

[REDACTED]

From: Daniel O'Shea [REDACTED]
Sent: 05 February 2020 16:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: P/70/19/RES - Land N of Summer Lane, Pagham

Good afternoon Simon,

I appreciate the neighbouring resident's concerns. However, the overlooking issue is defensible in that the property distances are around 33m. Also, it is worth noting we are planting screening along that boundary which will help with any perceived loss of privacy etc.

When initially noticing the comment, we did assess the siting of the plots in question. However, rotating them isn't feasible due to the loss of gardens to those properties. We did go to great lengths throughout the whole design process to carefully consider the positioning of plots. As a result of previous comments, the layout has already undergone significant changes to address concerns.

In response to the other comments they have raised:

Regarding pets, despite the fact the land is currently under private ownership. The addition of significant Public Open Space, specifically for the purposes of dog walking, should help to alleviate the loss of access to land currently used. The development site itself will also become permeable and accessible to the public with a future footpath through route proposed. Drainage is obviously a general concern, but one that we are addressing through detailed design, so our proposals won't be accepted unless considered an agreeable approach. Regarding the light pollution issue, looking at the lighting design, once the light reaches the boundary the lux levels are at no more than moonlight level so should be deemed acceptable.

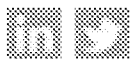
I hope the above goes some way towards alleviating the concerns.

Kind regards,

Daniel O'Shea
Planning Manager



Drew Smith Limited
Drew Smith House, Mill Court, The Sawmills, Durley,
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 05 February 2020 15:57
To: Daniel O'Shea [REDACTED]
Subject: P/70/19/RES - Land N of Summer Lane, Pagham

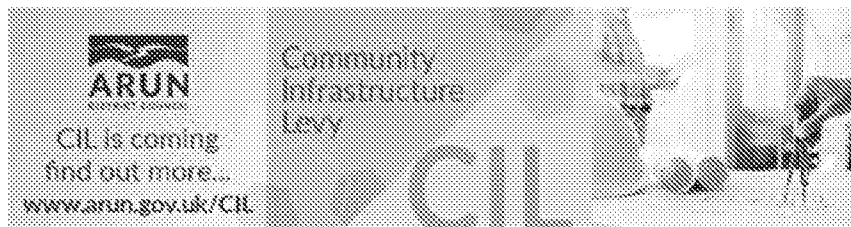
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Dear Daniel,

I have just had a conversation with a neighbouring resident who is concerned about the impact on his amenity/privacy from plots 2 and 3 which face towards the rear of his house (5 Sylvia Close). I have explained that the interface distances between the new plots and the existing houses in this location are well above our standards, however, he has requested that we ask you whether there is any scope to re-jig this part of the site (plots 1-3) to enable the two storey dwellings (plots 2 & 3) to have their flank walls facing east towards his property instead. I would be grateful for your response as to whether this could be possible.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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