

JJR Designs Ltd

Architectural Services

Ref: Design & Access Statement 03 A

Date: 17.09.2025

Job No: 1683

Address: Land East of Commonmead Barn
Pagham Road, Pagham, PO21 3PY

Applicant: Mr. H. Phillips

Agent: JJR Designs Ltd

Scheme: Revised planning application to P/9/24/PL for the construction of 2no. detached dwellings along with associated car and cycle parking

Suite 6a
Church House
94 Felpham Road
Felpham
West Sussex
PO22 7PG

DESIGN & ACCESS STATEMENT

Land East of Commonmead Barn, Pagham Road. Pagham PO21 3PY

INTRODUCTION

This revised scheme has been prepared by JJR Designs on behalf of Mr H. Phillips, the freehold owner of the land. The application proposes the construction of 2no. detached dwellings along with associated car and cycle parking on the land.

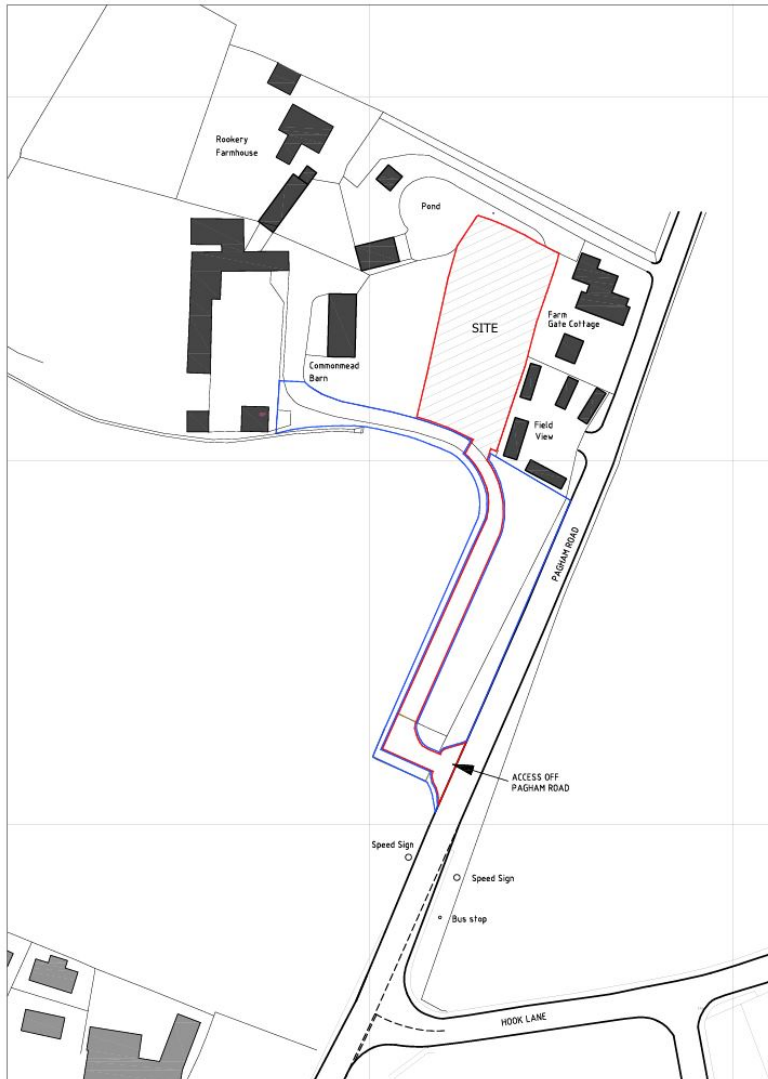
The proposal has been amended to address the concerns raised by ADC officers in the recently refused application ref P/9/24/PL for the construction of 3. No two-storey detached dwellings along with associated car and cycle parking. The design changes made include:

- Reduction in the number of units proposed from three to two detached house to reduce overall density of development and to allow a more spacious layout;
- Reduction in ridge height. 1st floor accommodation within the roof space reducing overall height of development.
- Reduction in the mass and height of the dwellings.
- Further consideration given regarding the use of a local palette of materials including flint to ensure that the proposed dwellings integrate successfully into their semi-rural setting;
- Retention and enhancement of existing boundary screening, as confirmed in the tree reports prepared by South Downs Ecology and shown on the proposed Site layout Plan;
- Ensuring Plot 1 would not fall foul of the 25-degree rule in relation to the mobile homes on Fieldview (as demonstrated by the cross-section dwelling submitted), thereby ensuring that this dwelling would not be overbearing on these homes (notwithstanding the retention of the intervening hedge as confirmed above).
- Retention of the existing private culvert running across the site with no built development shown within 3 metres of the culvert;
- Remove carports and additional parking. Due to the reduction in accommodation

A more detailed description of the scheme changes is included in the accompanying Planning Statement prepared by Verve Planning.

