above minimum requirements, without adversely affecting the street scene or the appearance of the proposed dwellings.

- 15.03 My client is fully aware of the localised coastal erosion that is affecting the West beach as a result of the accretion of the Church Norton Spit to the west of the Harbour mouth, and is also aware of, and totally supports, the proposals currently being promoted by the Parish Council to cut through this Spit. My client has liaised with and attended meetings both with the Parish Council and their consultants and has given their approval to the civil works both to effect emergency repairs to protect and maintain the present foreshore and to undertake the work to provide a long term remedy for these problems. This work is the subject of a current Planning Application being considered by Chichester District Council under ref: 15/01217/EIA. It is in my client's view essential that the shingle foreshore of Pagham Beach is maintained as a first line of coastal defence to protect Church Farm Holiday Village, Pagham Village and neighbouring areas. Furthermore, my client has made a pledge of substantial financial support towards the cost of the work proposed.
- 15.04 My client, as owner of the foreshore to Mean High Water, is confident that the work proposed will achieve the aims for the long term protection of the Estate and this Application should be seen as demonstrating that confidence. The development will also serve to release funds which it is proposed will be made available, at the direction of the Parish Council, towards these coastal defence measures.
- 15.05 There is a current demand from families for modern and well appointed accommodation of this style on the estate, which this development is designed to meet.

16.00 Appendix:

As referred above, the following documents are included within this Appendix:

- 16.01 Arun District Council Pre-application Advice ref: PAA/66/13 dated 15th August 2013.
- 16.02 KRS Environmental NPPF: Flood Risk Assessment dated November 2013
- 16.03 KRS Environmental NPPF: Sequential & Exemption Tests dated December 2013

- 16.04 Albury Site Investigations Ltd report on desk-top study upon previous activities on site dated August 2006
- 16.05 Albury Site Investigations Ltd report on Geotechnical Investigation dated November 2006
- 16.06 Arbtech Consulting Ltd Phase 1 Habitat & Scoping Bat Survey report dated January 2014, and amended May 2014
- 16.07 Arbtech Consulting NVC Grassland Survey dated 23rd June 2015
- 16.08 Arbtech Consulting Reptile Presence/likely Absence Report received 20th August 2015
- 16.09 Clover Acoustics Background Noise Assessment report dated 14th May 2015, together with e-mail dated 15th May 2015
- 16.10 J Higham Associates letter dated 22nd May 2015 concerning AOD site levels and amended Elevations and Street Scene Drawing with levels
- 16.11 Sustainability Appraisal
- 16.12 Arun District Council Biodiversity Check list duly completed

J.Higham Associates
CHARTERED SURVEYORS
Woodlands Cottage, Normandy, Guildford, Surrey GU3 2HT
Tel: 01252 345958
E-mail: higham.assoc@gmail.com

26-6-14
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amended 19-2-15
amended 3-9-15

