

hgp



Land South of Summer Lane, West of Pagham Road

Additional Diagrams

Southern Street Scenes - Key Plans

Throughout the course of the application, feedback has been provided and responded to. In particular, the feedback dated 11th March 2022 and feedback received in meetings with Arun District Council, have provided the basis for many of the decisions made since. For example, one of the key points in the 11th March 2022 feedback was regarding the need to add variety of house types with a variety of ridge heights in the street scene.

The following pages contain diagrams that reference the positions of both the originally submitted street scenes, as well as the most recently submitted street scenes. Due to the extensive changes between the two layouts, the street scenes were re-labelled between revisions. For reference, the two key plans have been provided on the right hand side of this page, illustrating which areas of the site are shown in the street scenes. In some areas, we are able to make direct comparisons between previously and currently proposed building heights, while in other areas the street scenes have been relocated to better demonstrate the nature of the scheme.



Key Plan Submitted with Original Street Scenes
Drawing 21.129.71



Key Plan Submitted with Newest Street Scenes (Revision D)
Drawing 21.129.71D

Example of Framed Views

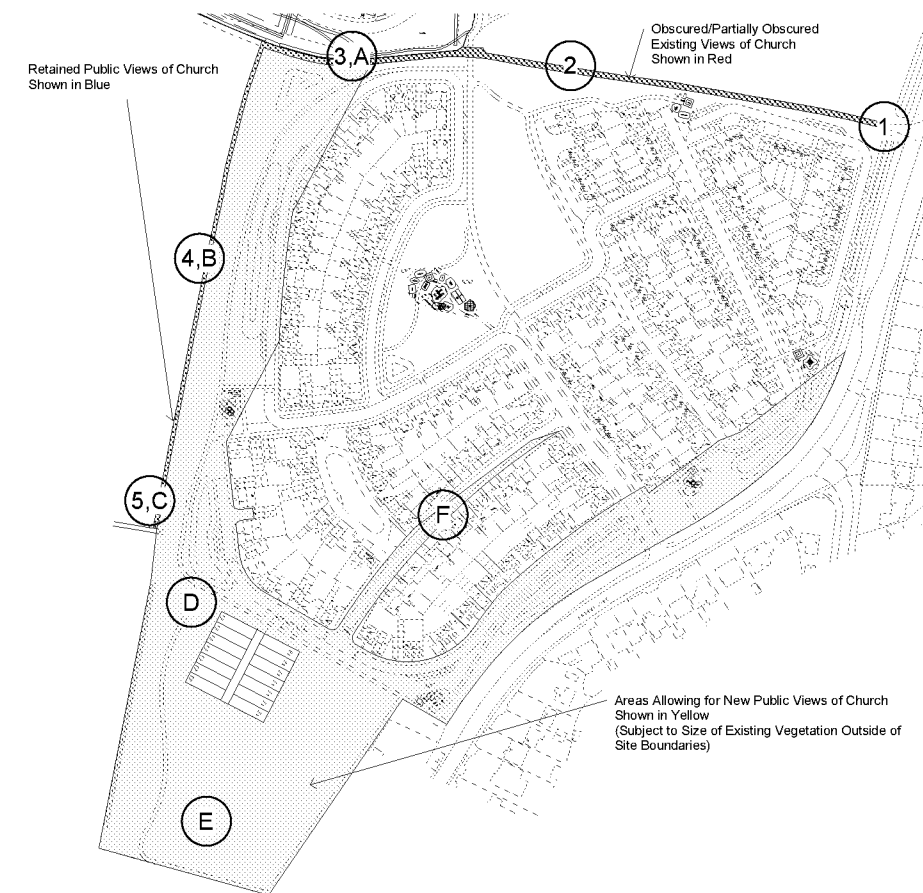
In line with the approved Design Code for this site, the layout provides a range of views towards St Thomas à Becket Church. Previously, the church was only visible at long-distance from the public rights of way. The proposed scheme allows the public to access a larger area of land from which they can appreciate the architecture of St Thomas à Becket Church, and provides much closer views that previously available.