APPLICATION SITE AND ITS WIDER CONTEXT

The application site comprises a rectangular shaped plot of land along with an entrance driveway to the south providing vehicular access from Pagham Road, the total extent is approximately 2,066 sqms in area.



Site location plan, including access driveway off Pagham Road

The land consists of undeveloped land, laid to grass, with a number of containers and paraphernalia in the south western corner in connection with the lawful use of this part of the site for the storage and repair of boats and classic cars.

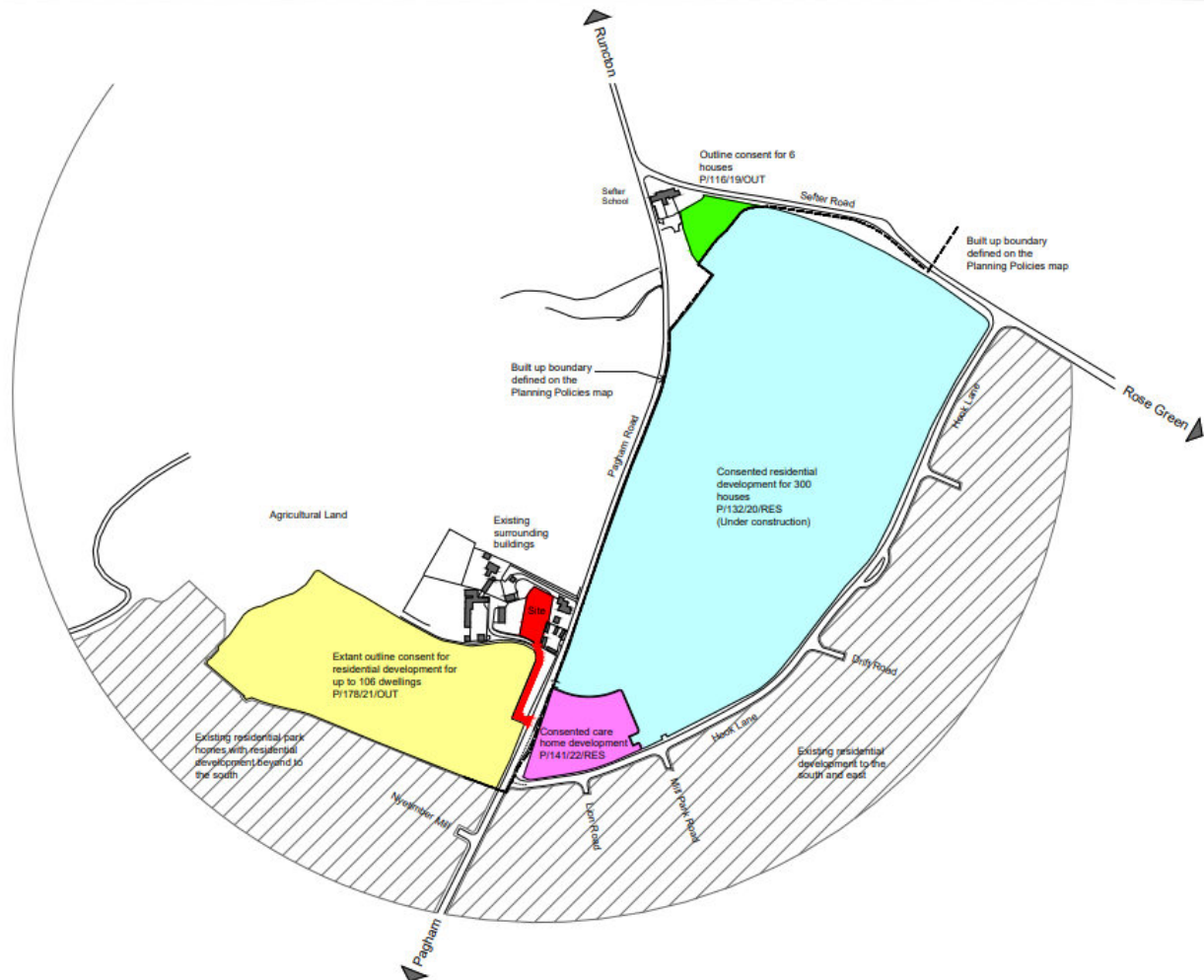
As confirmed in the Existing Tree Schedule and accompanying Arboricultural Impact Assessment, prepared by South Downs Ecology, the eastern, western and southern boundaries of the site are lined with dense conifer hedges to a height of approximately 5 metres. The northern boundary is lined with self-seeded elms and other small trees which line the adjacent pond. A short section of cherry laurel hedge (circa 4.5 metres in height) is present within the site (although this is shown to be removed as part of the application). Please also refer to site context photographs in **Appendix 1**.

