



Statement of Community Involvement

Regis Park, Sefter Road, Pagham
March 2021

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1. EXECUTIVE SUMMARY

- 1.1 Taylor Wimpey (The Applicant) is submitting a Reserved Matters planning application for residential development on the Land North of Sefter Road, Pagham, comprising 250 new dwellings, 30% of which will be affordable, replacement of the existing scout hut with a new single-storey building and the allocation of land for an ambulance community response post.
- 1.2 Outline planning permission has previously been granted for this site (P/134/16/OUT). Taylor Wimpey submitted a Reserved Matters planning application to Arun District Council in March 2020, which was refused in June 2020, mainly due to concerns regarding the design and layout.
- 1.3 As part of its commitment to continue engaging with the local community, Taylor Wimpey has taken steps to consult local residents and key stakeholders regarding this latest, revised, Reserved Matters application.
- 1.4 Taylor Wimpey appointed Marengo Communications, an independent specialist public consultation company, to undertake the pre-application resident, community and stakeholder consultation.
- 1.5 This Statement of Community Involvement (SCI) outlines the context and strategy for consultation; the activities and engagement with stakeholders and the community; the feedback received and the Applicant's response. It demonstrates that a thorough approach has been taken to pre-application consultation with the local community.
- 1.6 Due to the restrictions in place as a result of the COVID-19 pandemic, it was not possible to hold an in-person public exhibition. Therefore, the public consultation was conducted in a way that allowed residents and stakeholders to take part safely. All materials that would have been displayed in a public exhibition were displayed through a bespoke consultation website: www.regisparkpagham.co.uk. Furthermore, a newsletter inviting residents to take part in the public consultation was issued to nearby neighbours, residents, and stakeholders.
- 1.7 Taylor Wimpey has actively sought to engage the local community in plans for the site. Activities undertaken as part of the consultation process have included:
 - A letter of introduction sent to key stakeholders (including Arun District Council cabinet and ward members and the Pagham and Aldwick Advisory Board) on the 19th February 2021
 - 1,502 newsletters and postcards were sent to immediate neighbours, local residents and businesses, providing an update on the site and an invitation to each to take part in the public consultation via the bespoke website. This information along with a covering letter was also sent to key stakeholders (Arun District Council Cabinet, ward and planning committee members and the Pagham and Aldwick Advisory Board).

- A public consultation period that ran for a fortnight from 22nd February to 8th March 2021
- An advert informing the public of the consultation was placed in the Bognor Observer on the 25th February 2021.
- A press release was issued on the 20th February 2021 to the Bognor Observer and the Bognor Regis Post.
- Provision of hard copies of the proposals and feedback form sent to those who requested one
- Opportunity to provide feedback on the proposals via the consultation website and by post
- Provision of a Freephone number (0800 689 5209) and project email (info@regisparkpagham.co.uk) to enable members of the community to ask questions about the proposals
- A project website where the public can view details of the proposed development and leave comments. The website (www.regisparkpagham.co.uk) was visited a total of 395 times by 304 individuals, showing that not everyone who viewed the information chose to leave feedback.

1.8 The feedback received during the consultation period showed that a significant number of respondents have concerns regarding the principle of development of the site, along with associated transport concerns. The feedback also elicited some positive comments. Comments have been captured verbatim in this SCI.

1.9 Taylor Wimpey will continue to engage with stakeholders and the local community to discuss the proposals and keep the local community updated on the progress of the project via the dedicated website.

2. CONSULTATION PROCESS

- 2.1 The programme outlined in this Statement of Community Involvement satisfies the requirements set out in the Arun District Council's Adopted Statement of Community Involvement (November 2018) on undertaking pre-application public consultation. It also reflects the principles for consultation in the Localism Act (November 2011) and in the revised National Planning Policy Framework (NPPF) (published in February 2019).
- 2.2 Taylor Wimpey used a range of consultation tools to ensure residents living near the site and key stakeholders were aware of its latest proposals and had an opportunity to provide feedback on the detailed design and layout of the development.
- 2.3 The key periods in the consultation and engagement programme are summarised below:
- **19th February 2021:** 1,502 newsletters and feedback postcards were sent to immediate neighbours, local residents and businesses, stating the intention to submit a revised Reserved Matters application for the site and an invitation to each to take part in the public consultation via the bespoke website.
 - **19th February 2021:** Consultation newsletter and covering letter sent to key stakeholders (Appendix 1b).
 - **22nd February 2021:** Launch of public consultation. Promotion of a bespoke website and opportunities to engage in the public consultation via press releases, emails and newsletter invitations to stakeholders and residents.
 - **8th March 2021:** Public Consultation ended.
 - **9th March 2021:** Feedback from the public consultation collated, to inform proposals and provide a response where possible.
- 2.4 A dedicated consultation website – www.regisparkpagham.co.uk - was established to enable public consultation to happen in a safe way. This website included all the information that would have been presented at a physical exhibition, which was not possible due to COVID-19 restrictions. In addition to information about the proposed plans for the development, a feedback section enabled members of the community to leave feedback. You can view the website in Appendix 1e.
- 2.5 To enable as many people as possible to contact the project team and comment on the proposed development, a range of feedback mechanisms were established:
- Feedback forms could be completed online or returned by freepost
 - Comments could be sent to a dedicated email address:
info@regisparkpagham.co.uk
 - Telephone messages could be left by calling the freephone consultation line 0800 689 5209
- 2.6 A total of 75 people responded formally to the public consultation, with the vast majority submitting written comments via the online feedback form.

3. CONSULTATION OVERVIEW

3.1 Impact of COVID-19

Unfortunately, due to the COVID-19 pandemic and the subsequent restrictions on public gatherings, a public exhibition could not take place.

Instead, stakeholders and members of the community were invited to take part in a public consultation, by visiting a bespoke project website which had been designed for the consultation (www.regisparkpagham.co.uk) to view the full set of materials that would have been displayed at a public exhibition.

In advance of the public consultation, an invitation newsletter and feedback postcard were sent by Royal Mail to 1,502 local addresses surrounding the site (map, Appendix 1a; Community Newsletter Appendix 1c; Community Feedback Postcard 1d).

The consultation was launched on the 22nd February 2021, and closed on the 8th March 2021.

