

PLANNING APPLICATION REPORT

REF NO:	P/132/20/RES
LOCATION:	Land north of Hook Lane Paghham
PROPOSAL:	Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>This application seeks approval of Reserved Matters for the erection of 300 dwellings (including 90 affordable dwellings), internal roads, footpaths and cycleways, car parking and landscaping.</p> <p>The reserved matters that are being applied for comprise appearance, scale, layout and landscaping.</p> <p>Separate discharge of condition (DOC) applications will be submitted which will cover surface water drainage and foul water drainage, ecology, archaeology, energy, noise, tree protection measures, phasing, pedestrian/ cycle access, travel plan, broadband, electric vehicle charging and the submission of a construction management plan. The archaeology condition has been discharged.</p>
SITE AREA	Approximately 17.5 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	Approximately 17.14 dwellings per hectare (based on overall site area). 30 dwellings per hectare based on net developable area.
TOPOGRAPHY	Predominantly flat.
TREES	Trees are situated along the boundaries of the site. No trees of any significance are affected by the proposed development and TPO tree no 6 is retained.
BOUNDARY TREATMENT	The western and northern boundaries of the site feature mature trees and hedgerow planting of between 2 and 5 metres in height. The eastern boundary (adjacent to Hook Lane) primarily consists of hedgerow planting measuring approximately 2 metres in height. However, there are portions of the eastern boundary which feature hedgerow planting measuring less than 1.2 metres and sections which are devoid of any hedgerow planting.
SITE CHARACTERISTICS	The existing land use is a greenfield site in agricultural use and it is situated within the built up area boundary of Paghham.

The application site is situated to the east of Pagham Road and measures approximately 17.5 hectares. Further agricultural land is situated to the west of the application site, with Pagham Harbour situated approximately 1.9km to the south-west.

Pagham Road runs along the western boundary of the site, with Sefter Road to the north and Hook Lane to the east and south-east. The site is identified as falling within Flood Zone 1 with the exception of a portion of the site measuring approximately 22m² in the north-western corner of the site identified as Flood Zone 2.

CHARACTER OF LOCALITY

The locality of the site is predominantly rural in character but on the edge of the existing built up area. However, development is present to the east of Pagham Road which is characterised predominantly by two storey dwellings and bungalows of various designs and styles which are set back from the highway. A cluster of two storey residential development is situated to the north-west of the application site. There are a number of listed buildings in proximity to the site.

Bus stops are situated along the western boundary of the site along Pagham Road.

RELEVANT SITE HISTORY

P/30/19/OUT	Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building (resubmission following P/6/17/OUT).	App Cond with S106 02-09-19
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P/6/17/OUT	Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure.	Refused 24-01-19
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**Appeal: Withdrawn
16-10-19**

P/14/99/

Outline application for development of land to provide a maximum of 175 dwellings (6.55ha), public open space (1.42ha) and structural landscaping (1ha).
(Departure from the Development Plan)

NON DET APPEAL
28-03-00

Appeal: Dismissed
05-09-00

REPRESENTATIONS

PAGHAM PARISH COUNCIL

Object.

Application has omitted the Care Home and D1 Uses including the primary school. Concerns raised that the school site won't come forward on land South of Summer Lane with resulting lack of places for school children. Lack of comprehensive masterplan for all of the sites. Lack of Advisory Group meetings since January 2020. Scheme not delivering what was promised at outline stage. Support the concerns of Highway Authority in relation to crossing points on Hook Lane. Concern over the width of the roads - too narrow. Concern in relation to navigation of roads by emergency services vehicles. No mention of the Approved Monitoring Scheme as detailed in the S106 Agreement.

Comments on amended scheme:

Remain concerned about the width of the road and the prospect of parking on the roadside preventing access by emergency and refuse vehicles. Concerns that refuse vehicle turning is 'incredibly tight'. Supports WSCC Highways comments in relation to the pedestrian crossing points and cycle route design. Share drainage officer concerns regarding making sure surface water is dealt with effectively and takes account of whole of Pagham area. Would like to see alternative style of play equipment within the development and be involved in the planning of the play areas. Remain unhappy with S106 arrangements for this and other Pagham developments and would like to see them varied to provide contributions for facilities in Pagham.

24 letters of objection. Below is a summary of the key issues raised:

Traffic:

Development will result in increased traffic on Pagham Road

Roads in the area heavily trafficked with HGVs and commuters leading to congestion

Proposed crossing and access points on Hook Lane are dangerous

Insufficient parking for proposed residents will lead to parking on Hook Lane increasing hazards to pedestrians and drivers

Access road from Hook Lane narrow and large vehicles will cause traffic to back up

Existing road widths on Pagham/ Lagness road unsuited for amount of traffic

Site entrance and exit onto Pagham Road and Hook Lane will cause chaos and danger

Hook Lane access dangerously positioned

Lack of employment prospects for new residents in Pagham area will led to increased out commuting and associated air pollution outside Mundham village school

Report submitted setting out highway infrastructure shortcomings in relation to the Pagham strategic allocations, including in relation to cycling and pedestrian safety to support view that Highways England and WSCC Highways should implement and complete all of the highway improvement works before occupation of the 400th dwelling in any and all developments combined since 18th July 2018.

Ecology:

Concerns raised in relation to impact on Skylarks,

Hedgerow an important habitat

Wildlife corridors and habitat will be lost

Ecology of Pagham Harbour and waterways will be impacted by foul drainage pollution

Flooding/ drainage:

Hook Lane provides flood drainage for Nyetimber Estate

General concerns about surface water drainage in an already waterlogged area.

Drainage systems can't cope

Flood risk will increase

Should take into account more extreme levels of rainfall than 1 in 100 years

Site floods during wet weather which results in discharge of excess water from the sewage treatment works

Foul drainage:

Foul drainage sewage works over-capacity and discharges into the river

Concerns sewage will back up into properties

Operational capacity of Pagham Wastewater Treatment Works needs to be expanded before development

Network reinforcements proposed are insufficient

4 pipework spills recorded at Hunston in 2020, new development will add to pollution

Site for Care Home is constrained by existing foul sewers

Southern Water unable to say what network reinforcements are necessary to support the development

Layout, scale and appearance:

Proposed layout with 300 houses is over-intensive use of the site and an unsatisfactory form of development resulting in significant and demonstrable harm to the rural character of the edge of settlement location.

Unclear how 6.65ha of greenspace within the development site to mitigate impact on Pagham Harbour does not form part of the current proposals and unclear how it can be with current scheme.

