

**Recommendation Report for Approval of Details Reserved by Condition**

**REF NO:** P/96/21/DOC  
**LOCATION:** Land North of Sefter Road & 80 Rose Green Road, Pagham  
**PROPOSAL:** Approval of details reserved by condition imposed under ref P/134/16/OUT relating to Condition No 34 - statement of how WW2 Infantry Section Post will be retained & integrated.

<b>RELEVANT SITE HISTORY</b>
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P/134/16/OUT Outline application for the development of up to 280 dwellings (including affordable homes), land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and creation of a pedestrian and emergency only access. Provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks. This application also falls within the parish of Aldwick  
  
Approve Conditionally 15-10-2019

P/24/20/RES Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).  
  
Refused 26-06-2020

P/40/20/DOC

Approval of details reserved by condition imposed under ref P/134/16/OUT relating to Condition Nos 9 – arboricultural method statement, 15 - ecology, 20 - employment & skills plan, 28 - energy conservation, 30 - archaeological, 32 - noise and, 33 - electric vehicle charging.

Part Approved 16-07-2020

Condition 34 was originally part of this application for approval of details, however, inadequate details were provided to demonstrate its retention and condition 34 was not discharged.

## CONSULTATIONS

ADC Archaeology Adviser – Agree that the retention strategy submitted with the application is appropriate and that it should be undertaken as described. The relevant planning condition (no. 34) has therefore been fulfilled and may be discharged.

ADC Conservation Officer – The approach as set out would seem to be a logical one, that of incorporating the retained Infantry Section Post into the landscape strategy of the proposals. This is followed by building recording and the creation of a strategy for the retention and interpretation of the structure. The latter being directly informed by the Historic Building Recording.

It is positive to note that the statement identifies that no physical works will be undertaken to the Infantry Section Post without consultation with the LPA on the nature of works before they are undertaken.

### COMMENTS ON CONSULTATION RESPONSES:

The consultation responses are noted.

## POLICY CONTEXT

### DEVELOPMENT PLAN POLICIES:

Arun Local Plan 2011-2031: HER SP1 - The historic environment

### PLANNING POLICY GUIDANCE

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

## CONCLUSIONS

BACKGROUND

Condition 34 of outline planning permission (P/134/16/OUT) granted on 15 October 2019 states:

*“Prior to the commencement of development, a statement shall be submitted which will provide details of how the WW2 Infantry Section Post will be retained on site and integrated as part of the proposals. The development shall be carried out in accordance with the approved statement, unless otherwise agreed in writing by the Local Planning Authority.”*

The reason for the condition reads:

*“To preserve the significance of the non-designated heritage asset in accordance with Policy HER SP1 of the Arun Local Plan and paragraph 197 of the National Planning Policy Framework and to ensure that historic building feature is protected and preserved. It is necessary for this condition to be pre-commencement to avoid any harm to the significance of the non-designated heritage asset.”*

As part of application P/40/20/DOC condition 34 was recommended to only be partly discharged. However, members were uncomfortable with this as they felt it would not ensure the proper retention of the WW2 Infantry Post. Condition 34 was not discharged. The recommendation for this application for the discharge of condition 34 seeks to have condition 34 discharged in full.

## ASSESSMENT

The details submitted to discharge condition 34 include: a WW2 Infantry Section Post Retention Strategy and appendices including Written Scheme of Investigation (Level II Recording) to Inform a Programme of Retention and Interpretation.

The Infantry Section Post is a non-designated heritage asset. It lies within an overgrown area of agricultural land north of Sefter Road and the residential areas of Rose Green Road. It lies near a field boundary in a field enclosed by tall hedgerows and mature planting. The strategy to retain the Infantry Section Post describes how proposed development described in the current reserved matters application (ref: P/49/21/RES) will retain the structure in situ, and how it is integrated as part of the proposals.

The Infantry Section Post will be incorporated into the landscape strategy proposals in order to minimise potential impacts to its significance. The landscape strategy ensures that no built development will be constructed in close proximity to the Infantry Section Post. The Infantry Section Post is proposed to be retained and within an area of green space separated from proposed buildings by planting and landscaping. 1.1m high fencing will surround the Infantry Section Post. This fencing will be constructed of timber to be in keeping with the semi-rural location of the structure. There will also be a strategic break in the fencing allowing views from the road.

The strategy for the in situ retention of the Infantry Section Post includes: clearance of overgrown planting; a programme of historic building recording (described in the Written Scheme of Investigation) which will be used to inform later steps of the strategy including short and long term strategies for retention; short term strategies for retention which may include any emergency remediation works required to stabilise the Infantry Section Post and make it structurally sound and interventions to secure it from any intrusive public access; and long term strategies for retention to include the installation of interpretation boards.

The strategy will ensure the preservation of the fabric of the structure and the interest in its historic and architectural significance. In particular, the proposal to integrate the structure within the landscape design proposals of the current reserved matters application will create a setting befitting its heritage status and will protect it from public intrusion the impact of which will prolong its longevity for present and future generations to enjoy.

#### **RECOMMENDATION**

That the written scheme of investigation be agreed to inform a statement explaining how the WW2 Infantry Section Post will be retained on the site and that Condition 34 be discharged accordingly.