3.2 Bespoke Consultation website

The website contained information on the following:

- Introduction
- About Taylor Wimpey
- Consultation
- The Latest Proposals
- Overview
- Access, Highways & Parking
- Landscaping and Open Space
- Housing Character
- Environment
- What's changed from the previous reserved matters application?
- Community Benefits
- Next Steps
- Contact
- Feedback

A full set of website materials is included in Appendix 1e of this document.

3.3 Feedback

Stakeholders and residents were encouraged to complete either the feedback form by post (postage paid) or the online feedback form on the project website page.

Feedback could also be emailed to info@regisparkpagham.co.uk.

A dedicated number (0800 689 5209) was provided so that any interested parties could ask questions and provide feedback via direct communication with the project team. This included being able to request hard copies of the proposals and materials displayed on the website.

4. FEEDBACK ANALYSIS

- 4.1 Stakeholders, residents and members of the wider community who took part in the consultation were encouraged to complete a feedback form online or using the feedback postcard, to record their views on key aspects of the proposals, in order to obtain structured feedback. The form contained four open questions giving the opportunity for individual feedback (see Appendix 1d & 1e).

The analysis presented in this section is drawn from feedback from the 75 responses received during the public consultation period:

- 37 feedback forms submitted via the consultation website, during the period of public consultation
- 35 feedback postcards were also received in the post
- 3 items of feedback were received via email

The feedback comments received during the consultation period have been replicated in this SCI verbatim.

4.2 Qualitative feedback

These questions gave the respondents the opportunity to provide general feedback about the proposals.

Question 1: Please give us an overall view of our proposals for the site.

Question 4: Is there anything else you'd like to tell us that you think we have not considered?

These questions produced similar key themes, so we have combined the responses to provide a thorough overview.

Theme: General Objection

Sample Quotes

"These houses are not wanted, do not build anything."

"I think that it is appalling that so many buildings should be constructed on agricultural land. With issues with the EU we need to produce more crops for own consumption."

"Personally I am opposed to any more building in Pagham it will soon be like a town rather than a village. People that need housing for instance young couples with children can not afford the houses that are built so that is my views on your housing development."

"It is a travesty that your company should continue to seek to build on our country's farmland when as a nation we are in dire need to expand our capacity to generate our own food sources. You should only be permitted to develop brownfield sites and/or other sites already developed."

"Scandalous use of prime agricultural land"

"I wish the site to remain open land and open green space."

"We have enough houses, it'd be silly to go through the effort and ruin our scenery"

"They are unnecessary and not needed and will cause more harm than good to the local area."

"So noisy, so busy, country lane effect destroying village feel"

"Not necessary, not wanted, not appropriate leave our countryside alone."

"totally opposed to anymore development in the area."

Our Response	Whilst we don't seek to diminish these concerns, the principle of development for residential led use at this location has already been established through the approval of the outline planning application. This is also supported by the allocation of the site for residential led development within the Arun Local Plan (Policy H SP2a).
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Theme: Traffic - Congestion / Road safety

Sample Quotes	<i>"The roads around this area are bad enough now in the morning and the lagness road bad now and there will be atc."</i> <i>"To access Rose Green and Pagham village, the majority of cars use a single road from the A27, which is already in a state of disrepair and prone to regular flooding causing closures. The building of 250 new homes will massively increase traffic flow on an already busy road. "</i> <i>"Your proposal along with the additional housing at pagham and West Bersted will cause further damage and overcrowded roads to what is all ready a poor road network."</i> <i>"Too much traffic 4000+ cars with this and Chalcraft lane"</i> <i>"Congestion on the roads."</i> <i>"Shocking - traffic will be horrendous"</i> <i>"The roads cant take it."</i>
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"My main concern is to do with the transport infrastructure around Pagham area. The road from Pagham to Chichester is not substantial enough to keep taking more traffic. At the least there should be a cycle Lane to protect cyclists. The road also floods on a regular basis and has to be shut. More traffic on this road will cause further delays for people and in my opinion makes it an extremely dangerous road. Surely widening the road and possibly straightening it with a cycle lane provision."

"find an ambulance station so near Rose Green rd worrying, the road ways outside the coop and chip shop are always very busy with parked cars, especially the coop and exiting Lincoln Ave is already a nightmare without having ambulances racing down it."

"I'm not against it but I feel the roads around need better and safer crossing point near the chip shop and cycle path going down Ingness Road."

"I am concerned to see school children struggling to cross the road safely, and similarly elderly folk. If this development is to go ahead as planned, it is essential that a zebra crossing is put in place nearish to where Rose Green Road bends around (near the junction with Grosvenor Gardens), otherwise, with the increase in traffic, accidents are inevitable."

Our Response

A comprehensive traffic assessment was undertaken as part of the outline planning application. This included a cumulative assessment of traffic impact arising from Outline planning applications at Land North of Sefters Road, Land North of Hook Lane (P/6/17/OUT) and Pagham South (P/140/16/OUT) providing for a total of up to 980 dwellings and community and education uses. A package of transport mitigation measures was agreed with WSCC Highways, Highways England and Arun District Council and secured through the S.106 Agreement to ensure that the traffic impact from the proposed developments could be suitably mitigated without detrimental impact upon the local and strategic highway network.

A pedestrian crossing is to be provided at Rose Green Road with its junction at Grosvenor Gardens.

Theme: Infrastructure - General

Sample Quotes

"The current roads/sewerage/Medical/Public Transport cannot cope at the moment - build more housing without basic infrastructure is going to destroy what little we have - & any business needing good logistics will avoid this area because of the chaos. You have not proposed anything to improve the local roads or services."



"The number of houses proposed the infrastructure cannot cope with the extra demands if these houses are built."

"Local services are already busy so the introduction of a further 250 households could overwhelm the."

"The present infrastructure cannot cope referring to discharges into open and natural beauty spots eg Pagham harbour."

"Overload on Infrastructure !

"There arent enough resources locally to cope with an influx in population of this size."

"Our infrastructure will not be able to cope with this increased numbers"

"The infrastructure - roads, surgeries, drainage, sewerage, water supply are already overloaded, hence no more houses!"

Our Response	The scale and nature of a development in this location is deemed to be acceptable to the local authority, as outline planning permission has been granted. Section 106 (S.106) agreements are legal agreements between a Local Authority and a developer, which sets out the measures a developer must take to reduce their impact on the community. The S.106 agreement was completed in October 2019 and sets out financial contributions to the NHS, the police, education, fire & rescue service and highways works (amongst others) to mitigate the impact of new homes in this location.
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Theme: Flooding, Water and Drainage Issues

Sample Quotes

"Every year that field is flooded. It is named 'lake sefter'

"Both the road and the site are liable to flooding."