Properties do not blend in or enhance the area and are not locally distinctive

Amount of development not in keeping with locality.

Report submitted following an investigation into untreated effluent being discharged into Pagham Harbour demonstrating that the Pagham Waste Water Treatment Works does not have the capacity to accommodate 1,200 new homes without being expanded and supporting request that the treatment works and network is enhanced to provide the capacity to meet a list of conditions.

Principle:

Outline planning permission contrary to development plan policy

Reserved matters application does not accord with outline permission, conditions and S106 Agreement and the development plan

Relevant development plan policies are out of date so presumption in favour of sustainable development is engaged.

No 5 year housing land supply and site would not contribute to supply as undeliverable

Framework policies relating to habitat sites, designations, heritage and flooding provide clear reasons for refusal

Adverse impacts of granting significantly and demonstrably outweigh the benefits

Local petition needs to be considered and debated prior to consideration of the application

Reform of planning system and Parliamentary Petition highlighted and circulated by Cllr Hamilton a material consideration

The approved Design Code discharged under condition 6 of the outline permission is not considered to meet the requirements of the condition or accord with the outline permission as it does not reflect the objectives of the Development Framework, Landscape Masterplan and Design and Access Statement.

The reserved matters approval does not accord with the outline and appears to seek to discharge other conditions, this is ultra vires.

The conditions on the outline application will not be able to be discharged if the reserved matters scheme

is implemented.

Pre-occupation conditions should be resolved now to ensure they can be complied with.

Large scale applications should be considered as a whole

Will lack of buyer for care home result in more housing

Pagham does not need any more houses

Agricultural Land:

Council should take into account and consider the loss of best and most versatile agricultural land and learn from judgement at Barnside, Hook Lane, Aldingbourne.

Land will be lost forever, brownfield sites should be developed first

Food production and self sufficiency important

Infrastructure:

Members should be made aware of when highway improvements and medical services will be delivered.

Primary school could not be built in this site and no other detailed permission for such uses exist in Pagham.

No local infrastructure to support the extra population

Healthcare will be severely strained and already oversubscribed

Schools will be severely strained, with teachers already in short supply

Just housing with no infrastructure for community

Affordable Housing:

Housing won't be affordable for first time buyers or local people

Sustrans and Bognor Regis Cycle Forum:

Security of bin and bicycle stores and car barns with cycle parking not clear - cycle parking should be high quality and secure, including concreted Sheffield stands

Cycle parking provided for houses meets standards but disappointing no attempt made to make them more adequate by providing 1 secure bike space per bedroom built

Disappointing that concept of independent cycle path running across the middle of the site has been abandoned and is instead around the perimeter. Not clear if it would be shared use nor how it would be marked out.

Internal road width varies between 5m and 6m - safer if consistent 6m throughout

Dropped kerbs should be provided at exit points onto Hook Lane to allow access to external road network.

COMMENTS ON REPRESENTATIONS RECEIVED:

All planning related comments are noted and matters relating to the appearance, scale and landscaping are covered in the Conclusions section of this report. The impact of traffic on the local highway network, infrastructure provision, foul water capacity, flooding, the principle of development are matters which have already been assessed at the outline permission stage and appropriate conditions and S106 Agreement obligations used to control the development. The site is deliverable.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND:

No objection.

LOCAL HIGHWAY AUTHORITY:

Comments on initial layout:

Parking layby opposite plots 234-235 should be inset into the foot/cycleway

Road width should be consistent

Visibility splays shown as suitable for 20mph road, but road will be 30mph unless 20mph applied for

Refuse tracking incomplete and concerns about overhanging frontages

Principle of crossing points onto Hook Lane acceptable but application includes additional and revised locations for these crossing with little consideration given to landings of the points on Hook Lane.

Crossing points should be revised.

LPA should be satisfied it complies with parking standards

Allocated parking cannot be provided if highway is being adopted

Visitor parking should include disabled car parking spaces

Cycle route through the site should be clearer and provide a continuous off highway route, but accepted this would not accord with the approved Design Code.

Cycle route should be a shared route rather than segregated

Cycle route between plots 292-297 should be revised.

Comments on revised layout

The proposed vehicle tracking is incredibly tight to some parking spaces (i.e. Plots 14, 194,195, 271 and 274).

Carriageway width and visibility splay concerns have been addressed but other points outstanding.

WSCC FIRE & RESCUE SERVICE:

No objection.

A condition is requested for additional fire hydrant(s) for the proposed development. This is to ensure that all dwellings on the proposed site are within 150 metres of a fire hydrant for the supply of water for firefighting. Evidence will also be required that fire service vehicle access meets the specified requirements.

ADC HOUSING:

No objection to the Affordable Housing mix nor the location of the affordable housing.

SPORT ENGLAND:

No objection.

If existing sports facilities do not have the capacity to absorb the additional demand, then new and / or improved sports facilities should be secured and delivered.

SOUTHERN WATER:

No objection.

No discharge of foul sewerage from the site shall be discharged into the public system until off-site drainage works to provide sufficient capacity within the foul network to cope with additional sewerage flows are complete. Southern Water is in the process of designing and planning delivery of off-site sewerage network reinforcements.

ENVIRONMENT AGENCY:

No consultation response was submitted.

LEAD LOCAL FLOOD AUTHORITY:

No consultation response was submitted.

ADC DRAINAGE:

Holding objection.

Surface water drainage must be considered up-front and form part of the layout. Leaving drainage design until after a layout has been agreed would prejudice drainage design and potentially result in a lack of sufficient capacity for surface water drainage.

1. The proposed infilling of a watercourse is not supported.
2. Are the proposed swales for storage or to replace the existing watercourse?
3. The levels of existing watercourses must be provided.
4. A buffer plan should be provided evidencing all proposed buildings are at least 3m from top of bank.
5. A long section of the swale should be provided to evidence if proposals to divert the watercourse are acceptable.
6. The layout should be adjusted to remove the retaining wall at the swale closest to Pagham Road.
7. The surface water drainage strategy must follow existing natural catchments.
8. No greenfield run-off calculations supporting the discharge rates have been submitted to support storage areas.

Updated response: Still missing some of the information required. Proposed layout relies on re-aligning an ordinary watercourse. Insufficient information provided on the levels of upstream and downstream watercourses to determine if this is achievable (points 3 and 5 above). Natural catchments should be followed and a second location for discharge should be provided (point 7 above).

ADC ENVIRONMENTAL HEALTH:

No comments to make.