In line with the local vernacular, and approved design code, key buildings have utilised flint in the street scene to reference the façades of St Thomas à Becket Church.

The images to the right illustrate one of the framed views of the church, and demonstrate the proposed architecture from that location. Plot 223, adjacent to Proposed View F, is a flint-fronted building that allows an architectural link from the viewpoint to the church.



Extract of Street Scene I-I Showing Some of the Architecture Adjacent to the framed views of St Thomas à Becket Church



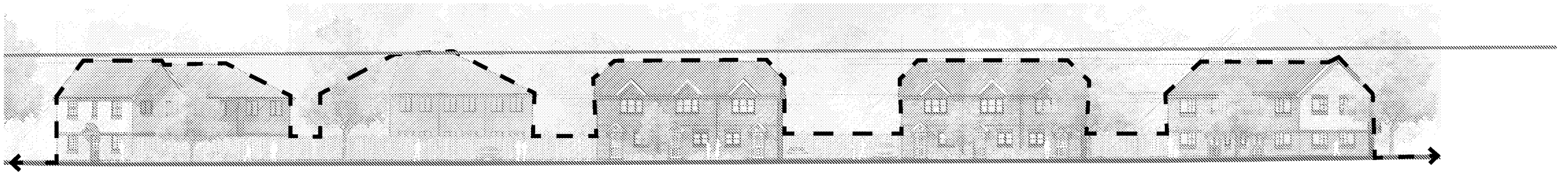
Key plan from Drawing 21.129.109 Showing Location of the Proposed Views towards St Thomas à Becket Church



Proposed View F from Drawing 21.129.109 Showing Framed View of St Thomas à Becket Church

Comparison Diagrams

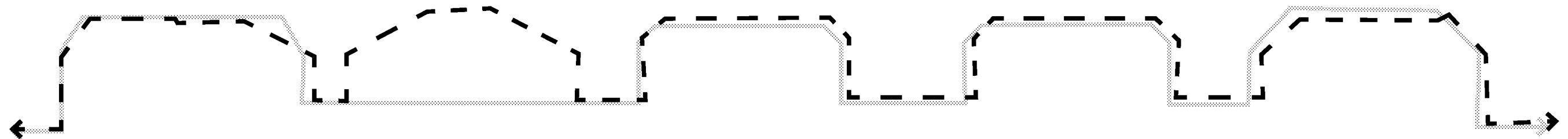
The following pages compare the previous rooflines with the newly proposed rooflines for each of the directly comparable street scenes on the southern parcel. These demonstrate how variety has been added into the street scene, particularly with the addition of buildings that feature lower eaves and ridge heights.



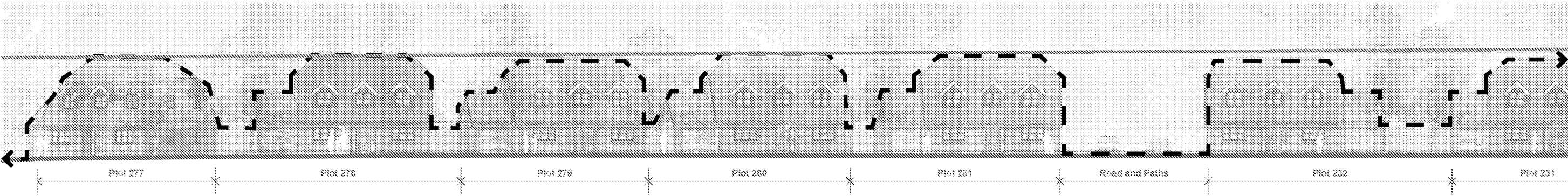
Roof Line of Previously Submitted Street Scene M-M CA4a - Roofs all of similar height, maximum roof height indicated in red.



Roof Line of New Street Scene P-P CA4a - Greater variation in roof height, buildings reoriented and reposition to increase active frontage, maximum roof height indicated in blue.