"Strong objection to building on prime agricultural land that floods every winter, even nearer since channel was dug! Garden frequently flooded."

"Flooding will be an issue"

"We will be flooded."

"The extent of the flooding in Jan, Feb & March. The area backing onto Lincoln Ave has always flooded, we have been here over 30 years and it has flooded every year, some are worse than others depending on how much rain we have. Water has a way of finding it's own path and unless

extensive drainage is put in, it will flood and possibly move over into Lincoln Ave"

"Extra strain on an already overworked sewage system. Southern water have already been criticised for dumping raw sewage into Pagham Harbour / sea especially when there is bad weather."

"the sewage and drainage is absolutely awful and there is a tanker that goes to Pagham 5 times a day to remove sewage and take some where else (how much is that costing) a lot!!!!!!!!!. What are we going to have more tankers going up and down everyday!!!!!!!!!!!! disgusting and disappointing think about this !!"

"Waste water and sewage cannot cope at present last year sewage pumped into local river and sea."

Our Response	There have been incidences of more localised surface water flooding, particularly within the south eastern corner of the site. A comprehensive drainage strategy including attenuation basins, a network of swales and permeable paving means that development of the site would not increase the risk of flooding within the site, or elsewhere. This drainage strategy will also improve the existing situation in relation to localised surface water drainage issues.
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Theme: Schools / Doctors

Sample Quotes	<i>"The doctors surgeries cannot cope at the moment with potentially over 500 people moving to site the surgery in Pagham will overwhelmed. You need to build a health centre before building homes."</i>
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"School need to be made to happy"

"if no school is built here pressure on existing one and the impossible traffic system in hawkins close infant school would be horrendous for residents"

"And the local rose green schools is not big enough for all this development and the 3 other site going up. And Regis school and people go up in year can I cope with this a well."

"over wellming Dr surgeries and hospitals also schools."

"Surrounding infrastructure and local amenities such as schools, doctors are already struggling let alone with more houses being built. Village life will be ruined"

"At the moment it is very hard to see a doctor."

"there is no school, where are the children going to go school Rose Green School is full."

Our Response The S.106 agreement sets out financial contributions to the NHS, the police, education, fire & rescue service and highways works (amongst others) to mitigate the impact of new homes in this location.

Unlike the previous reserved matters planning application, this latest planning application excludes the land that could be used for a primary school or care home (or indeed further homes should neither of these two uses be progressed). This is to ensure there remains the flexibility to provide a new primary school should the Council's preferred location for a new primary school at Summer Lane not come forward. This is also secured through the S.106 Agreement, whereby West Sussex County Council have a period of five years to 'call' the land to be used as a 1FE primary school

Theme: Overdevelopment, not in keeping

Sample Quotes

"There are too many new builds in Pagham"

"This development is totally opposed by the people of Pagham. There are too many houses being built on farmland to the detriment of the local wildlife, the environment and the well being of the local people."

"Out of character for area"

"Too many houses"

"too much housing, too many roads, too much building. Too many people. Too much overdevelopment."

"There are too many new builds in Pagham"

"Yes, absolutely ridiculous development, you are talking over 2,000 houses, average house nowadays has 2 cars, another 4,000 cars in the area. It is bad enough now where are they all going to go?"

"Please consider the further proposed size in Chalcraft lane who also "promise" school/Drs. Huge intake of new housing in small area."

Our Response Whilst we don't seek to diminish these concerns, the principle of development at this location has already been established through the approval of the outline planning application.

Theme: Ecology / Green Space / Green Energy

Sample Quotes	<i>"I am deeply saddened by the loss of wildlife habitats which will occur. Regular visitors to this land include deer, bats, slow worms and many others, as well as various birds including woodpeckers, pheasants and the Brent Geese who land here from Pagham Harbour. I know this because I have seen them from my property which is adjacent to your proposed development."</i> <i>"With our wildlife in crisis and current global uncertainties, farmland and natural environments should be nurtured and expanded, not destroyed."</i> <i>"As long as there is room for Nature and us"</i> <i>"We should not be losing our green fields."</i> <i>"You will not have considered building on less profitable land or why keeping our arable land for crops is in the best long term interests of future generations."</i> <i>"This is a Nature Reserve and needs protecting."</i> <i>"When all we are being told is there being a food shortage if our population carries on rising do not use prime agricultural land for housing."</i> <i>"Wildlife in Pagham is under considerable pressure due to new and proposed builds "</i> <i>"Not happy that nature of area will be changed beyond recognition."</i> <i>"Keep this as a wildlife haven, you can afford it. Give something back to the village"</i> <i>"Solar panels as standard on houses."</i>
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Our Response	These latest proposals are very much landscape-led. Green verges, street tree planting and swale corridors will create and retain important wildlife habitats and provide significant ecological enhancements (which have already been secured by way of a planning condition).
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Theme: Affordable housing

Sample Quotes	<i>"more than 30% affordable housing is what is needed to keep our young families in our village."</i>
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"Are the affordable homes going to be offered to local young people, who at present have little or no option to stay in the Pagham area if they want to get on the housing ladder and earn local wages?"

"Pagham is a village with very mixed housing stock and this is not reflected in your proposals."

Our Response Taylor Wimpey has committed to providing 75 affordable homes, equating to 30% of the proposed 250 new homes.

Theme: Scout Hut

Sample Quotes

"I would like the scout hut to stay and not have any resiting"

"A new scout hut and " proposed" land for an ambulance post are laughable."

"Not enough thought as to how many cars are likely to want to come to the Scout Hut. "

"Is a modern/contemporary building the most appropriate."

Our Response Mixed comments were received in relation to the proposals for a new scout hut, so it is hard to determine an overriding community view on this. However, the scout hut proposals have been developed through engagement with the Pagham Sea Scouts.

Question 2: What are your thoughts on the design and layout of the proposals?

The responses to the question reflect the opinions of those who would rather not have the development in the area, however, there were those who saw the layout as an improvement on the previous application.

Theme: Did not like the designs

Sample Quotes

"Hate all the designs and layouts."

"Dreadful."

"Too cramped, "

"Sefter road access point is a total no go."

"Ugly design."

"Typical modern concrete eyesore, lacking character and imagination."