ADC ECONOMIC REGENERATION:

No comments to make.

NATURAL ENGLAND:

No objection.

The proposals are unlikely to have significantly different impacts on the natural environment than P/30/19/OUT.

ADC ECOLOGY:

No objection.

There are a number of conditions (29, 30, 31 and 32) on P/30/19/OUT relating to protected species and habitats which need to be addressed and discharged before any works can commence on-site including further survey and mitigation work for reptiles and water voles.

ADC ARCHAEOLOGY:

No objection.

The archaeological evaluation of this site and subsequent mitigation measures have been secured by a condition imposed on P/30/19/OUT.

ADC CONSERVATION OFFICER:

Provided comments on closest listed buildings; Rookery Farm, Nyetimber Mill and Sefter Farmhouse and Sefter Granary. Comments also provided in relation to locally listed buildings; 56/58 Hook Lane.

Concluded that the layout of the site, along with the contained settings provided for by virtue of existing development, and the presence of boundary hedging, will mean that the proposal will not harm the significant of the heritage assets and should be determined in accordance with the relevant policies within the development plan, along with comments provided. Condition recommended to secure quality of the materials used.

ADC GREENSPACE:

The landscape details for boundary, on plot and Public Open Space landscape provision provide a varied landscape scheme. The green east west corridor needs to establish trees to allow for 'hop overs' to

ensure habitat connectivity. Cycle connectivity should be demonstrated. Tarmac is more appropriate for highly trafficked areas through the Public Open Space

Further information is required.

Confirmation is required of the quantum of public open space, excluding surface water drainage features. The provision of play areas (ELEAPs and LAPs) needs to be detailed and submitted for approval, with further LAPs provided. The maintenance and responsibility should be confirmed in conjunction with the maintenance specification detail.

ADC ARBORICULTURE:

Objection

The proposed layout is achievable without undue detriment to retained trees and hedgerow, although important information is lacking in relation to the surface water drainage strategy and the relationship between the existing/ future root protection areas and appropriately buffered SUDs features.

SUSSEX POLICE:

No objection.

The development should be designed to Secure by Design standards. Communal parking must be within view of an active room within a property. Ground planting should be not higher than 1.0 metre, with tree canopies no lower than 2 metres. Bollard lighting is not appropriate as it does not project sufficient light at the right height.

COMMENTS ON CONSULTATION RESPONSES:

All planning related comments are noted and covered in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Strategic Allocation in the Local Plan (Policy H SP2a Site SD2 Pagham North).

Within the Built-Up Area Boundary in the Local Plan.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

AHSP2	AH SP2 Affordable Housing
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
HSP2	H SP2 Strategic Site Allocations
HSP2A	HSP2a Greater Bognor Regis Urban Area
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
GISP1	GI SP1 Green Infrastructure and Development
HDM1	H DM1 Housing mix
HERDM1	HER DM1 Listed Buildings
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character

HERDM3	HER DM3 Conservation Areas
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment
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
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD12	Open Space,Playing Pitches & Indoor& Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

On 25th February 2021, Arun District Council received an instruction from the Pagham Parish Council to withdraw the Neighbourhood Plan. The Parish Council has decided not to progress further with the Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of TCPA provides that:-

- (2) In dealing with an application for planning permission the authority shall have regard to:
- (a) the provisions of the development plan, so far as material to the application, a post-examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

The development is considered to comply with the relevant Development Plan policies as the appearance, scale, layout and landscaping of the proposed residential development is in keeping with the approved Design Code and the proposed level of landscaping and the proposed quantum of housing in the Character Areas would materially enhance the character and appearance of the adjacent residential estates off Hook Lane, in Pagham.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The principle of residential development on this site was established when P/30/19/OUT was granted on 2nd September 2019 for up to 300 homes, the provision of a care home and related infrastructure. The means of access onto Pagham Road and Hook Lane was approved at the outline stage and technical approval for the access has been issued and the S278 legal agreement has reached the approved stage.

Some of the representations have queried the lack of a care home and D1 uses in this application. However, it is permissible for an applicant to seek reserved matters approval for only part of the overall development with outline planning permission. A subsequent reserved matters application can be made in respect of the care home and the submitted layout has been designed to enable that to happen. Following legal advice, it was decided as a matter of fact and degree that the omission of the D1 uses including the primary school would not put an application for the approval of reserved matters outside the terms of the outline planning permission (P/30/19/OUT). The S106 Agreement requires a contribution towards the new 1 form of entry (FE) (expandable to 2FE) primary school to be provided on the site at Land South of Summer Lane which is the subject of planning permission P/140/16/OUT, rather than any obligation or condition to provide land or on-site delivery of the primary school or other D1 uses on this site.

ENVIRONMENTAL STATEMENT

Development of the scale, type and character proposed has been screened to determine whether it constitutes EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations, first in 2016 and then in 2019; resulting in the issuing of two negative screening opinions (i.e. the development proposed was not EIA development). As a subsequent application over the Schedule 2 threshold, this application has been screened and does not require an Environmental Statement.

ASSESSMENT

This reserved matters application seeks to deliver detached and semi-detached houses, bungalows and maisonettes. Key issues to be considered are ones of detail and relate to the layout, scale, appearance and landscaping. Condition 6 of the outline permission required the submission of a Design Code

Masterplan to be approved prior to the submission of the reserved matters application. Design Codes are documents which create a framework for a new development, considering the layout, approach to landscaping, ensuring buildings are of high quality and that they take account of the local vernacular and heritage. The Design Code for the site has been approved and the assessment considers compliance with the approved Design Code. An update on the application was given to the Pagham and Aldwick Advisory Group on the 30th March 2021 prior to the amendments to the scheme being made. Discussion focussed around play provision and infrastructure. The amended application was presented to the Pagham and Aldwick Advisory Group meeting on the 15th July 2021 and comments were made in relation to the adequacy and convenience of parking provision and the need for further discussion on the play equipment.

SITE LAYOUT

The layout of the site consists of two development parcels, separated by an east-west greenspace. The parcels are joined by a spine road running north/ south through the site between the access points on Hook Lane and Pagham Road. The development parcels are set back from Hook Lane, which limits the integration with the existing built form on Hook Lane, however, this enables the retention of the trees and hedgerows on the eastern boundary (except where the approved access points are formed). As the existing trees and hedgerows around the boundaries of the site are important for both ecology and landscape value, their retention and incorporation into the development scheme is supported.

