

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Nicola Swann
Sent: 06 October 2021 14:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Pagham responses

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

At a meeting of its Planning Committee Advisory Group held on 5th October 2021, Pagham Parish Council recommended the following comments be submitted by the Clerk on its behalf under a scheme of delegation dated 4th May 2021:

P/127/21/RES

Approval of reserved matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping and layout details) of Outline planning permission P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission of P/49/21/RES). This site also lies within the parish of Aldwick & falls within Pagham North SD2, CIL Zone 1 (Zero Rated).

Pagham Parish Council comments:

The Parish Council wishes to **OBJECT** to this application. This is the third time it has commented on reserved matters for this site, and it remains concerned over the cramped layout being proposed. Not only is this not in keeping with the rural feel of Pagham, it has lead to a poor parking layout. Residents will not park in their allotted spaces where they are aligned one behind the other. They will park on the roads and verges instead. We would urge the developer to ensure that planting on the verges discourages this. In relation to the houses near the road entrance from Sefter Road, it is unclear how these spaces are accessed.

The Council notes that, at Page 49 of the submitted Planning Statement, the developer confirms that it is not meeting the ADC requirement for play space on the site, when calculated by reference to the Open Space and Play calculator. Falling short by 2210m², a huge 73% of the requirement is not being delivered. The developer states that ADC's Leisure and Landscape Officer has endorsed this approach. The Council feels this is unacceptable. The fact that the developer is making a contribution to a MUGA outside the parish in Avisford Park should not abrogate its responsibility to provide play space in line with the calculator. Future residents of this estate, and current residents of Pagham who live nearby, are being short-changed. The ELAP can only be accessed by those living in the Southern Quarter by crossing the spine road. A play area with the safest possible access should be provided for all areas of the site.

In relation to the Scout Hut, we feel this should have a lockable gate and a gantry to deter unauthorised access. The parking is insufficient at 12 spaces, a point which has been made in response to previous applications. 25 children regularly attend a session, and some of the spaces will be taken up by adult volunteers and the Scouts minibus. This will lead to parking in the road which could delay or block the exit from the Ambulance Response Post situated next to the carpark. There needs to be double yellow lines along the frontage of the scout hut and car park, and a yellow box junction outside the ambulance response post.

At the time of writing, there is no comment from the Council's drainage engineer in response to the proposals for a drainage scheme for the site. Given the well-established problems with flooding on the site it is essential that the scheme receive approval from ADC's drainage engineers before the reserved matters is approved. In addition, the scheme must ensure the issues of flooding in Lincoln Avenue are addressed or at the very least not made any worse. The Council is concerned around the safety of the SUDS ponds. Fencing should be installed to ensure the safety of children.

The Council feel that the development needs to provide pavements on Sefter Road and two crossing points for pedestrians from the development from both access points over Sefter Road. The volume and speed of traffic on Sefter Road mean it is not safe. Given the reliance of this application on the delivery of the new school at Pagham South, this is particularly relevant for children leaving the estate to join Hook Lane and onwards to the site at Pagham South. If families don't feel safe crossing roads they will be more likely to use their cars for the school run.

[REDACTED]

Nicola Swann
Clerk & RFO
Pagham Parish Council
[REDACTED]