"I hate them. I would much rather see our beautiful countryside and wildlife."

"don't build houses. where's parking spaces?"

"Housing too high and ugly"

"From what I've seen it is not in keeping with the local area and buildings"

"I hate them. I would much rather see our beautiful countryside and wildlife."

"This proposed estate could be anywhere. You say sufficient parking will be available on site whatever that means. If it is one space per house that is totally unrealistic as to get to work for example a car or two would be needed by most families. It looks cramped and all properties are on the pavement with no front garden space to break things up."

**Our
Response**

Taylor Wimpey is one of the UK's largest, responsible developers with a long history of building high-quality homes, and the homes proposed have been designed to reflect and complement the local character of the area. The design and layout of the development has been subject to extensive engagement with Arun District Council.

Theme: Not needed

**Sample
Quotes**

"This development should not be built in the first place."

"Development not wanted on Greenfield site"

"Stop building. Think of the future."

"NO more developments wanted in this area"

"I do not want to see building on this land"

"Leave as farm land"

"Sorry but this shouldn't be happening."

"As I have already stated I have studied your proposal and no amount of the design will persuade me to consider a different view. I have seen these kind of very appealing plans, but the reality still stands Pagham does not need any more houses, there is too much traffic already if you build more then traffic delays and more accidents will happen. Not to mention the loss of open spaces and wildlife so i still say NO"

Our Response	Whilst we do not seek to diminish these concerns, the principle of development at this location has already been established through the approval of the outline planning application.
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Theme: Destruction of wildlife / green space

Sample Quotes	<i>"The design and layout prevent the planting of crops and result in the wholesale destruction of natural wildlife habitats."</i>
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"The design and layout are fine for a site worthy of being used for housing and not for feeding the country."

"Needs more green space ie allotments to encourage green way of living. More trees planted to keep the feel of the development more like a village addition rather than a blight on it more affordable homes maybe 2 bed for young new families"

"Looks ok, please include trees and hedgerow for birds and small mammals"

"Ruining the countryside."

"I am of the opinion that fewer houses and more open space would have made for a more pleasant and "Greener" environment"

Our Response	These latest proposals are very much landscape-led. Green verges, street tree planting and swale corridors will create and retain important wildlife habitats. Enhanced planting is proposed along the eastern and southern boundaries of the site to provide an enhanced aspect along the circular walk and to provide further privacy to neighbouring properties.
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Theme: Traffic / Overdevelopment

Sample Quotes	<i>"It's concerning as you already have to leave an hour early for a 10 min car journey at rush hour!"</i>
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"The additional housing that has been granted opposite the entrance will create too many cars and vehicles on sefter road, rose green road and Grosvenor gardens."

"Main concern for us in the increased volume of traffic on Pagham Road in it's present condition in desperate need of repair and improvement"

"Roads to Chichester blocked"

"Not sustainable for purpose. Far too many dwellings per area. Farmland too precious"

"too much housing, too many roads, too much building. Too many people. To much overdevelopment."

"surrounding infrastructure will not cope"

Our Response	Whilst we don't seek to diminish these concerns, the principle of development at this location has already been established through the approval of the outline planning application.
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Theme: Homes not for local or young

Sample Quotes	<i>"These home will not be for the younger generation they will be purchased by people moving out of places north of the county there will no economic benefits"</i>
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" the houses will probably sell for more than people can afford around here therefore you are going to be targeting out of area people. (£350.000 is NOT AFFORDABLE to people locally)"

"Too many houses that are not affordable for local workers"

Our Response	Taylor Wimpey has committed to providing 75 affordable homes, equating to 30% of the proposed 250 new homes. Should the development be approved, the homes for sale will be priced appropriately for the area and all new builds are eligible for the Government-backed Help to Buy scheme.
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Theme: Positive views/ suggestions

Sample Quotes	<i>The site it self look OK</i>
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"OK, recreation areas are a good idea. Don't like the fact that part of the development is still undecided as that could turn out to be more housing"

"I like them"

"The revised layout does look better than the previous one."

"Looks Good"

"The design and layout appears to be very good with good green areas, trees and exercise paths."

"need to include playground area."

"In mixed housing you haven't included bungalows which are in demand."

Our Response	A Design Code has been produced for the overarching site in accordance with the outline planning permission. This has been the subject of extensive consultation with Arun District Council and other key stakeholders, and seeks to address the concerns raised from the previous reserved matters planning application regarding the design and layout.
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Question 3: What are your thoughts on the landscaping proposals?

There were many who wished the area to stay green but there were also some positive comments made along with those who wished to see more trees and green spaces on the site.

Theme: Did not like

Sample Quotes	<i>"Awful, leave well alone."</i> <i>"The sewerage system operated by Southern Water cannot cope at the moment and there is regular discharge into Pagham Harbour which is wild life sanctuary. The was one into Chichester Harbour only recently Unless you are going to upgrade the water system as part of this overdevelopment 250 new homes will push the system to breaking point."</i> <i>"This is farm land. If you don't build the houses you don't need landscaping. Keep it as open space."</i> <i>"A pitiful attempt to justify the destruction of the existing fields."</i> <i>" Definitely not sustainable for housing."</i> <i>"You cant improve on Mother Nature so leave it alone and build elsewhere!"</i> <i>"Again, sorry but this shouldn't be happening."</i> <i>"Difficult to write as so opposed to large development"</i> <i>"useless. Why no cycling lanes?"</i> <i>"Don't like it"</i>
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"Don't think you can fool the villagers by adding more trees and planting to try and persuade us that you care about the environment."

Our Response Whilst we don't seek to diminish these concerns, the principle of development at this location has already been established through the approval of the outline planning application.

Theme: Stay green

Sample Quotes *"The Google image you post shows rich farmland and a landscape which supports natural wildlife - so much better than your proposals."*

"It's a shame to lose another field, the local people would rather see fields! We live in a village, not a town"

"Its irrelevant - you are building on farmland which floods & with no infrastructure improvements"

"Leave all the land as green space"

"Leave site to nature/ farming please."

"Leave the green parts of our land alone."

"Not good this is prime farm land ,and the land space is perfect as it is."
"Proposals of landscaping does not make up for lack of individual garden space."

"The greenest thing would be not to continue with build"
"Better as food production"

"This is vital land for farming produce."

"Leave it as open countryside."

Our Response Whilst we don't seek to diminish these concerns, the principle of development at this location has already been established through the approval of the outline planning application.