The frontage behind the retained hedgerow on the eastern boundary consists of a mixture of gable ends and a terrace in the northern parcel, with detached properties mainly facing Hook Lane in the southern parcel. Where the side elevations are facing Hook Lane these are detailed to provide an interest and avoid blank elevations.

The parcels facing the western boundary and Pagham Road, comprise detached properties with an informal irregular building line which provides a softer edge to the development. The boundary treatments accord with the approved Design Code and include brick walls, close boarded fence and estate railing to dwelling frontage. Landscaping is integrated into the boundary treatments which will create a soft edge.

The spine road provides the main vehicular route through the site. It has been designed to a width of 6m at each entrance into the site, with the remainder at 5.5m. The change in width on the spine road has been queried by the Local Highway Authority, however, the greater width at the entrances to the site provides a sense of arrival into the site and is supported in design terms. The spine road has a 2m footway to each side segregated by a verge, with the exception of the area of road adjacent to the northern open space, where the verge is to one side only. Tree planting along the route and the formal arrangement of the houses fronting the spine road reinforce the primary role of the route. This accords with the Design Code and helps to ensure that the site can be navigated easily by vehicles and non-motorised users. The secondary routes provide access to the residential parcels and lead to shared surface streets and private drives. Whilst there is no vehicular connectivity between secondary or tertiary streets (as they are all cul-de-sacs) there is good non-motorised user connectivity.

Cycle connectivity is provided by a mainly segregated route running north/ south along the western edge of the development, then looping round to allow for a connection with Land North of Sefter Road. A potential connection to the north to link to Land North of Sefter Road is shown on the Design Code Access and Movement Plan and is indicated on the layout plan to demonstrate where this could be provided. A cycle route also runs adjacent to Hook Lane, with an east/west link through the site to connect with the western boundary cycle route. The cycle routes do include short sections of shared surface roads and there is a 'dog leg' around the entrance to the care home land, which decreases the legibility and directness of the route, but these are a minor negative when weighed against the benefits of the scheme as a whole. The network of shared surface streets also provide a low speed environment for

cyclists as well as pedestrians. The cycle route will be a shared route with pedestrians, rather than a segregated route, which is acceptable.

The materials proposed for the roads provide legibility within the site; with tarmac on the spine road and block paving for the shared surface streets and private drives.

Connectivity with Hook Lane is provided through the main access point, and also pedestrian/ cycle paths along the Hook Lane frontage. The suitability of the crossing points on Hook Lane have been raised as an issue by WSCC as there are instances where they would 'land' on private driveways on Hook Lane (rather than connecting to pavement). However, there are only 2 crossing points shown either side of the access onto Hook Lane. These crossing points both land on pavement with no conflict with driveways. There are other pedestrian and cycle access points into the site from Hook Lane, but these do not include any formal crossing points. One of the access points shown would require pedestrians to cross over to the pavement on the opposite side of Hook Lane and this does conflict with a garage access to the east of Hook Lane. However, as the details of the pedestrian and cycle access points have to be submitted and approved under condition 24 of the outline approval, this issue can be resolved. A new footway along part of the Pagham Road frontage provides a pedestrian connection to the south.

Parking across the site is largely on plot and to the sides of properties. Where parking is provided perpendicular to the units, it is in blocks of up to 6 spaces with landscaping at either end to soften the appearance. Larger blocks of perpendicular parking and parking courts are softened with landscaping. There is one exception, the parking for plots 226 - 228, which doesn't include landscaping, but as this is to the rear of properties it would not be visible from the street. The Local Highway Authority commented that the parking layby opposite plots 234/ 235 should be set back into the shared cycle/ pedestrian path. However, this would interrupt the line of the shared path and would result in a two less trees in the street scene.

Parking provision totals 869 spaces, 670 are allocated parking spaces or driveways, 139 are allocated garage or car-barn spaces and 60 are un-allocated visitor spaces. The number of allocated and visitor spaces accords with the Parking Standards SPD. Secure cycle storage provision is either within garages, cycle sheds in gardens or communal cycle stores, with the amount of provision according with the Parking Standards SPD. The Local Highway Authority have requested that some disabled parking spaces are provided for visitors, in addition to the allocated spaces provided for the wheelchair accessible units. The Parking Standards SPD does not include any specific requirements but refers to Manual for Streets which also is unclear on quantum of provision. Whilst it would have been preferable to see some unallocated disabled spaces provided for visitors, the lack of compliance with the guidance has limited weight and is outweighed by the benefits of the scheme in terms of the housing supply.

The Refuse Strategy layout plan illustrates the location of bin storage and collection points, as well as the refuse vehicle route. Bin storage for houses is located within rear gardens and communal bin storage buildings are provided for maisonettes. Refuse vehicle tracking demonstrates that there is sufficient space for a 12m refuse vehicle to service the plots. The LHA initially raised concerns about a refuse vehicle overhanging private frontages. Whilst additional tracking information has been provided there are two areas (by plots 63 and 29) where the overhanging could lead to damage to the planting. The Refuse Collection Team at the District Council have been consulted and an update will be provided.

Overall, the layout provides a legible scheme which responds to the characteristics of the site and provides a good movement network and appropriate parking strategy in accordance with D SP1, D DM1, T SP1, T DM1 and the Arun Design Guide SPD.

SCALE, BUILDING HEIGHTS AND DENSITY

The buildings are predominantly 2 storey with some single storey bungalows. The ridge heights are up

to 9.5m with some lower, which provides interest in the street scenes. They are under the indicative heights set out in the Design and Access Statement at the outline stage. The overall density of the site is 30 dwellings per hectare. The density varies between the character areas, with lower density on the western edge of the site. The scale, density and height of the buildings accords with Policies D SP1, D DM1 and the Arun Design Guide SPD.

CHARACTER AND APPEARANCE

The site is divided into four character areas: 'Sefter Meadow and the Rural Edge' (along the western edge of the site), 'Southern Gateway and Downs View Spine' (through the centre of the site), 'Hook Lane and Pagham Rife Green' (along the eastern boundary) and 'Streets and Mews' (in the central areas east of the spine road). The principles and the layout, boundaries and built form in each of the character areas is set out in the approved Design Code. The proposed buildings take forward principles from the local area, for example, front to back gable roof forms, hipped roofs, white framed windows with a vertical emphasis, red brick with feature render and cladding, brick detailing, roof dormers, chimneys, bay windows and tile hanging. Boundary treatment features which have been taken forward include hedge planting and lower boundary features.

