



LRM
PLANNING
LIMITED

LAND WEST OF PAGHAM ROAD, PAGHAM

Statement of Community Involvement

Prepared by LRM Planning Limited on behalf of
Hallam Land Management Limited

December 2021



Land west of Pagham Road, Pagham

Statement of Community Involvement

1. Hallam Land Management Limited (Hallam) is seeking planning permission for new housing on land west of Pagham Road that is immediately adjacent to the settlement's defined Built Up Area Boundary. The Site is not allocated for housing but in the circumstance where there is an identified shortfall of housing supply, the presumption in favour of sustainable development in Policy SD SP1 of the adopted Local Plan and the National Planning Policy Framework is, as a matter of principle, engaged.
2. The National Planning Policy Framework encourages pre-application engagement in order to understand relevant matters relating to a potential development scheme.
3. Arun District Council's Statement of Community Involvement (SCI) (2028) includes recommendations for developers to adopt at least one of the consultation methods listed in the document, this includes a mail drop and consultation website, which is achieved in this instance.
4. Hallam has published a website that provides information about the proposed development and has notified over 2,500 households in Pagham. The consultation website can be viewed here: www.landwestofpaghamroad.co.uk. Pagham Parish Council were also notified by email on 15th December 2021.
5. The Applicant is aware that new housing development in Pagham is locally controversial.
6. Representatives of the local community appeared at the Local Plan Examination in 2017 to oppose the scale of development and the strategic allocations at Pagham North and Pagham South.
7. Later, the various planning applications submitted to bring forward these developments were also the subject of a local campaign and objections. Representations were made at the various Planning Committee meetings arguing for the applications for outline planning permission to be refused, despite their status in the development plan.
8. Following the granting of planning permission at Pagham South a statutory challenge brought by the Parish Council seeking to quash that permission. This challenge was unsuccessful when it was heard in the High Court.
9. Consultation drafts of the Neighbourhood Plan also proposed to replace some of the housing allocations with local greenspace designations; an approach that was in direct conflict with the strategic policies in the Local Plan that these sites be development for new housing. Work on the Neighbourhood Plan has now ceased.
10. Planning applications seeking to secure recreational use on the land that benefits from planning permission for housing were also submitted. These were either refused or withdrawn.
11. More recently a petition was raised seeking the revocation of the four outline planning permissions, that was debated by Full Council. It resolved not to revoke those permissions.

12. The substance of the objections from the local community have centred around the following:
- a. The scale of growth required by the Local Plan at Pagham – at least 1200 new homes by 2031 – will change its character;
 - b. The increase in population from this amount of new housing will place demands on local infrastructure such as schools and healthcare that cannot be met;
 - c. There will be an increase in traffic on local roads that will both cause congestion and lead to highway safety issues;
 - d. New housing will have an adverse impact on the amenity of the existing properties that adjoin it;
 - e. New housing outside of the existing built-up area will cause landscape and visual harm and lead to the coalescence with Chichester;
 - f. New housing will have an adverse impact on Pagham Harbour which is a designated European Designated Site of importance to nature consideration;
 - g. New housing could increase the risk of flooding;
 - h. There will be a loss of agricultural land around the settlement which will affect food production and winter bird habitat.
13. Whilst comments to this proposed development might give rise to other concerns or issues, it is entirely likely that these same objections would be raised in relation to further development proposals, such as this application, at Pagham.
14. The Planning Statement that accompanies this application provides an assessment of the proposed development in the context of the Local Plan's Policies and addresses each of the above points, which has been summarised below:

The amount of new housing

15. If this application is granted permission, the number of new homes at Pagham with the benefit of planning permission would not exceed 1200 in Policy H SP2a of the Local Plan; noting that in any event this is a minimum figure.

Infrastructure

16. The earlier planning permissions include a number of planning obligations that secure new community infrastructure. This includes primary and secondary school education, healthcare, sport and recreation, new public footpaths. The District Council has now adopted its Community Infrastructure Levy and the proposed development will be liable for this. Monies raised by CIL will fund a range of infrastructure projects as set out in the Council's Infrastructure Funding Statement.

