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VIA EMAIL

20928/A3/HH

23 July 2021

Dear Ms Louisy-Johnson

LAND NORTH OF SEFTER ROAD, PAGHAM
RESERVED MATTERS PLANNING APPLICATION REF. P/49/21/RES
SUBMISSION OF AMENDED & ADDITIONAL INFORMATION

I write with regards to the above-mentioned Reserved Matters Application following the end of the consultation period and the Design Review Panel meeting held on 6 July 2021. This letter formally submits amended information and provides a response to matters raised by statutory consultees and the Design Review Panel response to the development proposals.

Design & Layout

An updated drawing pack has been produced and a schedule indicating drawings which have been amended is included at appendix 1.

The following changes have been made to the scheme:-

- Changes have been made to the central focal space as a result of feedback received from DRP Members to encourage more inclusivity within the use of this space. Three additional seating areas have been added to ELEAP area to encourage social interaction with the wider community whilst still retaining the play space function of the ELEAP within the central area. The path to the west has been realigned and the planting arrangement to the east of the ELEAP has been revised with a larger tree located to the north.
- The housing mix has been reviewed as a result of ADC Housing Officer comments and the flats have been reviewed to increase the number of 1 bed dwellings.



- Minor external finish changes Following feedback from officers, minor external finish changes have been made including amendments to the external material for plot 2 from flint to brick.
- The minibus turning head within the scout hut car park has been amended.
- Gates have been added to the pumping station which open outwards, however the pumping station is set back from the highway so will not impinge upon road safety.
- The street scenes have been updated and the planning layers have been updated to reflect the base plans.
- Amendments have been made to raised tables.
- Cycle crossing points have been shown in different material.
- Bollards removed from the emergency access and barriers retained to assist with cycle access and provide for fire vehicle access.
- A drainage channel has been incorporated into the SuDS pond to the west of the potential school site/care home/ residential development parcel.

A parking schedule has been provided as requested at the meeting as well as a plan indicating garden sizes and lengths.

Response to DRP Report

An interim response to the DRP's verbal comments was provided on 19 July. Following the formal report being issued, the Applicant's response has been updated to address the additional comments included within the DRP Report. The response is included at appendix 2.

Drainage

As you are aware, a meeting was held between TW and its drainage consultant and Laura Gibbons to discuss ADC Drainage consultation response and how the comments could be addressed.

ADC Drainage requested "further information on the exact position of culverted watercourses on site, particularly within the vicinity of the anti-tank ditch which could potentially conflict with the proposed locations of dwellings". Further CCTV surveys were undertaken to establish the location of the missing culvert and it has been confirmed that the culvert does not cross Taylor Wimpey's land and appears to be a high level overflow from the anti-tank culvert into the shallow ditch into the Osborne refrigeration site. ADC Drainage Officer Paul Cann has confirmed that no further assessment is required.

Updated drainage plans have been provided to address comments raised and a complete response to specific comments raised will be provided shortly.

Transport

A meeting was held between TW and its transport consultant and Tim Townsend to discuss WSCC Highways consultation response and how the comments could be addressed.

It was concluded that the required changes will be undertaken to the s278 drawings and not the application drawings. Again, this should allow WSCC Highways to withdraw the holding objection.

Updated visibility splay plans and swept path analysis have been provided and a complete response to specific comments raised will be provided shortly.

Queries raised by Pagham Parish Council

Queries raised by Pagham Parish Council are set out in italics, at the numbered with a response from the applicant below.

- 1) *Possible flooding of the gardens of the properties in Rose Green Road, Lincoln Avenue and Osborne Way.*

The layout has been carefully designed to ensure that existing and future surface water drainage is appropriately managed and incorporates the use of SuDs to mitigate any possible flooding. Furthermore, the drainage strategy has been discussed with ADC Drainage Officers and concerns have been addressed.

