

Response to P/132/20/RES – Land North of Hook Lane, Pagham – approval of reserved matters following P/30/19/OUT for 300no new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic site H SP2, CIL Zone 1 (Zero Rated). Comments re: amendments dated 28th May 2021.

Pagham Parish Council originally commented on this application on 10th February 2021. It continues to OBJECT to the proposals contained in this application, despite the amendments made to the application on 28th May 2021. A copy of the comments previously made is attached. These comments must be addressed before determining this application.

Regarding the amendments made, the Parish Council notes the comments of the West Sussex County Council Highways officer. It is disappointing to see the issues raised previously, which were supported by the Parish Council, have not been addressed. We remain concerned about the width of the roads and the prospect of parking on the roadside preventing access by emergency and refuse vehicles.

Furthermore, we note the use of the phrase “incredibly tight” in relation to refuse vehicle turning at certain plots. We support the request to ask ADC refuse department for comment.

Pagham Parish Council supports the comments made by WSCC Highways Officer in respect of pedestrian crossing points and the way the cycle route has been designed. These must be improved.

We note that ADC’s drainage engineers remain dissatisfied with the scheme, having placed a holding objection. We share their concerns regarding the importance of ensuring surface water is dealt with effectively and urge Arun District Council to ensure any solutions take into account drainage needs of the whole of the Pagham area. The effects of a lack of holistic drainage planning are already being seen in other developments in Pagham.

In relation to the proposals for the play areas, the Parish Council would like to see an offering that complements other play areas in the vicinity. There is a traditional play area at Hook Lane maintained by the Parish Council. It would be preferable to have an alternative style of play equipment in this development. We ask that we are involved in the planning of the play areas.

Pagham Parish Council remains unhappy at the s106 arrangements for this and the other schemes planned for Pagham. It is pressing for a variation to the agreements to provide contributions for facilities in Pagham rather than elsewhere in the district.

RESPONSE TO P/79/21/RES Land North of Hook Lane, Pagham – approval of reserved matters following P/30/19/OUT for 300no new homes, internal roads, footpaths & cycleways, car parking & landscaping (resubmission of P/132/20/RES). This application affects the setting of a listed building & falls within Strategic site H SP2, CIL Zone 1 (Zero Rated).

The Council notes this is a duplicate application of P/132/20/RES. It wishes to reiterate the comments made in respect of P/132/20/RES (copy attached), and wishes to record its OBJECTION to this application.

In addition to the comments of 10th February 2021, the Council comments as follows:

The Parish Council notes the comments of the West Sussex County Council Highways officer. It is disappointing to see the issues raised with P/132/20/OUT, which were

supported by the Parish Council, have not been addressed. We remain concerned about the width of the roads and the prospect of parking on the roadside preventing access by emergency and refuse vehicles.

Given the comments made in relation to potential problems with refuse vehicles turning, we suggest ADC refuse department are consulted on this application.

Pagham Parish Council supports the comments made by WSCC Highways Officer in respect of pedestrian crossing points and the way the cycle route has been designed. These must be improved.

We note that ADC's drainage engineers are dissatisfied with the scheme, having placed a holding objection. We share their concerns regarding the importance of ensuring surface water is dealt with effectively and urge Arun District Council to ensure any solutions take into account drainage needs of the whole of the Pagham area. The effects of a lack of holistic drainage planning are already being seen in other developments in Pagham.

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Pagham Parish Council remains unhappy at the s106 arrangements for this and the other schemes planned for Pagham. It is pressing for a variation to the agreements to provide contributions for facilities in Pagham rather than elsewhere in the district.

Comments from 10th February 2021:

Response to P/132/20/RES – Land North of Hook Lane, Pagham – approval of reserved matters following P/30/19/OUT for 300no new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic site H SP2, CIL Zone 1 (Zero Rated).

Pagham Parish Council resolved to **OBJECT** to this application. In ordinary circumstances paper copies would be provided to allow the Parish council to properly review the application. It is difficult to have a true appreciation on an i-pad/phone.

The Parish Council is alarmed to note this reserved matters application does not include items identified at Outline Permission stage, namely a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school.

The developers have provided a rationale for the omission, which should be the subject of independent legal scrutiny commissioned by Arun District Council. The Parish Council believes ADC ward members and members of the Development Control Committee should be fully briefed on any legal opinion produced in connection with the decision to validate this application, if it cannot be made available to the Parish Council.

The consequences of these omissions are serious for Pagham. There are three large sites for development on SD1 and SD2. When outline planning permission was sought, developers were asked to work collaboratively to deliver the necessary infrastructure to mitigate the effects of these developments. As was pointed out at the time by the Parish Council, the collaborative approach works if all the applications proceed at the same pace. Otherwise we are faced with a situation where vital infrastructure for one site, due to be provided on another site, is not forthcoming. This is the case with a primary school for Pagham. S106 contributions were due to be paid towards a school located on land at Pagham South. At the date of writing, whilst there is outline permission on the site for access, there has been no reserved matters application seeking to develop a school. Where will the children who live here be educated? It is not believed to be feasible to expand Rose Green Infants/Junior schools to accommodate more children, particularly as no funds to do so would be forthcoming from this development as the s106 contributions are expressly for a school at the Pagham Road site.

A fundamental problem with the strategic sites for Pagham is the lack of a comprehensive masterplan for **all sites**. There is not even a comprehensive plan for Pagham North as one strategic development. Policy H SP2. Local Plan para 12.1.15 makes this a requirement. No further permissions should be granted until a comprehensive masterplan is in place.

There have been no Pagham & Aldwick West Advisory Group meetings since 23 January 2020. Questions could have been asked about the interdependence of the sites at SD1 and SD2. It is not appropriate for this development to progress until these issues are explored and satisfactorily resolved. Other strategic sites which have similar advisory groups are holding meetings in advance of applications being submitted in order that all issues can be aired prior to submission. Surely this is a better approach, allowing the community to be fully involved at the earliest stage. Why is Pagham being treated differently?

Members feel the scheme is not delivering what was promised at outline. Much was made at Development Control Committee meetings of the ability to have more input at reserved matters stage. In this instance, ADC Officers have effectively agreed the removal of the school and failed to ensure prompt delivery of the care home without recourse to the Development Control Committee or any community consultation.

Highways

Pagham Parish Council supports the comments of WSCC Highways in relation to crossing points. It is inappropriate to have insufficient landing points at crossings on Hook Lane.

Concerns over the width of the roads – they are narrower than the Council would like to see. The issue can be that emergency services vehicles will not be able to navigate the road sufficiently quickly.

No mention of the Approved Monitoring Scheme as detailed in the s106 agreement. What provision is being made for this?