

Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of 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 No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

Pagham Parish Council wishes to OBJECT to this application on the following grounds:

The Council was disappointed again that there was no comprehensive master plan for Pagham. There was currently no reserved matters application for the site at Pagham South, where the vast majority of the community facilities were to be located.

The overall impression of the layout is cramped. The Council felt the layout was more suited to an urban area; and should be more reflective of a village style. All the housing seems crammed into the centre, as the majority of the green open space has been placed around the perimeter of the site.

The roads appear to be too narrow, there are insufficient visitor spaces and the fact that garages not immediately adjacent to the dwellings will lead to residents parking on the roads rather than using their garages. Given the narrowness of the roads, this will lead to safety concerns for those trying to cross the roads being unable to see around parked vehicles. Emergency vehicle access can also be an issue in these circumstances.

There are continuing concerns from the Council for the residents of Lincoln Avenue, Rose Green Road and Osborne Way over flooding to their gardens. The layout needs to allow for a drainage solution which will ensure this issue does not arise.

The Council has concerns over the quality of the play space equipment on offer. In particular, the play value and safety of the boulders was questioned. Members did not feel the equipment on offer was particularly imaginative. In LAP 1, a tree trunk to be sourced from the site was to be included in the play area. This is not suitable – Robinia is a far better material as it does not splinter or degrade.

The Council has major concerns over the introduction of the 3 storey “Block” properties. These are not at all in keeping with the village of Pagham and our desire to keep the rural coastal village feel. Two of the Blocks are located at the edge of the pond/pedestrian access. This is the area of the site which is closest to established housing, predominantly bungalows. Placing two three storey Blocks here does not blend the site to the existing houses. It is overbearing and does not provide a welcoming or attractive access to the site for pedestrians. Contrast this with the properties proposed for the vehicle site entrance.

The Council would like an assurance that litter and dog waste bins will be included within the site. Regarding domestic bins, it would prefer to see covered or concealed areas for bins which could be visible from the street.

The Council notes the response of West Sussex Fire and Rescue and would like to see the Fire Service Vehicle Access evidence signed off before this layout is approved.

Regarding the Scout Hut, the parking provision was insufficient. Scouts generally attracts groups of 25 children, who would likely be dropped and collected individually. Spaces would be required for the Scouts minibus, which would likely be stored permanently at the site.

Spaces would also be required for the adult volunteers. The 12 spaces provided is less than half of the current provision.

The lack of spaces would lead to parking in the street, which could risk blocked the access of an ambulance stationed at the Community Response Post further down the road. It was likely that the Scouts would hire out the facility to community groups when it was not in use and so this problem would not be limited to a few evenings a week.

The location of the Ambulance Community Response Post facility was questioned. If a vehicle were to leave at speed for an emergency it would need to pass the Scout Hut community facility and play area which could be dangerous for children or vulnerable groups using the Scout Hut.