The Sefter Meadow character area has an informal form and a country vernacular, which is appropriate as this part of the site forms a transition with the countryside to the west. The Southern Gateway and Downs View Spine has a more formal appearance as the buildings are in the same alignment along the street. This provides a strong streetscene along the spine road, which emphasises it's purpose as the main route through the site. The Hook Lane and Pagham Rife Green provides a transition to the existing built form on Hook Lane, with dwellings set back behind a landscape buffer. The appearance of the dwellings reflects the character of existing dwellings in Hook Lane and the farmyard cluster at the entrance to the site helps provide a sense of arrival into the site. The Streets and Mews character is the internal streets which includes has more wide-fronted, semi-detached and terraced properties, with dwellings grouped to frame spaces such as courtyards.

The materials palette reflects the locality, with predominately brick in red, orange, brown and rustic red. Render is used on key buildings within the site, particularly along the spine road. Tile hanging is used as a feature in the Sefter Meadow character area. Grey weatherboarding provides interest in the Hook Lane and Pagham Rife Green character area.

The reserved matters application complies with the principles set out in the Design Code for each character area and complies with Policies D SP1, D DM1 and the Arun Design Guide SPD providing a high quality development.

LANDSCAPING AND PUBLIC OPEN SPACE

The scheme has been designed with different areas of public open space. The quantum of open space is 5.03 hectares excluding SuDs provision. This includes 0.69ha parks and gardens, 1.12ha amenity greenspace and 3.06ha natural and semi-natural greenspace, 0.27ha play provision. This exceeds the requirement of 2.84ha of public open space set out in the Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (2020).

The Northern and Western Edges includes native woodland planting, wet meadow planting, bulbs. The landscaping will enhance existing boundary hedges which will soften the transition between the development and the wider landscape.

Sefter Meadow includes two areas separated by the realigned rife. The planting includes areas of native coppice mix planting, wildflower meadow mix, amenity grass and tree planting. Street furniture includes timber benches, dog waste bins and litter bins. An informal Local Area of Play (LAP) would provide natural play opportunities (e.g. logs, stumps, earth mounding). A key feature of this area is the viewing

mound which will provide views to the surrounding area. This area will provide an informal recreation and meeting space which will be suitable and accessible for all users, with good natural surveillance provided by the houses which front onto the space.

The Eastern Edge landscaping provides for the reinforcement of the existing hedgerow, with meadow planting behind, groupings of trees will also help soften the appearance of the housing. Two more LAPs are provided within this Eastern Edge, providing informal play opportunities.

The Rife Green is a green corridor leading from Hook Lane to Sefter Meadow and includes tree planting, meadow planting and amenity grassland.

The Children's Play Area (an Enhanced Locally Equipped Area of Play - ELEAP) is located in the western part of the site, in a square arrangement. The Play Area has good natural surveillance from the surrounding dwellings and is an appropriate distance from properties to avoid causing amenity impacts.

Pagham Parish Council have requested input into the play equipment provided on the site and are seeking something more innovative than the equipment originally proposed, to complement existing provision. The play equipment was detailed on the hard landscaping plans which need to be agreed as part of the approved plans under the reserved matters application. However, as there is also the requirement under the S106 agreement for the submission of a Public Open Space Scheme which includes the specification for the ELEAP, further consideration to the play equipment can be given prior to the submission of the Scheme. Amended hard and soft landscaping plans have been provided without the ELEAP specification.

The landscaping along the spine road includes tree planting in verges, which helps provide a formal appearance to the street not found elsewhere in the scheme.

The hard landscaping helps to reinforce each of the public open space areas detailed above through the use of appropriate surfacing materials, for example, the use of red gravel tarmac for the cycle route through Sefter Meadow. The boundary materials used include a mixture of dwarf walls, estate rails and knee rails. Back garden fencing is close board timber fencing, with walls to side gardens, particularly where more prominent in the streetscene.

Overall, the landscaping provides for a high quality, useable and well defined public realm and contributes to the character areas within the site, providing for good legibility in accordance with the Arun Design Guide SPD, Policies D SP1, D DM1, GI SP1, OSR DM1, HWB SP1 and Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (2020).

AFFORDABLE HOUSING

Of the 300 units proposed, 210 are private and 90 are affordable which accords with the policy requirement for 30% provision. The affordable housing is in small clusters throughout the site which meets policy requirements. As there are no private 1 bed units, this house type is only affordable, which means that it will be distinguishable from market housing. Different house types are used for the affordable and private dwellings, however, when viewed in the street scene alongside the market units, it is not considered that this will be an issue as they do not stand out (e.g. in the same way that a large apartment block would).

HOUSING MIX

The proposals are for the following:

Private:

62 No. 2 bed units (20%)

85 No. 3 bed units (40%)
63 No. 4 bed units (30%)

Affordable:

22 No. 1 bed units (24%)
42 No. 2 bed units (47%)
20 No. 3 bed units (22%)
6 No. 4 bed units (7%)

The mix of market housing broadly accords with the need for 3 bed properties, although the percentage of 4 bed properties is higher and the percentage of 2 beds lower than set out in the Strategic Housing Market Assessment (SMHA) (Sept 2016). This is not compliant with the recommended mix, but the benefits of the scheme as a whole, combined with the positive contribution that detached units make towards a lower density edge on the west of the site, are considered to outweigh the lack of compliance.

The affordable housing size mix accords with the SHMA and is acceptable. The tenure mix is 61% affordable rented and 20% intermediate housing. No objection was raised to the affordable housing mix or location by the Councils Housing Strategy Officer and the affordable housing provision accords with Policy AH SP2.

HERITAGE ASSETS

The impact of development on heritage assets was assessed at the outline stage, which considered the following Grade II listed buildings: Rookery Farm, Nyetimber Windmill, Mill Cottage, Mill Farm, Inglenook Hotel, Sefter Farm House and Sefter Granary. It was concluded that the proposal would not result in any harm to the significance of the heritage assets. It was also concluded that the proposal would not give rise to any harm to the significance of the locally listed 56/58 Hook Lane or impact of the Barton Close Area of Character. The Conservation Officer has commented that the layout of the site, along with the contained settings provided for by virtue of existing development, and the presence of boundary hedging, will mean that the proposal will have little impact on the assets and application will not cause harm to the significant of the heritage assets. The quality of the materials can be secured through Condition 5 of the outline which requires a schedule of materials and finishes to be submitted and approved. Therefore, the development accords with policies HER SP1, HER DM1, HER DM2, HER DM4 of the Arun Local Plan and does not result in any harm to the significance of any designated or locally designated heritage assets.