Theme: Ecology / More trees/green space

Sample Quotes *"good, although more trees and hedgerow backing on to the back of Lincoln Ave would be better, especially as some of it has recently been torn out to help with flooding but has made it much worse"*

"More green space ie allotments wooded area take note from landscaping designs used in Australia where new developments enhance an area not make it ugly"

"More green spaces are needed"

"Wildlife corridor would disappear"

"I would like to see as much green space and preservation of trees and natural space."

"Gardens are very small - too many fences obstructing wildlife."

"It's a village, not a park so for me not enough green space within the housing areas."

"Impacts on wildlife, flora and fauna"

Our Response	These latest proposals are very much landscape-led. Green verges, street tree planting and swale corridors will create and retain important wildlife habitats. Enhanced planting is proposed along the eastern and southern boundaries of the site to provide an enhanced aspect along the circular walk and to provide further privacy to neighbouring properties.
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Theme: Flooding/ Sewage/ Water supply

Sample Quotes	<i>"The sewerage system operated by Southern Water cannot cope at the moment and there is regular discharge into Pagham Harbour which is wild life sanctuary. The was one into Chichester Harbour only recently Unless you are going to upgrade the water system as part of this overdevelopment 250 new homes will push the system to breaking point."</i>
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"Flooding. Will be a problem the a lot of water the sits on the land behind Osborne way"

Our Response	There have been incidences of more localised surface water flooding, particularly within the south eastern corner of the site. A comprehensive drainage strategy including attenuation basins, a network of swales and permeable paving means that development of the site would not increase the risk of flooding within the site, or elsewhere. This drainage strategy will also improve the existing situation in relation to localised surface water drainage issues.
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Theme: Positive comments

Sample Quotes

"Fine"

"I am glad that you are keeping the circular dog walking route (it is not 'new' - many of us have been walking our dogs there for years, and there is a well-trodden 'path' all around the field)."

"Landscaping design looks good with good consideration for cycle access and pedestrians."

"Looks good"

"Landscaping proposals seem to be adequate with play areas for children, dog walking area and cycle path."

"Main concerns relate to drainage although the extent of green areas will help."

"Assuming it goes ahead, I really hope that you will keep the pedestrian access from the Osborne Way green as this is used by many local dog walkers. Of course, this should never be opened up to traffic as it is right where children play, and already it is very difficult to get in and out of Osborne Way by car because the road is too narrow."

Our Response

A Design Code has been produced for the overarching site in accordance with the outline planning permission. This has been the subject of extensive consultation with Arun District Council and other key stakeholders, and seeks to address the concerns raised from the previous reserved matters planning application regarding the design and layout.

A potential future pedestrian access from Osborne Green Way has been included on the masterplan, subject to agreement from all landowning parties.

4.4 Included in the Qualitative feedback comments of support for the proposals were received.

These comments are from the responses to the overall views of our proposals for the site.

Supportive Comments

Sample Quotes

"On the whole the proposal look ok"

"Its in keeping with the rest of the style of housing"

"Looks ok but there should be consideration for 2 and sometimes 3 cars per family these days."

"Overall the proposals look to be more acceptable than the previous plan."

"I am pleased to see affordable homes within the scheme although it would be nice to see more."

"A marginal improvement on the overall plan."

"Layout looks reasonable - not too cramped."

"This appears better planned and locals concerns addressed"

4.5 Quantitative feedback

Here we have tallied the number of positive, negative and neutral comments provided to each question. (please note not all questions were answered by every respondent)

Question 1: Please give us an overall view of our proposals for the site.

- Positive responses 9
- Negative responses 40
- Neutral responses 5

Question 2: What are your thoughts on the design and layout of the proposals?

- Positive responses 6
- Negative responses 34
- Neutral responses 7

Question 3: What are your thoughts on the landscaping proposals?

- Positive responses 8
- Negative responses 37
- Neutral responses 4

Question 4: Is there anything else you'd like to tell us that you think we have not considered?

Due to the nature of this question, in that it is eliciting suggestions from residents, it is not possible to place the responses into the categories of positive, negative and neutral based on the answers provided.

5. CONCLUSION

- 5.1 The consultation strategy for the development of the land North of Sefter Road, Pagham sought to engage with local residents living both in close proximity to the site and in the wider area.
- 5.2 During the consultation period, respondents were given the opportunity to answer a number of questions to help collect feedback about the proposals. At the time of writing this SCI, a total of 75 people had responded formally to the consultation, with the majority submitting written comments via the online feedback forms.
- 5.3 The consultation process has been particularly useful to aid our understanding of neighbours' and wider stakeholders' priorities.
- 5.4 Although the majority of respondents had objections to development on the site, there were supportive comments concerning the development. The main concerns were relating to traffic, infrastructure, flooding and the loss of green space/principle of development.
- 5.5 Taylor Wimpey will continue to engage with stakeholders and local communities to discuss the proposals and keep local communities updated on the progress of the project via the dedicated website.

Appendix : Pre-Submission Public Consultation

1a. Consultation Mailing Area

The core mailing area was within a 725m Radius of the site.



1b. Stakeholder letter



Nick Gibb MP
House of Commons
London
SW1A 0AA

Taylor Wimpey Southern Counties
Creative Hub
Wotton Business Park
Wotton, Wey
GU24 0NF

Date 19th February 2021

Dear Mr Gibb

Proposals for Regis Park, Land North of Seftor Road, Pagham, Bognor Regis PO21 3FF

You will no doubt be aware that outline planning permission was granted for this parcel of land north of Seftor Road in October 2019 for residential-led development (planning reference P/134/16/OUT). Taylor Wimpey submitted a Reserved Matters application in March 2020. However, this application was refused by Arun District Council in June 2020, mainly due to the design and layout.

We are now bringing forward a revised Reserved Matters application, which seeks to address the reasons for refusal.

The Latest Proposals

Our vision for this site is to create a high-quality place for people and community to live, connect, interact and thrive, in an environment that is green, healthy and accessible to all.

A Design Code has been produced for the overarching site in accordance with the outline planning permission. This provides a set of overarching design and layout principles which Reserved Matters applications should be informed by. The Design Code has been subject to extensive consultation with officers at Arun District Council and other key stakeholders, and will accompany the Reserved Matters application when it is submitted to the Council for consideration next month.