Increased Traffic

17. The highway mitigation measures secured by the earlier planning permissions were based on a cumulative assessment of traffic from 1200 new homes. As the proposed development does not exceed 1200, those measures cater for the increase in the traffic from this proposed development on the local highway network.

Effects on the amenity of adjoining residents

18. The site adjoins those properties to the south west within Millfarm Estate. The proposed development seeks to protect adjacent residential amenity of dwellings that adjoin the site boundaries. This is to be achieved through a landscape buffer to the north, south and western boundaries, providing a transition between the proposed development and wider landscape.

Landscape and Visual Impacts

19. New housing outside of the existing built-up area will cause landscape and visual harm and lead to the coalescence with Chichester. A Landscape and Visual Assessment has been prepared which consider the extent to which new development can be assimilated into the landscape without a detrimental effect to the countryside. The Proposed Development would appear in the local landscape set within the context of the existing residential development of Pagham. The Site Masterplan for the proposals illustrates the broad landscape principles which would strengthen the local landscape character objectives set out in published landscape guidance and planning policy.
20. The Proposed Development would have a very limited effect on the surrounding landscape character as described in the published landscape character assessments. Proposed native shrub and tree planting within proposed public open spaces and property curtilages would repair the poor-quality edge that the village currently exhibits on its northern side, creating an improved and more defined transition between the built form of the village with the surrounding landscape, assimilating it within its landscape context.
21. Where the Proposed Development is visible, the proposed built form would be seen in the context of existing built form within Pagham, which along with the surrounding vegetation would screens views of the site from all but the open arable fields that lie to the west. Enhancements to the site western boundary in the form of planting would, over time create a defined and well considered edge to this part of the village and along with proposed tree planting within the site would help to assimilate the built form within the view and create a positive addition to the village from this end.

The Gap between Bognor Regis and Chichester

22. Whilst the application site is within the Bognor Regis – Chichester Gap, it cannot reasonably be said that development of this parcel of land would lead to the perception of coalescence between these two settlements or that the character of either Bognor Regis urban area or Chichester would change because of this.

Pagham Harbour

23. Local Plan Policy ENV DM2 requires that all new residential development which is likely to have an impact on Pagham Harbour makes a financial contribution to the agreed strategic approach to access management at the Harbour and includes easily accessible new greenspace for recreation within or adjacent to the site.

Flooding

24. A flood risk assessment has been prepared that illustrates only a very small part of the site at its western extent is within flood zone 2. This part of the site will not be developed. Through the use of sustainable urban drainage measures, surface water run-off from the site can be controlled and maintained at the same rate as present greenfield run off, if not lower; consequently, there will be no increase in the off-site flood risk from the development of this site.

Agricultural Land

25. The site is comprised of both Grade 3a and 3b agricultural land, the majority of which (2.8ha - 61%) is Grade 3b which does not constitute Best and Most Versatile (BMV) land.
26. The proposed development will result in the loss of circa 1.8ha of BMV agricultural land. Much of the land around Pagham and Bognor Regis is best and most versatile agricultural land, and the loss of a small quantum is outweighed by the overwhelming need for new homes.

Ecology

27. The arable field and areas of poor semi-improved grassland and ruderal vegetation are considered to be of limited conservation value, especially when considering the habitats present in the local area. All species recorded are common and widespread in the wider landscape and characteristic of their habitat types. As such, the loss of these habitats is not considered to be a constraint to proposals.
28. No SPA-designated species have been identified using the habitats on site. Given the availability of more suitable habitats in the surrounding area, including the SPAs, important wintering birds were not considered a constraint to development on-site.
29. The proposals have been assessed using the Defra 3.0 Biodiversity Metric. This has demonstrated that the proposals will lead to a **habitat net gain** score of +10.93%, a hedgerow net gain score of +53.28% and a river net gain score of +25%.

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