

Hanbury Properties – response to Pagham Parish Council

	Parish Council point	Response
1	Land at Summer Lane is used for agricultural purposes. A housing development would reduce local employment and availability of prime agricultural land.	The loss of agricultural land at Pagham South is very low when put into the context of overall availability in Arun District. The reduction represents 0.14% of Best and Most Versatile (BMV) land in the district. There is no Grade 1 land. In the Arun District Council Local Plan, most of the site allocations identified fall within grade 1 to 3 agricultural land. It would be very difficult not to use BMV land if further housing is to be built in the district to meet local need.
2	Local jobs mainly related to agriculture and tourism meaning that development will result in out-commuting.	The development will provide local employment, including a local centre which includes a care home, primary school and healthcare facilities. During construction, Pagham South will support 55 FTE jobs and wages of £19.5 million in the local area, spread across the five-year construction period. When the development is complete, the creation of new facilities will support the creation of an estimated 160 net additional permanent FTE jobs for residents of Arun District, supporting annual wages of more than £3 million.
3	Existing primary care facility in Pagham underused – proposed medical facility would have insufficient staff.	The proposed development provides a local centre with flexible uses to respond to locally identified needs. The feedback in the public exhibition was that further healthcare facilities were required. Provision for additional space can therefore be made available but if this is subsequently found surplus to needs, it can be used for other purposes.
4	Land allocated for Primary School could fail to materialise leading to more homes on the site.	One of the proposed developments in Pagham must provide land and fund a school. The preference from West Sussex County Council (WSCC) is for the school to be provided at Pagham South. The school site and its funding would be secured by a legal agreement to assure the community that it would be delivered when needed by WSCC.
5	Development would create additional traffic moving towards the strategic transport network. Cumulative impact of the 3 applications would impact congestion on the B2145/A27.	Significant work has been carried out through discussions with the other developers' highways consultants, as well as with highway officers at West Sussex County Council (in respect of local roads) and at Highways England (in respect of the Chichester Bypass). The individual and cumulative assessment of the development/s looks at improvements/obligations which would be shared between the Pagham sites, which includes local widening and operational improvement to junctions, improvement works to the Whyke Hill junction and contributions towards sustainable transport measures.

		The development sites can be accommodated within the highway network without a material impact on operation or safety. Our highways consultant has reviewed the cumulative report prepared on behalf of the Parish Council and the conclusion is that the report lacks evidence to justify a reduction in housing for Pagham (see attached response).
6	Housing mix unsuitable for an elderly population with a lack of bungalows and poor wheelchair access for homes. There is a lack of demand for 4 bed houses.	There will be a good range and choice of housing for all ages on site. The housing mix proposed in is an accordance with the housing needs identified by Arun District Council. Our layout submitted with the application is illustrative and could change with any subsequent reserved matters application(s). We note that the Pagham Road Character Area proposes a mix of 1-2 bedroom detached and semi-detached properties, with 10-15 per cent as bungalows if there is market demand (see Design and Access Statement).
7	Development contrary to Pagham Village Design statement. Namely: i) Loss of views West of Pagham Road; ii) Front boundary of homes should be directly on Pagham Road, not accessed only via internal service road.	The provision of a buffer on the site's eastern edge adjacent to Pagham Road was taken forward following discussions with the Parish Council. This was further increased as requested by the Parish Council and residents at the Public Exhibition. We propose a minimum 10-15m wide landscape buffer between the development and the site's eastern boundary. The existing hedgerow will be enhanced with further hedge species and a native tree belt. The buffer will ensure that current Pagham Road residents will continue to look over green spaces retaining the outlook as far as possible.
8	Groundwater levels and watercourse capabilities inadequately considered – study should be carried out during wet periods and cross referenced to levels at Chilgrove.	There is no objection from the Environment Agency, WSCC Flood Risk Management Team and the Council's Drainage Engineers to the proposals, subject to conditions – including the requirement for detailed surface water drainage designs and calculations for the site. We expect some ponding during long periods of wet weather due to the ground getting saturated. This would not be groundwater coming back up to the surface. We will create a set of attenuation ponds which will store any surface water run-off during wet periods. The water would subside quickly following the end of the wet weather.
9	The development appears over-reliant on culverts and on-site/ downstream receiving surface water flows.	Our strategy for dealing with the drainage of surface water will ensure that watercourses further downstream are not overloaded. During the higher extreme storm events (1 in 10 year – 1 in 100 year) the flows would be less after the development has been completed than before. Ultimately flows from the development area for extreme events will reduce.

		It is important to note that the land drainage authority is Arun District Council who along with the land owners maintain watercourses and ditches. Regular maintenance will ensure that surface water flow should not be an issue.
10	Existing Sewage Treatment works unable to cope with existing flows of waste – major improvement works required to accommodate new development	The development foul flows are being discharged directly to Pagham Waste Water Treatment Works (WWTW) and away from Pagham. No connection is proposed to the existing pipe network within the village. The development has no detrimental impact on Pagham Village. Southern Water has confirmed that capacity is available at Pagham WWTW for the development. A scheme is programmed to increase treatment capacity at Pagham WWTW to accommodate future housing growth and any foul connection to existing assets would be subject to approval by Southern Water (which will be secured by condition).
11	Environmental Impact Assessment not carried out.	The Site has been subject to an Environmental Impact Assessment (EIA) Screening Direction from the Secretary of State who does not consider that the proposal is likely to have significant effects on the environment.
12	Range of protected species could be impacted by the development including bats, Brent Geese, and butterflies	Natural England and the Council's Ecologist do not object to the proposed development, with the latter highlighting the support for the approach identified in the masterplan. Our proposals will enhance the natural environment with new grassland and tree planting, and improvements to wetland features and hedgerows. New habitat creation will facilitate mitigation and enhancement measures for plant species. We will provide significant benefits for Pagham Harbour Site of Special Scientific Interest/Special Protection Area/Ramsar site with a financial contribution towards visitor access management initiatives, new open space, screening to prevent an increase in disturbance to wintering Brent Geese, site signage and homeowner welcome packs describing the sensitivities of the designated sites and availability of recreational land. The Habitats Regulations Assessment concludes that there would be no likely significant adverse effects on the Pagham Harbour SPA/Ramsar site when our plans are considered either alone or in combination with other plans/projects.