



From: Pagham Parish Council 
Sent: 28 July 2015 10:31
To: Planning.Responses
Subject: P/58/15/OUT Land at Summer Lane Pagham PO21 4NG

The submission by Hanbury Properties Ltd relates to the major part of the site selection endorsed by the Pagham Neighbourhood Plan. This has been the result of the 3 year process involving community volunteer focus groups and a steering group charged with the responsibility of securing the best expedient for development within the Parish having regard to the severe infrastructure constraints and results of the community consultation process.

In respect of the latter there was overwhelming objection against any possible consent for large developments on greenfield sites which would be bound to compound existing problems. These are:

- Access to the strategic road network;
- Severe congestion at peak times;
- Surface water flooding and imposition upon local sewage system which, at times of heavy rainfall, suffers surcharge, and thus release of partially treated effluent via the Rife to the nature reserve (Recent upgrade has resulted in very limited additional capacity).

Maintaining housing development to a figure very close to the ADC strategic allocation has been the guiding principle of Neighbourhood Master-planning. Action in Rural Sussex consultants, in compliance with ADC advice, recommended a small excess balance of 20-30 homes as provision for the prospect of revised strategic allocation at the 5 year Local Plan review.

The conjoining of both the Hanbury and adjacent Orchard development sites became the preferred option to best serve the Pagham Community. We subjected this planning application to very close scrutiny and were pleased to the note the almost identical replication of the plans previously prescribed and approved by the Neighbourhood Plan team. The spatial context, peripheral low-rise properties, screening and landscape buffering are all essential elements of our master-planning agreement. We noted the provision of large onsite open space and the, locally well received significant allocation of Accessible Natural Open Green Space (ANOGS) immediately adjoining the nearby village hall complex. This would provide the village green, identified in the 2004 Parish Plan as the outstanding recreational deficiency suffered by Pagham community.

Members noted also the compliance with VDS and master-planning in respect of SUDS and sewage, both using the natural topography (downhill) to existing drainage ditches and the sewage works respectively. SUDS will incorporate Swales and attenuation ponds as biodiversity contribution, and the further commitment to landscape security and safeguarding of the very large arable land area between the biodiversity area and the Mill Farm Estate. The latter is to be secured by way of a formal covenant with Pagham Parish Council. The road linkage with the Orchard site and the widening and sight-line improvements to the Summer Lane junction with Pagham Road to WSCC standard are essential features.

The Proposal submitted to the Planning Authority is for outline consent. Our meeting with representatives of Hanbury Properties Ltd. has further endorsed their acceptance of the several issues referred to herein, and we trust therefore that these will be addressed within the context of "Reserved Matters" at the appropriate time.

Members RESOLVED to offer no objection.

Lisa Roberts

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