Overview of the Proposals

- 250 new homes, comprising a mixture of housing and flats.
- 30% of the new homes will be affordable housing, equating to 75 affordable homes.
- The existing scout hut will be replaced with a contemporary single-storey, timber-clad building, with parking and land to undertake scouting activities.
- Land will be allocated to the north of the new scout hut for an ambulance community response post, which provides rest facilities for staff between emergencies.
- A 2.1km circular recreational green route, children's play areas and public open space.
- Retention of the WW2 Infantry Section Post.

- Unlike the previous Reserved Matters application, this latest planning application excludes the land that could be used for either a primary school, care home or further homes. This is to ensure that there remains flexibility for a primary school to be delivered at the site should West Sussex County Council's preferred school site at Summer Lane (outline planning permission ref: P/140/16/OUT) not come forward. A further Reserved Matters application for this parcel of land will come forward at a later stage.

At Taylor Wimpey, we take the views of the local community seriously and as such, we are carrying out a period of public consultation on our latest proposals for the land north of Sefton Road until 8th March 2021. In these unprecedented times, when meetings, travel and face-to-face contact are limited due to social distancing guidelines, we are unable to host an in-person public exhibition. However, we will be distributing a newsletter and feedback form to over 1500 addresses within the vicinity of the site. We have also created a project-specific website (www.regisparkegham.co.uk) and will be advertising this website in the local media. Hard copies will be provided for those without internet access.

We believe our proposals carry wider benefits to the community of Bognor Regis beyond the provision of much-needed new homes. The benefits include significant financial contributions towards community infrastructure, secured via the S106 Agreement attached to the outline planning permission, as well as the provision of land for a new scout hut, land for an ambulance community response post, and significant areas of green space for the community to enjoy.

Should you have any questions about the latest proposals, please contact our representative, Steve Jolly at Marengo Communications, on 07554 662 750 or 0800 689 5209.

Yours sincerely



Lynn Pack

Planning Manager

Taylor Wimpey Southern Counties

1c. Community Newsletter

Taylor Wimpey

Community Newsletter

Proposals for Regis Park, North of Sefter Road, Pagham, Bognor Regis PO21 3FF



Taylor Wimpey is bringing forward its latest Reserved Matters planning application for land north of Sefter Road in Pagham. Outline planning permission was granted for this land in October 2019 for residential-led development (planning reference P/134/18/OUT). An outline planning permission confirms that the scale and nature of the proposed development is acceptable to the local planning authority, and subsequent Reserved Matters permission agrees the details of the development.

Taylor Wimpey submitted a Reserved Matters application in March 2020. However, this application was refused by Arun District Council in June 2020, mainly due to the design and layout. We are now bringing forward a revised planning application, which seeks to address the reasons for refusal.

Unfortunately, due to Coronavirus, we are unable to hold a public exhibition to discuss this latest planning application. This leaflet provides a summary of the plans and further information is available at: www.regisparkpagham.co.uk. Please contact us should you wish to receive a hard copy of the proposals.

Overview of the Latest Proposals

- 250 new homes, comprising a mixture of housing and flats.
- 30% of the new homes will be affordable housing, equating to 75 affordable homes.
- The existing scout hut will be replaced with a contemporary single-storey, timber-clad building, with parking and land to undertake scouting activities.
- Land will be allocated to the north of the new scout hut for an ambulance community response post, which provides rest facilities for staff between emergencies.
- The main vehicular and pedestrian access point for the new development is from Sefter Road, with an additional emergency, pedestrian and cycle access from the south east of the site onto Rose Green Road.
- Unlike the previous Reserved Matters application, this latest planning application excludes the land that could be used for either a primary school, care home or further homes. This is to ensure that there remains flexibility for a primary school to be delivered at the site should the Council's preferred school site at Summer Lane (Outline planning permission ref: P/140/18/OUT) not come forward. A further Reserved Matters application for this parcel of land will come forward at a later stage.

Taylor Wimpey

The Latest Masterplan

A landscape-led approach is at the forefront of this development. A 'diagonal link' has been created through the development, connecting a network of focal spaces and green streets, to provide an uninterrupted, traffic-free route for pedestrians and cyclists. A 2.1km circular recreational green route will provide a new on-site route for dog walkers, to reduce recreational pressure on the Pagham Harbour SPA.



Drainage and Ecology

A comprehensive drainage strategy has been developed which means development would not increase the risk of flooding within the site, or elsewhere. The drainage strategy includes attenuation basins, a network of swales to provide landscape, amenity and ecology benefits, and permeable paving. Existing hedgerows and

trees will be retained where possible, including trees protected by Tree Protection Orders, and new landscaping will be planted to provide opportunities for biodiversity enhancements.

Previous Reserved Matters Application

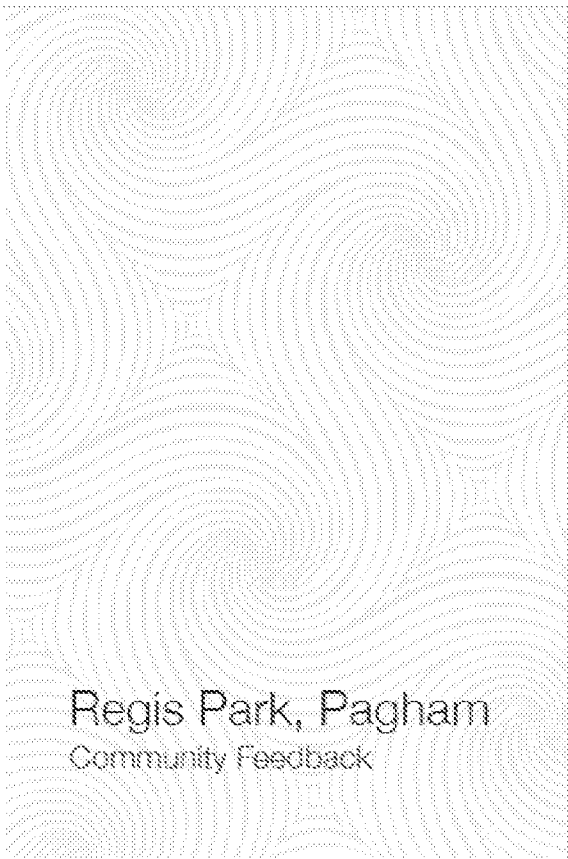
The website (www.regisparkepagham.co.uk) provides a summary of all the changes from the previous application, including the overall design and layout of the development, the size and mix of homes proposed, car parking and other matters.