RESIDENTIAL AMENITY

The layout of the site does not give rise to any concerns about impact on the amenity of existing residents due to the separation distance of the new properties from existing properties on Hook Lane in accordance with Policy Q SP1.

EXTERNAL SPACE STANDARDS

The Arun Design Guide SPD recommends a minimum garden depth of 10.5m. A Garden Depth plan has been provided which demonstrates that all of the properties meet the minimum requirement. The gardens are largely regular in shape and a few plots with more irregular garden shapes have longer depths to compensate. The maisonettes (type SO/GL) have small front gardens rather than rear gardens which provides them with private amenity space of a similar size to a balcony - in accordance with the recommended size in the Arun Design Guide SPD. The scheme complies with the external space standards set out in the Arun Design Guide SPD.

INTERNAL SPACE STANDARDS

Condition 34 of the outline permission required at least 50% of the units (150) to be designed and constructed to M4(2) standards (accessible and adaptable) and an additional 12 to M4(3) standard

(wheelchair accessible). 7 of the private house types proposed meet M4(2) standards for accessibility, amounting to 108 units. 78 of the affordable units also comply with M4 (2) standards. A total of 186 units are M4(2) compliant, exceeding the minimum of 150 units required. The Romsey house type is M4(3) compliant and there are 12 proposed on the site, meeting the requirement for 12 wheelchair accessible units. The remainder of the units meet the Nationally Described Space Standards. The scheme complies with Policy D DM2 in terms of internal space standards and provides for adaptability in accordance with D DM1 and the Arun Design Guide SPD.

CLIMATE CHANGE

The layout provides some opportunity to maximise solar gain where the streets are laid out in an east/west pattern. Condition 33 of the outline permission requires the submission of a scheme for electric vehicle charging point provision. Condition 26 of the outline requires that at least 10% of the total predicated energy requirements are from renewable or low carbon energy. The approved Design Code also sets out measures to improve thermal efficiency of the dwellings and reduce energy consumption. Therefore, the scheme accords with policy ECC SP1, Adapting to Climate Change and ECC SP2 Energy and Climate Change Mitigation.

DRAINAGE

The detailed drainage strategy will be considered through the discharge of the conditions attached to the outline permission, however, it is important to ensure that there is sufficient space within the layout to allow for the site to be satisfactorily drained. A Flood Risk Assessment was submitted and considered as part of the outline application and a Flood Risk Assessment Addendum has been submitted with this application to provide further detail. The proposed surface water drainage strategy will drain to the existing watercourse via a series of basins and swales and will naturalise the existing water course by realigning it through the east/west open space. The cycle/ footway network will cross the swales over culverts. Foul drainage will be through a gravity sewer network and existing mains crossing the site will be diverted. ADC Engineers have raised a holding objection and are seeking further clarification on the upstream and downstream watercourse levels (which is needed to demonstrate that the watercourse can be realigned as shown on the layout) and a second location for discharge. Dialogue is continuing on this matter for discharging the drainage conditions, however, it is considered that there is likely to be sufficient space within the layout to allow for any increase to the size of the attenuation ponds if required. If this proves not to be the case, then the applicant would need to apply to vary the reserved matters approval. Concern has been raised by the tree officer in relation to the root protection area of an protected oak (T6), however, the existing alignment of the watercourse is close to the tree and this is not being altered. Condition 9 of the outline permission requires detailed information to be submitted to ensure the protection of the trees.

NOISE

Noise was considered at the outline application stage and the reserved matters planning statement confirms that the mitigation measures specified will be implemented on the site. This includes the provision of appropriate glazing with trickle vents and solid fences or walls to screen garden areas from the noise sources (Pagham Road and Hook Lane). This will ensure that the noise environment for future residents is acceptable in accordance with Policy QE DM1.

LIGHTING

Lighting plans have been submitted with this application as required by condition 7, however, condition 15 of the outline application requires the submission of a lighting scheme. Therefore, the submitted plans won't be listed as approved plans and can be submitted for consideration to discharge the condition. This will also ensure that the scheme addresses the concerns about use of bollard lighting raised by the Police.

ECOLOGY

The outline application includes conditions requiring detail of hedgerow enhancement for bats, an updated badger survey, and the submission of an Ecological Protection and Enhancement Plan based on the Ecological Appraisal submitted with the outline application. This needs to include mitigation for water voles, bats, birds, hedgehogs and reptiles and to demonstrate net biodiversity gain. The greenspace within the site provides recreational space for people and dogs, which, combined with the financial contribution secured at outline towards the Pagham Harbour Strategic Access Management Strategy (SAMM) will provide mitigation for the impacts on Pagham Harbour SPA/Ramsar site.

RECOMMENDATION

It is therefore recommended that this application for reserved matters is approved subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans, drawings and documents:

- Site Layout SL.01 F
- Site Layout North SL.01-N F
- Site Layout South SL.01-S F
- Coloured Site Layout CSL.01 F
- Affordable Housing Layout AHL.01 C
- Boundary Materials Layout BML.01 D
- Dwelling Materials Layout DML.01 D
- Garden Depths Layout GDL.01 C

