

## Nicola Oktay

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**From:** Nicola Swann [REDACTED]  
**Sent:** 15 January 2025 13:37  
**To:** Planning.Responses  
**Subject:** Pagham responses

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Dear Planning team

The following applications were considered at a meeting of our Planning Committee on 14<sup>th</sup> January 2025.

P/114/24/RES – Land west of Pagham Road Pagham. Approval of the reserved matters following approval of P/178/21/OUT for 95 new homes along with supporting infrastructure in the form of access, new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure. This application is a departure from the development plan, is in CIL zone 5 (CIL liable as new dwellings) and may affect the setting of listed buildings. RESOLVED: NO OBJECTION, however the Council wished to raise the following points:

Members were encouraged to see the developers had listened to the Council's pre-application public consultation feedback in respect of the application and noted the improvements to the landscaping of the public open space around the attenuation pond and the confirmation of fencing at the LEAP.

Members feel there are further measures the developer could take in respect of climate change. We have asked that grey water systems, porous driveways and solar panels are included on all properties.

We would like confirmation that there will be fencing around the toddler play area which is next to the attenuation pond.

We would like confirmation that there will be a barrier at the pedestrian entrance to the site to ensure no access for motorbikes.

The Council remains concerned around the possibility of flooding at the site, and the potential impact of the land raising required to make the proposed drainage solution work properly. If land is raised there can be an impact on neighbouring existing properties. In this case, the neighbouring properties are mobile homes and would be particularly vulnerable.

We are also concerned around the layout of the access to the site. The site accesses directly onto Pagham Road, in an area which is subject to the national speed limit. We feel this is dangerous in an area which will ultimately have accesses for two substantial housing estates and a care home. The volume of traffic on the roads at peak am hours will make it very difficult for anyone turning right out of the estate to pull out safely. The existing and proposed schools serving Pagham would involve a right turn. It will also create queuing traffic in the estate. We would suggest the entrance is reconfigured to allow for a left turn lane. There would appear to be adequate space to allow for reconfiguration.

We would urge the applicant to work with us and WSCC to implement a reduction of the speed limit in the area. It was further RESOLVED that the Clerk be asked to write to the applicant to make this offer.

P/123/24/HH – 109 West Front Road Pagham PO21 4TB. Installation of 10no solar panels to the side and an Air Source Heat pump to the rear of this detached bungalow. RESOLVED: NO OBJECTION

P/124/24/HH – 27 East Mead Pagham PO21 4QT. Erection of a detached single-storey timber framed granny annexe for ancillary use to the main dwelling. RESOLVED: NO OBJECTION

P/133/24/T – 107 Harbour View Road Pagham PO21 4RJ. 1no Sycamore (T1) crown reduction to leave a height of 8m and a spread of 4m. RESOLVED: NO OBJECTION

Best wishes

[REDACTED]  
Nicola Swann  
Clerk & RFO  
Pagham Parish Council