

Design Statement

Introduction

This statement accompanies a revised planning application for the land at Summer Lane Pagham. This amended version seeks to increase the density of the development (utilising the western part of the site only), from 90 to 105 units. This is achieved through the substitution of 21no. of the consented dwellings with 36no. alternative ones, similar in design to those on the approval.

The Site

No additional land is required as part of this revised application. None of the roads and/or associated infrastructure are subject to substantial amendments. With the exception of some additional plot access from Summer Lane, associated site works, remediations and detailed design are unchanged from the consented scheme.



Aerial view of site with application Red Line shown

Relevant History

The scheme on which this application is based, P/70/19/RES, was approved via a Reserved Matters Application on 28th February 2020. That scheme granted the construction of 90 units, with associated works and the creation of a new public open space to the south. This application only

affects the western parcel of land off Summer Lane.

Policy Context

This amended scheme looks to rebalance the mix and distribution of house types across this portion of the development. This addresses local policy and demand, to provide a larger number of smaller 2 and 3-bedroom homes, which are more affordable and meet the need of young families and those on the housing register.

Planning Considerations

The proposed changes have the effect of reducing the number of larger detached homes and replacing these with an increased number of smaller 2 & 3-bedroom semi-detached homes. The overall design ethos of the development has not changed and the new units have been introduced sympathetically in a way that does not feel 'cramped' or over developed.

By substituting larger detached homes with semi-detached pairs there is visually very little change. The street scenes are still well considered, proportioned, and read well within the landscape.

The design language to the substituted units match those of the rest of the development, both in style, detailing and through choice of materials.

Conclusions

We believe this scheme will better reflect the current housing need of the area and therefore create a more viable and sustainable development within Pagham. The small increase in unit numbers is offset by the loss of larger detached properties and so the overall development, as a whole is density neutral.