Location Plan LP.01 A
Parking Strategy Layout PSL.01 C
Refuse Strategy Layout RSL.01 C
Noise Assessment Layout NAL.01
Street Elevation A-A SE.01 D
Street Elevation B-B SE.02 C
Street Elevation C-C SE.03 D
Street Elevation D-D SE.04 D
Street Elevation E-E SE.05 D
Street Elevation F-F SE.06 B
Coloured Street Elevation A-A CSE.01 D
Coloured Street Elevation B-B CSE.02 C
Coloured Street Elevation C-C CSE.03 D
Coloured Street Elevation D-D CSE.04 D
Coloured Street Elevation E-E CSE.05 D
Coloured Street Elevation F-F CSE.06 B
Road Layout and Visibility 10461-HL-01 C
Road Layout and Visibility 10461-HL-02 C
Road Layout and Visibility 10461-HL-03 C
Refuse Vehicle Swept Paths 10462-VT-01 F
Refuse Vehicle Swept Paths 10462-VT-02 E
Refuse Vehicle Swept Paths 10462-VT-03 E
Finished Floor Levels 10461-EW-001 C
Finished Floor Levels 10461-EW-002 C
Finished Floor Levels 10461-EW-003 C
Vegetation Retention and Removal Plan 167-RM-01
Hardworks Plan Sheet 1 167-RM-02 C
Hardworks Plan Sheet 2 167-RM-03 C
Hardworks Plan Sheet 3 167-RM-04 C
Hardworks Plan Sheet 4 167-RM-05 C
Hardworks Plan Sheet 5 167-RM-06 D
Hardworks Plan Sheet 6 167-RM-07 D
Hardworks Plan Sheet 7 167-RM-08 C
Softworks Plan Sheet 1 167-RM-09 C
Softworks Plan Sheet 2 167-RM-10 C
Softworks Plan Sheet 3 167-RM-11 C
Softworks Plan Sheet 4 167-RM-12 C
Softworks Plan Sheet 5 167-RM-13 D
Softworks Plan Sheet 6 167-RM-14 D
Softworks Plan Sheet 7 167-RM-15 C
Softworks Schedule 167-RM-16 D
Footpath/Cycle Path Phasing Plan 167-RM-17 C
Play Provisions Plan 167-RM-18 B
Open Space Standards Plan 167-RM-19 A
Rife Green / Sefter Meadow Structural Planting Detail 167-RM-20 -
Sub Station SS.01.pe A
Gas Governor GG.01.pe A
Arkwright-Country-Brick-Plans and Elevations HT.AR.C.01.pe B
Arkwright-Country-Tile-Plans and Elevations HT.AR.C.02.pe B
Arkwright-Town-Brick Detail-Plans and Elevations HT.AR.T.01.BD.pe B
Arkwright-Town-Brick-Plans and Elevations HT.AR.T.01.pe C
Arkwright-Town-Weatherboard-Plans and Elevations HT.AR.T.03.pe C

Baker(2 block)-Country-Brick- Elevations HT.BA.2Blk.C.01.e B
 Baker(2 block)-Floors Plans HT.BA.2Blk.p A
 Bowyer-Country-Brick-Plans and Elevations HT.BO.C.01.pe B
 Bowyer-Country-Tile-Plans and Elevations HT.BO.C.02.pe B
 Bowyer-Country-Tile-Half Hip-Plans and Elevations HT.BO.C.02.HH.pe B
 Bowyer-Town-Brick-Plans and Elevations HT.BO.T.01.pe C
 Bowyer-Town-Brick Detail-Plans and Elevations HT.BO.T.01.BD.pe B
 Bowyer-Town-Render-Plans and Elevations HT.BO.T.02.pe B
 Bowyer-Town-Weatherboard-Plans and Elevations HT.BO.T.03.pe B
 Coiner(2 block)-Floors Plans HT.CN.2Blk.p A
 Coiner(2 block)-Town-Brick Detail-Elevations HT.CN.2Blk.T.01.BD.e A
 Coiner(2 block)-Town-Brick Detail-Gable-Elevations HT.CN.2Blk.T.01.BDG.e B
 Coiner(2 block)-Town-Brick-Elevations HT.CN.2Blk.T.01.e A
 Coiner(2 block)-Town-Brick-Gable-Elevations HT.CN.2Blk.T.01.G.e A
 Cooper(2 block)-Town-Brick-Gable-Plans Elevations HT.CO.2Blk.T.01.G.pe A
 Cooper(2 block)-Town-Brick-Plans and Elevations HT.CO.2Blk.T.01.pe A
 Coopersmith-Country-Brick Detail-Plans and Elevations HT.CS.C.01.pe C
 Coopersmith-Town-Brick Detail-Plans and Elevations HT.CS.T.01.BD.pe A
 Coopersmith-Town-Brick-Gable-Plans and Elevations HT.CS.T.01.G.pe B
 House Type Coopersmith)2 block)-Town-Brick-Gable- Elevations HT.CS.2Blk.T.01.G.e A
 House Type Coopersmith(2 block)-Town-Brick-Gable-Plans HT.CS.2Blk.T.01.G.p A
 Coopersmith-Town-Brick-Plans and Elevations HT.CS.T.01.pe B
 Cartographer(2 block)-Floors Plans HT.CT.2Blk.p A
 Cartographer(2 block)-Country-Brick-Elevations HT.CT.2Blk.C.01.e B
 Cartographer(2 block)-Town-Brick-Elevations HT.CT.2Blk.T.01.e A
 Frammer-Country-Brick-Plans and Elevations HT.FM.C.01.pe B
 Frammer-Country-Weatherboard-Plans and Elevations HT.FM.C.03.pe B
 Frammer-Town-Brick Detail-Plans and Elevations HT.FM.T.01.BD.pe B
 Frammer-Town-Brick-Plans and Elevations HT.FM.T.01.pe C
 Frammer-Town-Render-Plans and Elevations HT.FM.T.02.pe B
 Goldsmith-Country-Brick-Half Hip-Plans and Elevations HT.GO.C.01.HH.pe B
 Goldsmith-Country-Brick-Plans and Elevations HT.GO.C.01.pe A
 Goldsmith-Country-Tile-Half Hip-Plans and Elevations HT.GO.C.02.HH.pe B
 Goldsmith-Country-Tile-Plans and Elevations HT.GO.C.02.pe B
 Goldsmith-Town-Brick Detail-Plans and Elevations HT.GO.T.01.BD.pe B
 Goldsmith-Town-Brick -Plans and Elevations HT.GO.T.01.pe A
 Goldsmith-Town-Render-Baywindow-Plans and Elevations HT.GO.BW.T.02.pe A
 Goldsmith-Town-Render -Plans and Elevations HT.GO.T.02.pe B
 Mason-Country-Brick-Plans and Elevations HT.MA.C.01.pe B
 Mason-Town-Brick Detail-Plans and Elevations HT.MA.T.01.BD.pe A
 Mason-Town-Brick-Plans and Elevations HT.MA.T.01.pe B
 Quilter-Country-Brick-Plans and Elevations HT.QU.C.01.pe B
 Quilter-Town-Brick-Plans and Elevations HT.QU.T.01.pe C
 Romsey(2 block)-Floors Plans HT.RO.2Blk.p A
 Romsey(2 block)-Town-Brick.Elevations HT.RO.2Blk.T.01.e A
 Romsey(2 block)-Town-Brick-Gable-Elevations HT.RO.2Blk.T.01.G.e A
 Romsey-Town-Brick-Plans and Elevations HT.RO.T.01.pe A
 Souter/Glover(2 block)-Country-Brick-Elevations HT.SG.2blk.C.01.e B
 Souter/Glover(2 block)-Floor Plans HT.SG.2blk.p A
 Souter/Glover(2 block)-Town-Brick-Elevations HT.SG.2blk.T.01.e A
 Souter/Glover1(2 block)-Country-Brick-Elevations HT.SG1.2blk.C.01.e B
 Souter/Glover1(2 block)-Floor Plans HT.SG.2blk..C.01.p A

