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From: Nicola Swann [REDACTED]
Sent: 12 August 2021 14:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Pagham responses

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Pagham Parish Council considered the following applications at a meeting of its Planning Committee Advisory Group on 10th August 2021. In accordance with a scheme of delegation dated 4th May 2021, the Clerk submits the following comments:

6.1 P/83/21/DOC – Land South of Summer Lane & West of Pagham Road Pagham. Approval of details reserved by condition imposed under ref P/140/16/OUT relating to condition no 6 – design code masterplan. Members had previously considered a version of a design code for this development, and had objected to the proposals on the grounds of the lack of empathy in design with the rural setting in which the houses would be built.

RECOMMENDATION: Members had met with Foreman Homes and given feedback on elements of the design proposed and noted the changes made, which were on the whole viewed as an improvement to the previous iteration. However, some concerns remained:

- The access to the development proposed under P/25/17/OUT was shown on the plan, and the development shown greyed out. The Council is concerned that this access is not yet formally agreed between the parties yet is forming part of the design code. The code should not be signed off without the access being agreed. The design code required under P/25/17/OUT is to be prepared to reflect the objectives of FS06-REV C, which shows TWO accesses to the site. If only one is agreed, this is not possible.
- How can we be assured that the design code for P/25/17/OUT will be in line with the code for P/140/16/OUT? The whole strategic allocation should be designed together.

- The Council still wishes to ensure that the predominant feel of the site is not “red brick” and encourages the developer to include sufficient of the features suggested in the design code to achieve this.

6.2 P/111/21/RES – Land adjacent to Sefter School House Sefter Road Pagham PO21 3EE. Approval of reserved matters following P/116/19/OUT for the erection of 2No detached houses and 4 no semi detached dwellings.

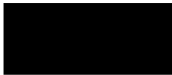
RECOMMENDATION: OBJECT. The Council wishes to object to the application on the following grounds:

- The application seeks to increase the size of the houses to 4-bed properties. This will inevitably increase the need for parking spaces and the number of cars coming out of the site. Parking overall is insufficient at 2 spaces per house and 3 visitor spaces – there is no opportunity to safely park on the road adjacent to the development. 4-bed properties will likely have more than 2 vehicles each and the visitor spaces will be used.
- The access is still not considered safe.
- The design of the properties is not appropriate for the rural location of the site. It is not in keeping with other properties in the area. The use of white upvc windows, white weatherboarding is not consistent with rural feel.
- The layout of the buildings is not sympathetic to the rural location and does not accord with the principles in ADC’s design code at Q.01 Rural Development.
- The positioning of the parking does not meet the design standard at Q.01 which asks that driveways are sited and designed so as not to dominate the front garden. There is limited landscaping proposed.
- Plots 1 & 2 have very limited outdoor space for 4 bedroom houses.
- There is limited communal open space provided. The area at the front of the estate, which would inevitably attract children as a play space, is too near the access to Sefter Road.

6.3 P/110/21/T – 43 Sea Lane Pagham PO21 4UW – reduction/crown lift of 1No sycamore (T1) to Northern face to achieve 2m clearance from building.

RECOMMENDATION: NO OBJECTION

Best wishes



Nicola Swann
Clerk & RFO
Pagham Parish Council