The site is located on the northern western edge of the built-up area of Pagham, towards Rose Green, Aldwick and Bognor Regis beyond. Whilst it is located within the Bognor Regis to Chichester Settlement Gap (as shown on the council's proposals map), it is surrounded on all sides by residential properties.

The immediate surroundings of the site are the long-established properties of Commonmead Barn to the west, Rookery Farmhouse to the north with Farm Gate Cottage and Field View to the east with Pagham Road beyond. To the south is Mill Farm land which has outline planning consent for a significant residential development (up to 109 new houses).

To the west beyond Pagham Road and to the north of Hook Lane there is a significant new residential development (300 houses) and 80 bed Care Home complex currently under construction. This development site forms part of the Pagham North Strategic Allocation (SD2).

The plan below shows the context of the application site in relation to the existing and emerging context.



As confirmed in the officer's report relating to application ref P/9/24/PL, the application site is in a sustainable location within the Pagham area with excellent access to essential local facilities. It is within walking and cycling distance of local schools, pubs, shops, takeaways and other day to day services within the Nyetimber, Pagham and Rose green area.

For recreation there are miles of public footpaths with marvellous choices walking, running, trekking etc. The local cricket and football clubs are less than half a mile and Pagham Beach is 1.4 miles away.

The site is also a short distance to bus routes on Pagham Road which provides direct access to the mainline railway services at Bognor Regis Station, approximately 3.6 miles away. This station provides regular services to destinations such as Littlehampton, Barnham, Horsham and London Victoria.

The local 600 bus service runs 7 days per week from Chichester to the North through to Elmer on the east side of Bognor Regis, the route of which passes through Pagham. This service runs 7 days per week.