- 2) *The Parish 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 play area proposal has been subject to pre-application engagement as well as consultation undertaken post submission of the RM Application with ADC's Leisure and Landscape Officer and is fully supported. The play areas will likely either be adopted by ADC Leisure services or remain within a Management Company and whilst we appreciate the Parish Council's comments, we consider that the quality and variety of play equipment proposed within the ELEAP is very good and supported by a large number of additional smaller LAP's around the periphery of the site.

LAP 1 is already quite well-equipped for a simple LAP, however further Robinia wood stepping stones have been incorporated in lieu of the fallen tree trunk. Rounded boulders are a well established principle for inclusion in play spaces and feature in the Play England guidance. They act as informal play features in the landscape and help to define and visually locate small play spaces like the LAP's within the site.

In terms of safety, all of the play spaces will be subject to a ROSPA inspection prior to opening to ensure that they are safe for use and fit for purpose.

- 3) *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 principle of three storey properties was set out within the Outline planning permission and allows the site to provide a quantum of residential development which accords with the requirements of the Arun Local plan as well as the Outline planning permission. The Outline application considered the use of 2.5 to 3 storey dwellings located away from the countryside edge to terminate key vistas, help emphasise important spaces and provide variation within the street scene. The building heights plan

included within the Design & Access Statement demonstrates how 2.5 to 3 storey dwellings would be included within the central area. Higher density forms along the streets within the heart of the development and lower density forms along boundaries of the site fronting open space. Furthermore, the use of 3 storey development is part of best practice urban design guidance, providing natural legibility and reinforcing the street, landscape and movement hierarchy.

The distance from some of the proposed dwellings to existing dwellings along the eastern boundary of the site at Lincoln Avenue has been measured. The building at plot no. 117 which is 2 storey is located 39.2m from the adjacent existing property, 119 which is also 2 storey is located 47.4m away and 127-135 which is 3 storey is located 60.9m to the closest building.

- 4) *The Parish 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 open space plans have been reviewed and litter and dog bins have been incorporated into the layout at key strategic locations. As shown on drawing no. CB_84_139_007 Rev A – Bin & Cycle Storage plan, the location of refuse and recycling bins is concealed from the street scene and located within rear gardens.

- 5) *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.*

The response from WSCC Fire and Rescue has been reviewed and evidence will be provided shortly that Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1).

- 6) *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.*

It is important to note that the parking provision for the scout hut has been designed in accordance with ADC parking standards. Whilst scout groups comprise 25 children, it is unlikely that parents would all arrive at the same time to drop off children therefore all 25 spaces are not likely to be used at the same time. Furthermore, cubs and scouts are actively encouraged to walk and cycle to their activities. That is one of the key reasons why the location of the scout hut is adjacent to the main cycle link from the north and the south. Provision has been made for a minibus to drop off and turn within the scout hut car park.

Next Steps

I trust that the above and enclosed information is clear and will be consulted upon, however please do not hesitate to contact me should you have any questions.

We would like to continue to work with Officers to achieve a positive determination for the Reserved Matters Application and Design Code. As expressed at our meeting, timescales have become increasingly protracted although we appreciate that ADC Officers have now agreed a critical path to

report the RM Application to Planning Committee in September 2021 (email from Claire Potts dated 2 July and confirmed at meeting on 16 July).

It was clear at Full Council on 14 July that Members, when considering the petition to revoke the Pagham Outline planning permissions that Members were still finding accepting their own local plan allocations difficult, which is of significant concern to Taylor Wimpey. Given the acknowledged situation in the officers' report of an adopted plan, no 5 year land supply (3.3 years as reported in December 2020 AMR, which will only have become worse over the last year due to the pandemic) and not meeting its Housing Delivery Test target and all the work Taylor Wimpey has done through the life of this RM to resolve minor outstanding matters, there is no reason why this application (with minor amendments) should not be recommended for approval and be approved to assist the Council fulfil its duty to provide housing for its residents.

If there is anything else that we can assist with to take this application forward expeditiously, then please do let us know.

Yours sincerely



HARDEEP HUNJAN

Planning Associate

Encl: Appendix 1 - Drawing Schedule
Appendix 2 - Response to DRP Comments

Cc: Lynn Pack – Taylor Wimpey