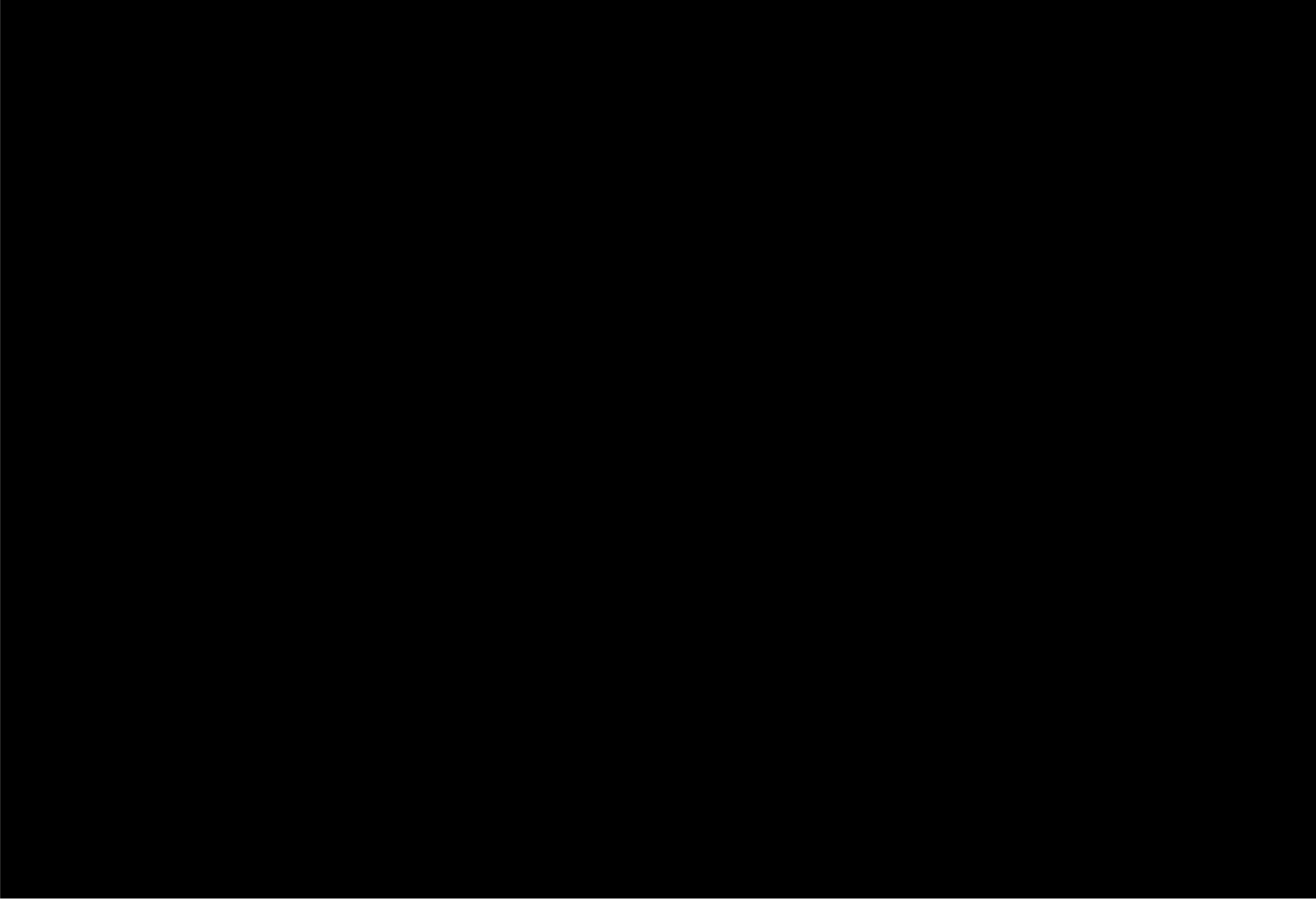




From: Nicola Swann [REDACTED]
Sent: 20 December 2021 11:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Pagham responses

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Further to a meeting of its Planning Committee Advisory Group held on 14th December 2021 and pursuant to a scheme of delegation dated 4th May 2021, the Clerk submits the attached comments on behalf of the Parish Council in respect of the following applications:

P/153/21/RES
P/167/21/RES
P/155/21/RES
P/158/21/RES

Best wishes



Nicola Swann
Clerk & RFO



P/155/21/RES – Land West of Pagham Road Pagham. Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the “local centre” parcel which comprises of retail, community, and commercial uses, 20 No residential apartments and a 70 bed care home.

6.4 P/158/21/RES – Land West of Pagham Road Pagham. Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the “local centre” parcel which comprises of retail, community, and commercial uses, 20 No residential apartments and a 70 bed care home (alternative scheme to P/155/21/RES).

The Parish Council wishes to OBJECT to these applications for the following reasons:

The views of the historic St Thomas A Becket church in Pagham are not respected by the proposed development. There is no evidence presented as to how the views will be preserved for properties within the development. In addition to the views of the church, the view from the footpath in the opposite direction includes the Chichester Cathedral. This will be obliterated by the development.

