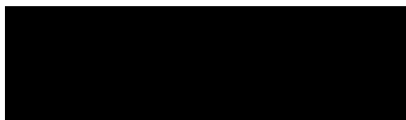




The countryside charity
Sussex

CPRE Sussex
Brownings Farm
Blackboys
East Sussex TN22 5HG



Simon Davis
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
By email: Simon.Davis@arun.gov.uk

3rd March 2021

Dear Mr Davis

P/97/20/PL Residential development of 36 No. dwellings (net increase of 15 over current consent P/70/19/RES) including affordable housing (additional 5 units) with associated access, parking & landscaping. Land To North Of Summer Lane Pagham PO21 4NG

This is the formal response of CPRE Sussex, countryside charity, to the above application. CPRE Sussex works to enhance, promote and protect the Sussex countryside and the ability of local communities to enjoy and value the natural world.

The overall site was granted outline planning permission for 90 dwellings under reference P/58/15/OUT and reserved matters were approved under P/70/19/RES. It is noted that there is some doubt about the legal status of the current application and whether it should be for the whole site for 105 dwellings or whether it is appropriate to consider a full application for 36 dwellings on only part of the site.

This is a matter for the District Council's legal advisors and CPRE cannot add any expertise to this consideration. Instead this representation focuses on the changes between the approved layout and that proposed on the part of the site outlined in red on the current application plans.

The plans below demonstrate that the approved plans have more generous plot sizes and gardens and appear less cramped than the dwellings now proposed. The dwellings approved along Summer Lane are set well back from the road with landscaping along an open ditch in front of them to reflect its rural edge location. In contrast the dwellings now proposed present a more urban appearance with only private front gardens separating them from Summer Lane. The ditch has been culverted (against WSCC policy) which as well as increasing flood risk when the culverts get blocked, will reduce the rural green aspect to this lane.

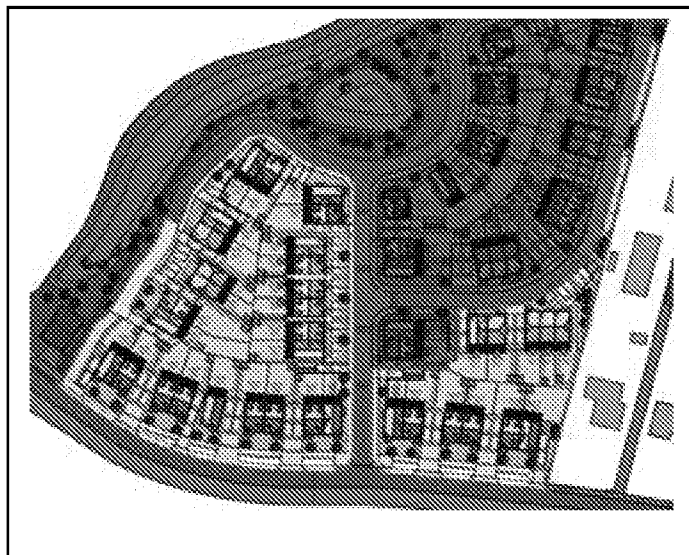
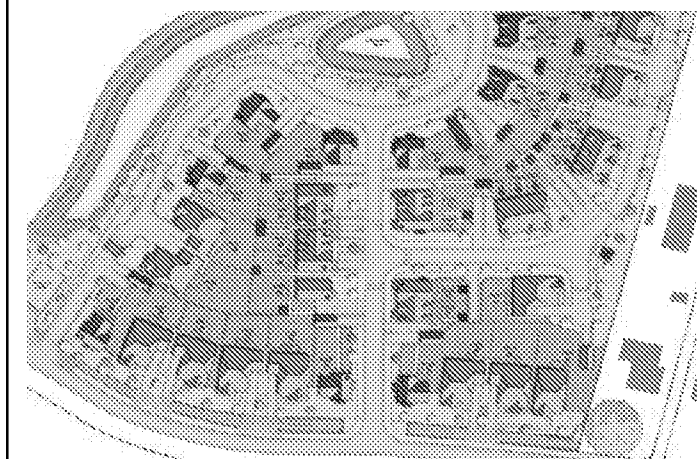
To promote, enhance and protect a thriving countryside for everyone's benefit

President: Lord Egremont

Campaign to Protect Rural England Sussex Branch CIO | Registered charity number: 1156568

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Approved Layout

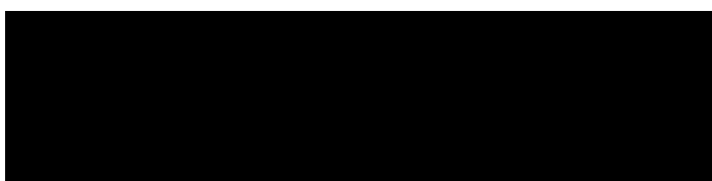


The main street accessing the whole development is shown on the approved layout as lined with eight street trees to soften the impact of front of plot parking. In the proposed layout two of these trees have disappeared and been replaced by more parking spaces to accommodate the two additional plots which now front on to this street. As the main entrance to the site this street is of significantly poor design quality as a result of the amendments. This deterioration continues round into the western part of the site where again additional plots result in more parking spaces and less green space. Only four street trees are shown in front of plots 90, 91 and 96 compared to the 10 shown on this side of the road in the approved plans.

The layout to the east of the access feels much more dense compared to the approved plans with less space left between dwellings and for greenery along the streets. Plot 53 in the approved layout, a large detached dwelling with street trees in front of it and generous space around it and the turning head, has been replaced by five dwellings (plots 55-59) on the new layout. These cramped dwellings have minimal greenspace at the front and only one street tree, dominated by parking spaces.

In conclusion, it is considered that the design quality of the proposed scheme is much poorer than the approved scheme and presents a much more urban and cramped appearance to this sensitive site on the edge of Pagham. It is therefore contrary to the Arun Local Plan Policies D SP1 and D DM1 and the Arun District Design Guide adopted as an SPD in January 2021.

Kind regards



Kia Trainor
Director, CPRE Sussex