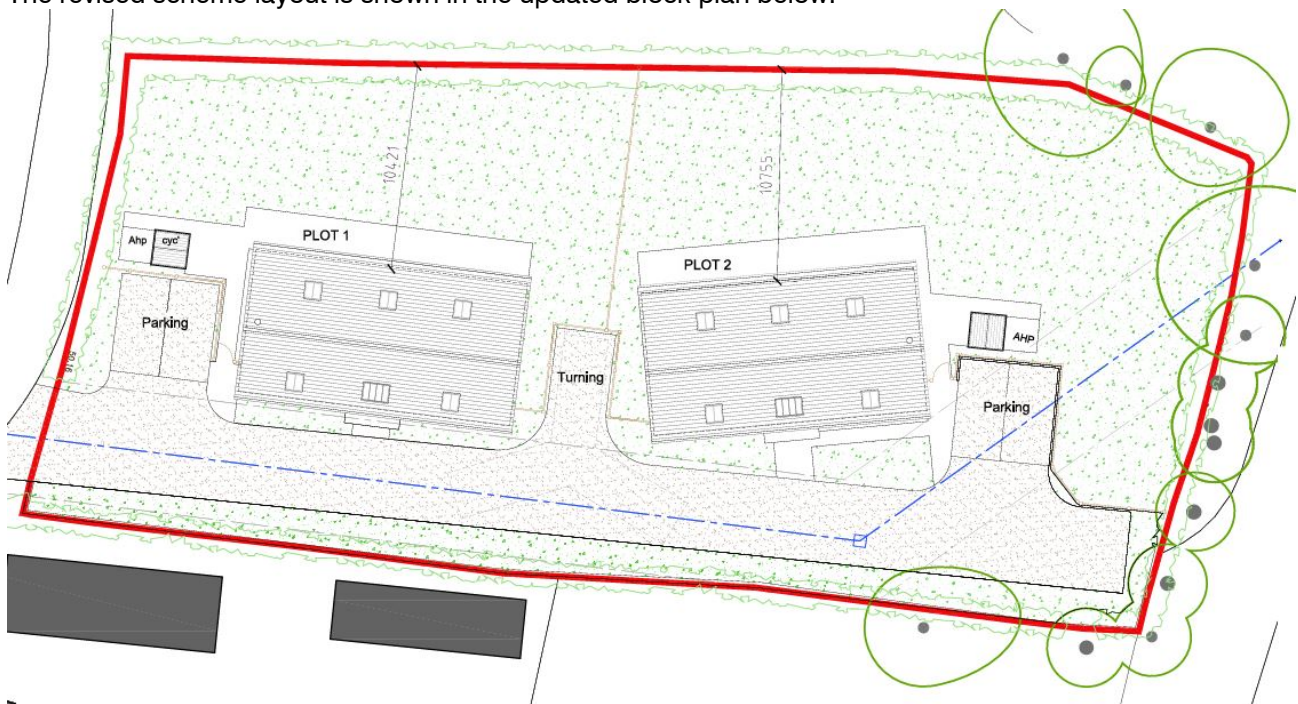
SCHEME PROPOSAL

The construction of two new dwellings laid out informally across the site will optimise the use of an underused plot in a manner which is appropriate to its semi-rural character.

The application proposal comprises:

- 2no. detached dwellings. Each dwelling provides 164m² of floor area over the ground and first floor.
- Provision of generous family sized accommodation with each dwelling containing three bedrooms
- Landscaped, private front and rear gardens for each property;
- 328m² of Gross Internal Area
- 4 Designated car spaces comprising open car parking spaces including EVCP provision;
- Appropriate recycling and refuse facilities for each property
- Provision of safe vehicular access and egress with the required vehicular sight lines for a derestricted highway the entrance off Pagham Road being less than 30m. from the 30mph restricted limit.
- Emergency and Service vehicles access arrangements

The revised scheme layout is shown in the updated block plan below:



HOUSE DESIGN

The local buildings are split into two categories, older rural farm buildings, houses and cottages to the west and north east with mobile homes directly to the east between the site and the Pagham Road.

Local materials used on the permanent structures in the immediate area are flint, brick, render, timber, slate and tile or timber cladding. The pitched roofs are plain tiled or of natural slate construction.

Each dwelling has been designed as a 3 bedroom house, providing high-quality, family sized accommodation in excess of the National Technical Standards within a spacious layout.

All houses will be accessible in compliance with current building regulations legislation.

The elevational treatment for the two houses has been developed, with inspiration taken from neighbouring property Commonmead Barn, this is in direct response to comments received within the planning inspectors report.



Image of Commonmead Barn – South & West facing elevations

The new properties would incorporate facing brickwork and flint at ground floor level, Vertical timber cladding at 1st floor to the side elevations. The roof covering will be clay tiles. Windows are also in the style of Commonmead Barn.



PLOT 1.
EAST FACING ELEVATION
Sc. 1:100



PLOT 1
NORTH FACING ELEVATION
Sc. 1:100



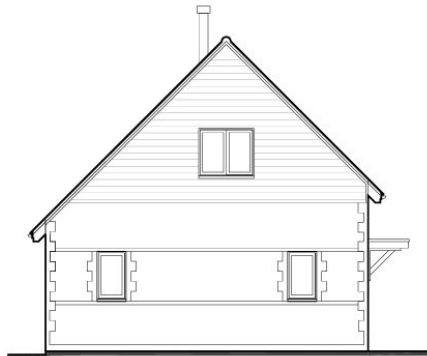
PLOT 1.
WEST FACING ELEVATION
Sc. 1:100



PLOT 1.
SOUTH FACING ELEVATION
Sc. 1:100

Plot 1 – Proposed Elevations

Plot 2 continues to be influenced by Commonmead Barn. Using the same materials as plot 1 a different colour pallet will be suggested at the time of construction to differentiate between the two properties, although plot 2 has been handed complementing colours will give each property its own identity. The roof covering will be clay tiles or slate to give contrast between each property. Windows are also in the style of Commonmead barn



PLOT 2.
SOUTH FACING ELEVATION
Sc. 1:100



PLOT 2.
EAST FACING ELEVATION
Sc. 1:100



PLOT 2.
NORTH FACING ELEVATION
Sc. 1:100



PLOT 2.
WEST FACING ELEVATION
Sc. 1:100

Plot 2 – Proposed Elevations



Street scene of the two new dwellings

Where possible all houses will be built using traditional low maintenance materials that have a long-established natural life ensuring that extensive maintenance and refurbishment will be kept to a minimum.