The inclusion of three storey properties is completely out of keeping with the village feel of Pagham. There are no other examples of buildings of these heights in the local area. In a village setting such as Pagham, design should be less urban. The development will be in shade much of the time given how the sun tracks across the site, leading to a dark, overbearing feeling. Officers at the Advisory Group meeting held on 9th December 2021 stated that the 3 storey design did not conflict with the Village Design Statement. The Council’s view is very different – the spirit of the design statement has not been considered. No mention is given to this site in the Statement, but 3 storey developments are plainly not approved in the general area (Church Farm/Church Lane).

The Council is aware that there is a design code for the site, however much is made at ADC’s Planning Committee meetings of the opportunity to “sort out” the detail of a development at reserved matters stage. There are a number of issues with this site, and the Council feels reserved matters are where these are most suitably addressed. ADC Planning Committee members specifically asked at the time outline permission was granted for reserved matters to be returned to them for consideration and they have not yet been given an opportunity to comment on the design elements of the scheme. The Parish Council does not therefore accept the comments given at the Advisory Group that it is too late to change details such as roof height, layout etc at this stage. Officers stated at the Advisory Group meeting held on 9th December 2021 that the design had been informed by an indicative “storey parameter plan”. However, the Officer’s Report for P/140/16/OUT clearly states, in reference to the “storey parameter plan” that “the scale of development is a matter for consideration at reserved matters stage”.

Whilst the need for a care home in Pagham is accepted, the Council would like to know whether arrangements have been made with a provider as to use the area for simply more housing would be unacceptable.

The Council would like to support the comments of the Local Highways Authority in respect of the need for far more detail and consideration to be given to the proposed school site. Whilst it is accepted that it is not within the gift of the applicant to deliver the school, all the strategic sites in Pagham are reliant upon its delivery and it must be assumed to be going ahead. It is vital that adequate account is taken of the traffic generated by the school – it

does not just serve this site, and parents will inevitably drive to the school from the Pagham North developments. We support the calls for a road safety audit, but believe a wider spine road is preferable as parents will, despite measures to encourage otherwise, park on the road to drop off and pick up children.

The parking areas need adequate lighting and no shielded areas.

The parking areas are too much concrete and need softening with hedges not just trees. Too much brindle brick/red brick. This needs considerable softening. Semi mature trees should be planted as it will take a long time to be effective.

It is unclear how many disabled parking spaces will be provided at the local centre.

The café seating area at the community building is opposite the delivery access for the care home. This will not be a tranquil space to enjoy socialising. It is too urban and not suited to Pagham. The area is too heavily paved, which could lead to drainage issues in the area.

The Council would also like to see the points raised by WSCC in relation to the cycle route resolved. The delivery of the cycle route for Pagham is a key project in the Council's view, to provide a safe alternative to Pagham Road for access to Chichester.

Further details are needed on the proposed crossing for Pagham Road. A signalled crossing is essential given that school children will be crossing to access the school. A refuge or zebra crossing is not sufficiently safe.

The ecological survey (30/11/21) states at 4.10 that WBS surveys are being undertaken at the site and the Pagham SPA enhancement zone. The Council has evidence that the crops on which the geese would ordinarily feed have been burnt off, and survey results could therefore become unreliable. In addition, we have seen no response to the report submitted to Arun District Council's Karl Roberts on 6 July 2021 prepared by the Sussex Ornithological Society Conservation Officer which calls into question the efficacy of the Brent Geese Mitigation Plan. If the land made available does not provide one for one alternative feeding grounds for the overwintering birds, further provision in the layout must be made.

In relation to drainage of the site, we note the holding objection of ADC's drainage engineers and the considerable amount of work required to satisfy them that the drainage proposed is deliverable. The report from the drainage officer has identified the very poor presentation of the drainage situation on the land known as Church Barton Farm.

There is definitely a need for a proper survey of how the ditches drain the area. The current analysis of how it works is simply wrong. Our Chairman has lived in this area and farmed this land over the last 20 years. He has walked the footpaths and borders with his dogs every day for 21 years. He is therefore aware of how the land works and which way the drains run in relation to the lie of the land. He comments that the current plans of the developers are not going to work as they contain erroneous flow plans. They do not cover the whole year in their surveys. No attempt has been made to prove the ditch system is in good working order and in fact it is not, due to poor maintenance and culvert blockages. The extent of the integrated ditch system for the whole area must be assessed to avoid flooding. Finally, the seasonal flow of surface water and soil drainage water interacts with the rise and fall of the ground water levels. This causes the ditches to be dry part of the year and in full flow at others, especially in the January to May period. The increase in the covering of free draining land with impervious concrete and tarmac will obviously create serious run off increase.

Unfortunately, 2 of the main drains run into a too small culvert at the south end of Pagham road. The intention to raise ground level for some areas, as much as 1.5 metres will cause a problem to the natural drainage of the areas covered and require extra planning avoid neighborhood ponding and extra run off.

In conclusion the drainage of low lying flat areas is far reaching and therefore down the line investigation is essential to avoid causing flooding beyond what is deemed to be the extent of the drainage effects.