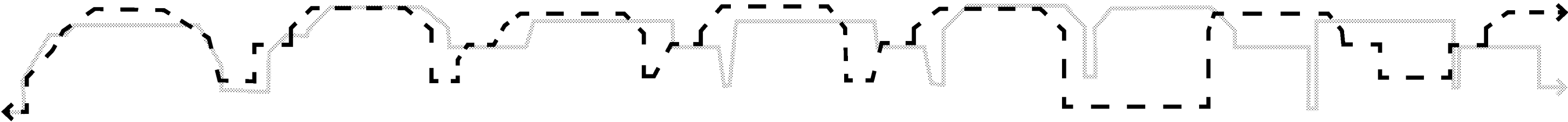
Roof Line Comparison Diagram - New street scene shows how the proposed homes have been varied in the street scene to ensure a variety of ridge heights



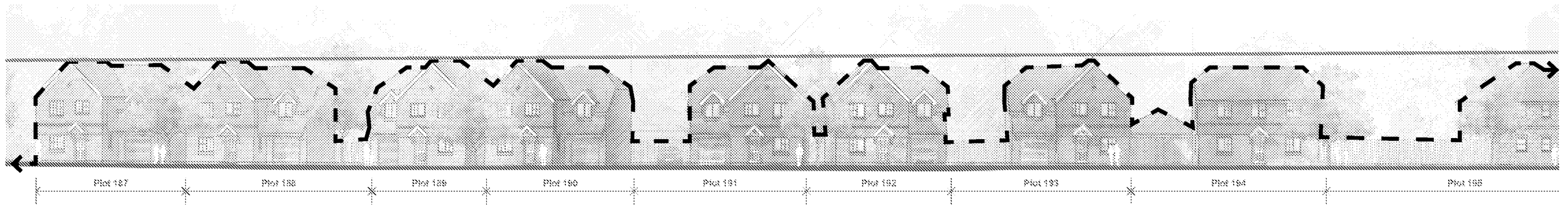
Roof Line of Previously Submitted Street Scene K-K CA4a - Roofs all of similar height, maximum roof height indicated in red.



Roof Line of New Street Scene M-M CA4a - Greater variation in roof height, maximum roof height indicated in blue.



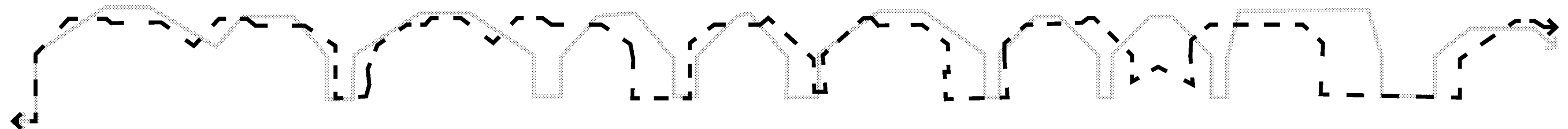
Roof Line Comparison Diagram - New street scene shows how the introduction of lower roofs adds variety to the street scene, and how the average roof height has been lowered overall



Roof Line of Previously Submitted Street Scene L-L CA2b - Roofs all of similar height, only two house types in the street scene, maximum roof height indicated in red.



Roof Line of New Street Scene N-NO CA2b - Greater variation in roof height due to range of house designs, maximum roof height indicated in blue.



Roof Line Comparison Diagram - New street scene shows how the proposed homes have been varied in the street scene to ensure a variety of ridge heights

A Collaborative Process

Since the submission of P/153/21/RES and P/167/21/RES in November 2021, a large number of changes have been worked into the scheme to enable the new development to better respond to the needs of the local area. With the feedback received from both Arun District Council and Pagham Parish Council, the development has focused on becoming a place of variety and excitement that respects the local area, while providing much needed homes.

In areas where height has been highlighted as a concern, Pagham Homes has worked with the local authority to keep eaves and ridge heights low, while still providing a varied street scene. This, alongside the changes that were made to the drainage strategy (please see Engineer's reports for further details) have helped to mitigate any perceived problem with building heights, particularly as many homes will be smaller than their immediate neighbours on Pagham Road.

We appreciate all the feedback that has been received throughout this planning application, and would like to thank everyone who commented and provided advice.

Thank you