Consultation

At Taylor Wimpey, we take the views of the local community seriously and as such, we are carrying out a period of public consultation on our latest proposals for the land north of Sefton Road, prior to the submission of our Reserved Matters planning application. This means that all residents will have the opportunity to view the proposals and have their say.

Please complete the enclosed feedback form by the 5th March 2021 to register your views on the latest proposals. You can also leave feedback online at www.regisparkepagham.co.uk

1d. Community Feedback Postcard

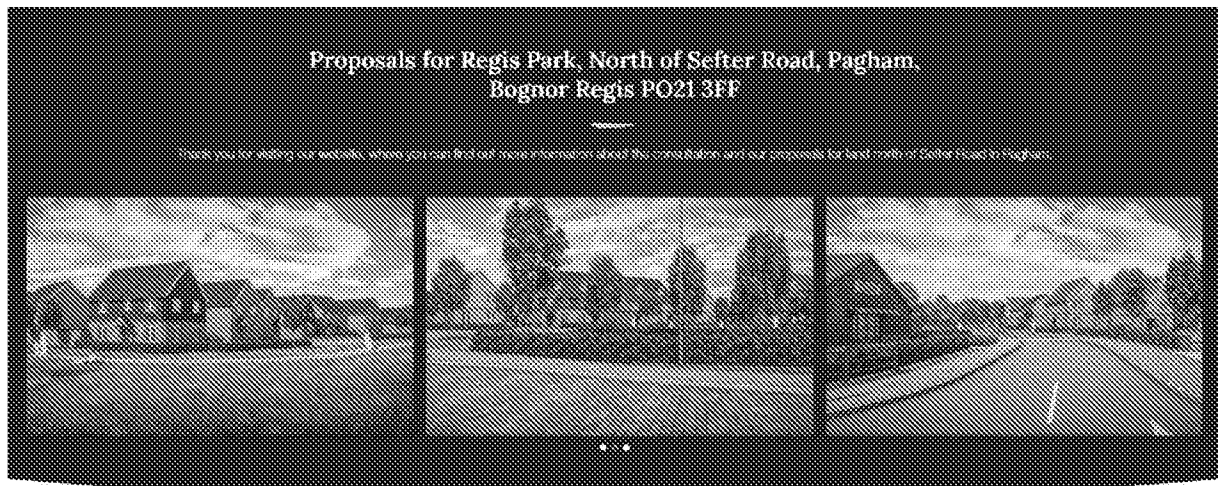
Freepost Consultation Reply Taylor Wimpey		 Regis Park, Pagham Community Feedback	
Proposals for Regis Park, North of Sefton Road, Pagham, Bognor Regis PO21 3FF We are keen to hear your feedback. You can submit your comments by completing your details below and returning the slip by Freepost by the 8th March 2021, or by visiting [redacted]			
Name (optional) Address (optional) Postcode (optional) Email (optional) Marengo Communications collects your data on behalf of its clients. We are collecting it to keep you informed of proposals for Regis Park and will not use it for any other purpose or provide it to any other company except for the reasons mentioned. If you do not want us to update you on the plans, then you can either omit your contact details on the card or email us at info@regisparmpagham.co.uk and we will delete this information from our records.		1. Please give us an overall view of our proposals for the site: 2. What are your thoughts on the design and layout of the proposals? 3. What are your thoughts on the landscaping proposals? 4. Is there anything else you'd like to tell us that you think we have not considered? 	

1e. Consultation Website

www.regisparkpagham.co.uk

Taylor
Wimpey

Sefter Road Pagham



Introduction

Three planning permissions were granted in the period 1st January to 31st March 2021. On 1st October 2021, the planning permission for the development of Regis Park, North of Sefter Road, Pagham, Bognor Regis, PO21 3FF, was granted. The planning permission confirms that the site is suitable for the proposed development in principle, in the long term, and subject to the proposed matters being agreed with the relevant authorities.

Taylor Wimpey submitted a Reserved Matters application in March 2021. However, the application was refused by Bognor Regis Town Council on 1st March 2021, mainly due to the design and layout. We are now bringing forward a revised planning application, which needs to be considered for refusal.

Notwithstanding, due to the current situation, it is not possible to discuss the proposed planning application. However, we have created this website for members of the public to view the application and to provide your feedback.

You will find a summary of the latest proposals here

[View Summary](#)

Key differences from the previous Reserved Matters application are detailed here

[View Differences](#)

We are keen to hear your feedback, and you can submit your comments here up to the 31st March 2021

[Submit Feedback](#)

In the meantime, if you have any questions, please don't hesitate to contact us here

[Contact Us](#)

About Taylor Wimpey

Taylor Wimpey is one of the UK's largest residential developers, building and selling over 10,000 homes each year. In 2021, Taylor Wimpey and Taylor Wimpey (UK) Ltd. Taylor Wimpey (UK) Ltd. is one of the most leading and successful developers in the UK, with a track record of over 100 years. In 2021, Taylor Wimpey (UK) Ltd. is one of the most leading and successful developers in the UK, with a track record of over 100 years.



Consultation

At Taylor Wileys, we take the views of the local community seriously and as such, we are carrying out a series of public consultation on our latest proposals for the site north of Soller Road.

In these unprecedented times, when meetings, travel and contact are limited due to social distancing guidelines, we have realised that your role is even more crucial than ever.

Due to these limitations, we are unable to hold an in-person public consultation. However, we have ensured that hundreds of nearby residents have received a newsletter outlining our proposals. We are advertising the website on the local media and we will be providing them copies for those without internet access.

This means that all residents will have the opportunity to view the proposals and have their say.

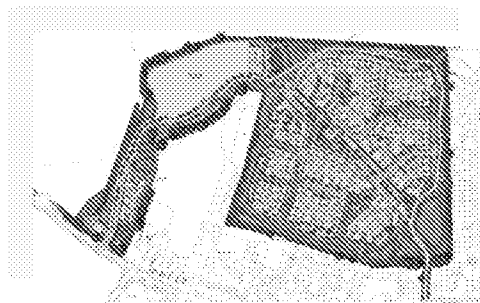
Following the consultation period, your feedback will be taken into consideration as we move forward with our proposals.

The consultation period has now started and we will be keeping feedback up to the 30th March 2021.

The Latest Proposals

Our vision for this site is to create a new public space for people and communities to live, connect, relax and thrive. It is a commitment that improves quality of life and is essential to all.

