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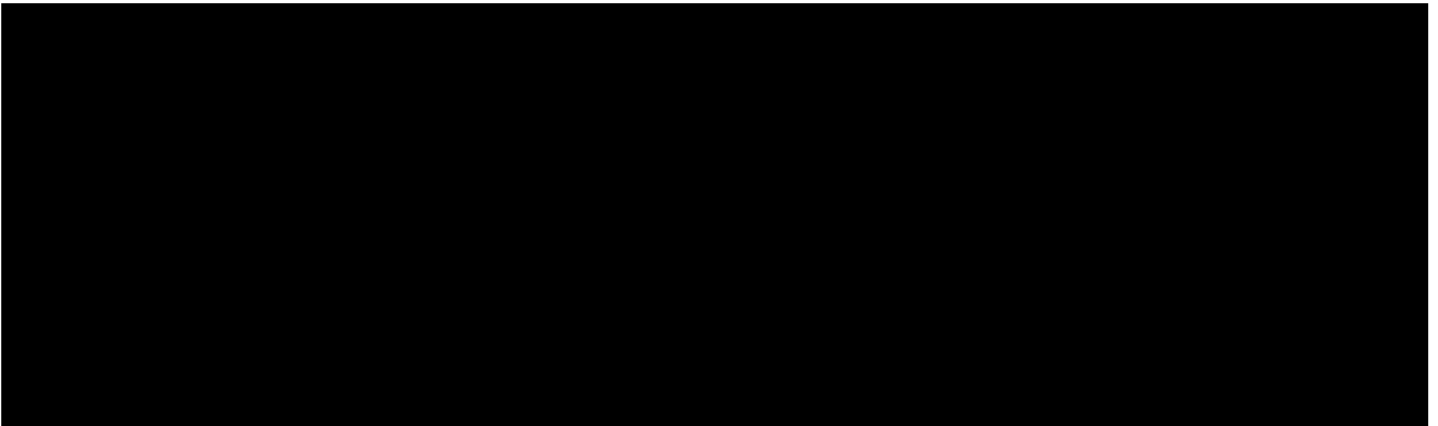


From: Nicola Swann [REDACTED]
Sent: Wednesday, November 15, 2023 11:12 AM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Pagham responses

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Further to a meeting of its Planning Committee held on 14th November 2023, Pagham Parish Council would like to make the following comments:

P/153/21/RES – Land South of Summer Lane and West of Pagham Road Pagham – Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning permission P/140/16/OUT for the erection of 350 No dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation work with access off Pagham Road. This site may affect a Public Right of Way. Amended description to 350 dwellings and substitute plans. **RESOLVED: The Council continues to OBJECT to this application for the reasons set out in the attached appendix A.**



Best wishes



Nicola Swann
Clerk & RFO
Pagham Parish Council



P/153/21/RES – Land South of Summer Lane and West of Pagham Road Pagham – Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning permission P/140/16/OUT for the erection of 350 No dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation work with access off Pagham Road. This site may affect a Public Right of Way. Amended description to 350 dwellings and substitute plans.

RESOLVED: The Council continues to OBJECT to this application.

This is the third occasion on which Pagham Parish Council has been consulted on this application, and members would remind the LPA of the previous reasons for objection which remain relevant despite the reduction in the number of homes and increase in open space:

On 21st December 2021 we reference the following matters:

- Views of St Thomas a Becket church have not been taken into account when designing the site;
- The standard of design is poor and unattractive.
- There is a lack of frontage between properties and the road.
- No attention has been paid to the Village Design Statement
- Noted that land raising of up to 1.5m will be required.
- Parish Council were assured that there would be bungalows fronting Pagham Road – this has not materialised.
- Details of the school are needed before the layout can be finalised – the way drop off and pick up works should be considered in the design to avoid traffic chaos.
- Similarly, the mitigation land for the Brent Geese needs to be finalised so that layout takes account of the requirements.
- Serious concerns around the understanding of local drainage conditions and the impact of proposals on existing properties.

On 24th November 2022 we referenced the following matters in relation to layout changes:

- More concerns raised about drainage and the reliance on the actions of riparian owners outside the site to ensure the system works.
- A footpath was shown crossing a SUDS pond
- Insufficient parking
- Unimaginative play equipment

We would urge officers to consider our comments in full submitted on the dates given, and would like to supplement our previous comments with the following:

- Despite the reduction in the number of houses included in the proposal, there is still insufficient parking. The result will be that cars park on the roads in the estate, restricting access for emergency services and refuse trucks.
- The plan relies upon clearance of the ditch on Pagham Road, which has been undertaken by the Parish Council in previous years to ensure the daffodil display on Pagham Road is maintained. This needs to be addressed going forward.
- Given the outcome of unauthorised land raising at the neighbouring Summer Lane development, which has resulted flooding to gardens on Pagham Road and the Council's paddock field, Council is very concerned to read of potential land raising of 1.5m. Experience shows us the results of land raising in this area and this needs to be considered as part of the drainage strategy.
- Since our last comments, an attempt was made to discharge the condition relating to Brent Geese mitigation land. Whilst this was ultimately withdrawn and not determined, it is clear from the consultations received that the applicant was unable

to satisfy the terms of the condition using the land identified. Any decision on the layout of the site should be made after this condition has been discharged as it is very relevant to layout.