Sculptor-Country-Brick-Plans and Elevations HT.SR.C.01.pe B
Sculptor-Country-Tile-Plans and Elevations HT.SR.C.02.pe B
Sculptor-Town-Brick-Plans and Elevations HT.SR.T.01.pe B
Sculptor-Town-Render-Plans and Elevations HT.SR.T.02.pe B
Tailor(2 block)-Town-Brick Detail-Gable-Plans and Elevations HT.TA.2Blk.T.01.BD.G.pe A
Tailor(2 block)-Town-Brick-Plans and Elevations HT.TA.2Blk.T.01.pe B
Thespian-Country-Brick-Plans and Elevations HT.TH.C.01.pe C
Thespian-Town-Brick-Plans and Elevations HT.TH.T.01.pe B
Tillman(2 block)-Country-Brick- Elevations HT.TI.2Blk.C.01.e B
Tillman(2 block)-Floor Plans HT.TI.2Blk.p A
Tillman(2 block)-Town-Brick- Elevations HT.TI.2Blk.T.01.e A
Tillman(2 block)-Town-Brick- Gable-Elevations HT.TI.2Blk.T.01.G.e B
Tillman(2 block)-Town-Render- Elevations HT.TI.2Blk.T.02.e A
Tanner-Floor Plans HT.TN.p A
Tanner-Town-Brick-Elevations HT.TN.T.01.e B
Tanner-Town-Weatherboard-Elevations HT.TN.T.03.e B
Weaver-Country-Brick-Plans and Elevations HT.WE.C.01.pe B
Weaver-Country-Tile-Plans and Elevations HT.WE.C.02.pe B
Weaver-Town-Brick-Plans and Elevations HT.WE.T.01.pe A
Woodcarver-Town-Brick-Plans and Elevations HT.WO.T.01.pe B
Woodcarver-Town-Weatherboard-Plans and Elevations HT.WO.T.03.pe B
Quilter-Country-Encased-Render-Plans and Elevations HT.QU.01.ER.pe A
Plots 8-9 - Elevations P.8-9.e B
Plots 8-9 - Floor Plans P.8-9.p A
Plots 12-13 - Floor Plans and Elevations P.12-13.pe B
Plots 24-26 - Elevations P.24-26.e B
Plots 24-26 - Floor Plans P.24-26.p A
Plots 31-32 - Elevations P.31-32.e B
Plots 31-32 - Floor Plans P.31-32.p A
Plots 35-36 - Elevations P.35-36.e B
Plots 35-36 - Floor Plans P.35-36.p A
Plots 38-39 - Floor Plans and Elevations P.38-39.pe B
Plots 42-43 - Elevations P.42-43.e B
Plots 42-43 - Floor Plans P.42-43.p A
Plots 45-46 - Elevations P.45-46.e C
Plots 45-46 - Floor Plans P.45-46.p B
Plots 99-101 - Elevations P.99-101.e B
Plots 99-101 - Floor Plans P.99-101.p A
Plots 102-103 - Floor Plans and Elevations P.102-103.pe B
Plots 123-128 - Elevations P.123-128.e B
Plots 123-128 - Floor Plans sheet 1 of 2 P.123-128.p1 B
Plots 123-128 - Floor Plans sheet 2 of 2 P.123-128.p2 B
Plots 149-150 - Elevations P.149-150.e B
Plots 149-150 - Floor Plans P.149-150.p A
Plots 159-160 - Floor Plans and Elevations P.159-160.pe B
Plots 161-162 - Elevations P.161-162.e B
Plots 161-162 - Floor Plans P.161-162.p A
Plots 197-202 - Elevations P.197-202.e A
Plots 197-202 - Floor Plans sheet 1 of 2 P.197-202.p1 A
Plots 197-202 - Floor Plans sheet 2 of 2 P.197-202.p2 A
Plots 207-209- Elevations P.207-209.e A
Plots 207-209 - Floor Plans P.207-209.p A

Plots 216-217 - Floor Plans and Elevations P.216-217.pe B
Plots 224-226 - Elevations P.224-226.e B
Plots 224-226 - Floor Plans P.224-226.p A
Plots 231-233 - Elevations P.231-233.e A
Plots 231-233 - Floor Plans P.231-233.p A
Plots 236-238 - Elevations P.236-238.e A
Plots 236-238 - Floor Plans P.236-238.p A
Plots 239-241 - Elevations P.239-241.e A
Plots 239-241 - Floor Plans P.239-241.p A
Plots 261-263 - Elevations P.261-263.e A
Plots 261-263 - Floor Plans P.261-263.p A
Plots 282-284 - Elevations P.282-284.e B
Plots 282-284 - Floor Plans P.282-284.p A
Plots 291-292 - Floor Plans and Elevations P.291-292.pe B
Plots 296-297 - Elevations P.296-297.e B
Plots 296-297 - Floor Plans P.296-297.p A
Plots 298-300 - Elevations P.298-300.e B
Plots 298-300 - Floor Plans P.298-300.p B
Plots 19-20 - Elevations P.19-20e A
Plots 19-20 - Floor Plans P.19-20.p A
Garage Single-Floor Plans and Elevations GAR.01.pe C
Garage Double- Floor Plans and Elevations GAR.02.pe C
Garage Twin Town-Floor Plans and Elevations GAR.02.2.T.pe C
Garage Single Country- Floor Plans and Elevations GAR.01.C.pe B
Garage Double Country- Floor Plans and Elevations GAR.02.1.C.pe B
Garage Twin Country- Floor Plans and Elevations GAR.02.2.C.pe B
Bin and Cycle Store 1-Plans and Elevations BCS.01.pe B
Bin and Cycle Store 2-Plans and Elevations BCS.02.pe B
Car Barn with Bin/Bicycle Store Floor Plans and Elevations CBBS.01.pe B
Car Barn Plot 167 CB.P_167.pe A
Car Barn Plot 168 CB.P-168.pe A
Garage Twin-Alternative Access-Town-Floor PlansandElevations GAR.02.T.pe A
Bin and Cycle Store 3 - Plans and Elevations BCS.03.pe A
Bin and Cycle Store 4 - Plans and Elevations BCS.04.pe A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan 2011-2031.

- 2 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.

BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on](https://www.arun.gov.uk/weekly-lists)

[this link.](#)

P/132/20/RES - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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