A Design Facilitation team worked for the consulting site in accordance with the submission process. The process is set of supporting design and layout principles that the latest applications should be following. The Design Facilitation team has been assigned to oversee consultation with the Local Council and any consultation and will be managing the latest applications given to be submitted to the Council for consideration.



Overview of the Proposals

- The new scheme, comprising a mixture of housing and retail.
- 30% of the new scheme will be affordable housing, equating to 75 affordable homes.
- The existing road will be replaced with a temporary single street, one-way traffic, with parking and bus stop provision resulting in a new road.
- Land will be allocated to the north of the new road but for an alternative commercial space, which will be used for retail and other commercial purposes.
- While the proposed scheme will be a new scheme, the new application does not include the current and existing parking provision. The new application does not include the current and existing parking provision. The new application does not include the current and existing parking provision. The new application does not include the current and existing parking provision.



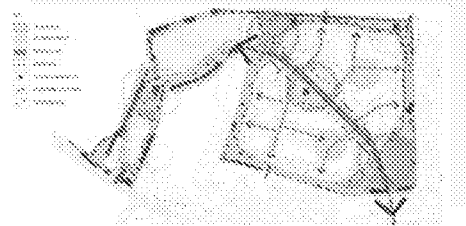
Access, Highways & Parking

The main entrance and exit will be on the new development site, which will be a new entrance and exit. The main entrance and exit will be on the new development site, which will be a new entrance and exit. The main entrance and exit will be on the new development site, which will be a new entrance and exit.

A new entrance will be provided through the site, which will be a new entrance and exit. The main entrance and exit will be on the new development site, which will be a new entrance and exit. The main entrance and exit will be on the new development site, which will be a new entrance and exit.

Further parking provision will be provided on the site, which will be a new entrance and exit. The main entrance and exit will be on the new development site, which will be a new entrance and exit. The main entrance and exit will be on the new development site, which will be a new entrance and exit.

1000

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- Foreign religious freedom will be where it always has been, as possible, because it is protected by the First Amendment. Freedom of religion will be protected in private, not in public, and in the domestic arena.

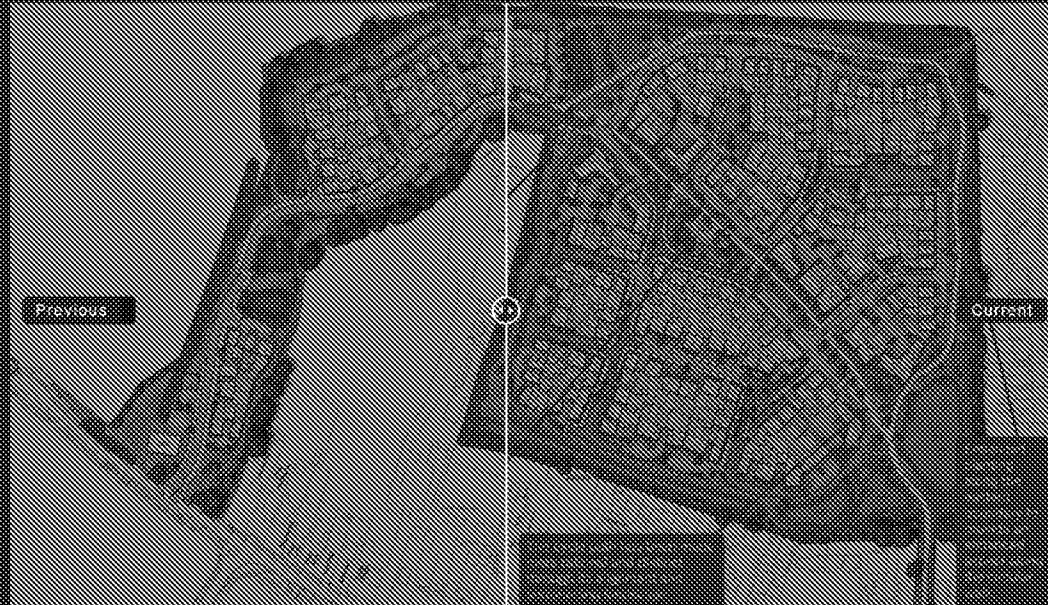
What's changed from the previous Reserved Matters application?

The existing water parking provisions generated by the BODC's decision in 2015, which were subject to a 2016 appeal, have been revised. The revised provisions are set out in the table below, which also includes a summary of the changes from the 2015 decision. The revised provisions are set out in the table below, which also includes a summary of the changes from the 2015 decision.

Under the previous Reserved Matters application, the water parking provisions were subject to a 2016 appeal, which was subject to a 2016 appeal. The revised provisions are set out in the table below, which also includes a summary of the changes from the 2015 decision.

Following feedback from Arun District Council, and extensive ongoing engagement with planning officers, there have also been changes to the plan as follows:

- **Design** - improved overall design and layout of the development, taking a holistic approach to the design of the site with a design-led approach to the design of the site.
- **Site and use of land** - a greater number of homes have been proposed within the site, which is a greater number of homes than the previous plan.
- **Car parking** - a new car parking area has been proposed, which is a greater number of spaces than the previous plan.
- **Cycle storage** - new cycle storage has been proposed, which is a greater number of spaces than the previous plan.
- **Refuse** - a new refuse area has been proposed, which is a greater number of spaces than the previous plan.
- **Trees** - further landscaping and trees have been proposed.



Community Benefits

The proposed development will provide a number of community benefits to the community of Arun District Council. The benefits include a new car parking area, which is a greater number of spaces than the previous plan, and a new refuse area, which is a greater number of spaces than the previous plan.

Contact Us

Feedback



Feedback

Feedback

Name

Phone

Post

Local

Address

Street Address

Address Line 2

City

Country / State / Region

Zip / Postal Code

Country

Email

Please give us an overall view of our proposals for the site.

What are your thoughts on the design and layout of the proposals?

What are your thoughts on the landscaping proposals?

Is there anything else you'd like to tell us that you think we have not mentioned?

Having shared your views, we welcome you to go on board if you are happy to help with the project. We will be in touch with you again in the near future to discuss the next steps and to ensure that you are happy with the progress. If you do not wish to go on board, we will still be in touch with you to ensure that you are happy with the progress. We will still be in touch with you to ensure that you are happy with the progress.

Please keep the website on the application progress.

Submit Feedback