They will be provided with electrical and heating equipment in compliance with current legislation, air source heat pumps will be incorporated as appropriate in accordance with the conclusions of the SAP assessment.

PROPOSED ACCESS

The proposed dwellings will be accessed by the existing access off Pagham Road approximately 30m north of Hook Lane which includes the appropriate sight line provisions. Once inside the gated entrance the shared access road is 4.5m. wide, within which there is adequate turning space for service vehicles, fire appliances and other removal's vehicles etc.

The vehicular and pedestrian shared gravel access road leads to private parking finished with s pours finish and a sub-base that includes for adequate surface water penetration to the sub strata.

Paving to the access footpaths will be laid to a cross fall to allow drainage to the adjacent garden areas.

PROPOSED LANDSCAPING

As confirmed in the Tree Retention and protection Plan, all of the existing hedging around the perimeter of the site will be retained to a height of approximately 5 metres. The proposed planting plan shows additional, native mixed species hedge planting in the NE corner of the site and infill conifer planting in the NW corner along with supplemental native mixed species hedge planting along the northern boundary to ensure all round privacy.

The buildings will be set back informally behind the proposed driveway off Pagham Road, with each property benefitting from a landscaped frontage (laid out to lawn) and a generous and private rear garden. Patio's will be provided to the rear of all properties with their area limited to 2.1m maximum depth outside the main garden access doors.

DRAINAGE

The existing culvert running across the site would be retained with no development within 3 metres of the culvert – please see proposed site layout plan.

Foul drainage – See Drainage Engineers report and proposed design

Surface water - See Drainage Engineers report and proposed design

CONCLUSION

This revised proposal for the construction of 2no. detached dwellings at land east of Commonmead Barn, Pagham Road, has been carefully designed to respond positively to the concerns raised in the previous application (P/9/24/PL) and to reflect the site's semi-rural character and context.

The scheme achieves the following key objectives:

Appropriate scale and density – reducing from three dwellings to two detached houses ensures a more spacious, less intensive form of development that sits comfortably within its surroundings.

Sensitive design and materials – the houses take direct inspiration from nearby Commonmead Barn, incorporating traditional brick, flint, timber cladding and tiled/slate roofs, ensuring a strong architectural relationship with local built form.

Protection of residential amenity – the revised layout and reduced ridge heights prevent any overbearing impact on neighbouring properties, particularly Field View, while existing boundary planting is retained and enhanced to safeguard privacy.

High-quality accommodation – the dwellings exceed national space standards, providing generous family homes with private gardens, modern energy-efficient systems, and provision for sustainable transport through EV charging points and cycle storage.

Sustainable location – the site benefits from excellent accessibility to local services, schools, recreation facilities and public transport links, supporting sustainable patterns of development.

Respect for natural features – existing trees and boundary hedges are largely retained, with new planting proposed to strengthen ecological and landscape value. The culvert is protected with appropriate separation to ensure its continued function.

In conclusion, the revised scheme represents a well-considered, sustainable and contextually appropriate development, which optimises an underused parcel of land while delivering two high-quality family homes. The proposal integrates successfully into its setting, addresses previous concerns, and accords with both local and national planning policy.

The applicant therefore respectfully requests that planning permission be granted.

APPENDIX 1 - SITE CONTEXT PHOTOGRAPHS



Image 1 – View from Pagham Road access looking south towards Hook Lane



Image 2 – View from Pagham Road access looking North.



Image 3 - View looking into the access road



Image 4 – View of access road looking North



Image 5 – View looking north into the site through the existing entrance gate. Note: the hedge on the left hand side extending into the site will be removed



Image 6 – Looking towards the north boundary of the site. The boundary with Field View and Gate Cottage Farm is on the right hand side



Image 7 – Looking towards the north west corner of the site



Image 8 – Looking towards the south west corner of the site showing the canvass covered storage. The west boundary is with Commonmead Barn



Image 9 – Looking towards the south boundary showing the canvass covered storage



Image 10 – Looking towards the south east corner/site entrance



Image 11 – Looking south towards the entrance. Showing the height of the east boundary conifers relative to an adult.



Image 12 – Looking west outside the site entrance with the south boundary conifers on the right hand side.

IMAGE REFERENCE PLAN

