



18 December 2020

Our Ref: OJ/16.154

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

FAO: Raymond Cole

Dear Mr Cole

**Land North of Hook Lane, Pagham
Reserved Matters Application required by Condition 1 of outline planning permission
P/30/19/OUT**

I am writing on behalf of Hallam Land Management Limited (Hallam) who have partnered with Bellway Homes to bring forward the outline planning permission granted by Arun District Council (the 'Permission') for development at Hook Lane Pagham on the 2nd September 2019.

Condition 1 – approval of reserved matters

In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended), Condition 1 of the Permission requires an application for the approval of 'reserved matters' to be made within 3 years of the date of the permission. Hallam are therefore making this present application for the approval of reserved matters for

"the construction of 300 no. new homes, internal roads, footpaths and cycleways, car parking and landscaping pursuant to Condition 1 of outline planning permission P/30/19/OUT".

In this instance, the reserved matters which require approval comprise (a) layout, (b) scale, (c) appearance, (d) landscaping. Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 provides the definition of each of these reserved matters.

For the avoidance of doubt, 'access' drawings were approved as part of the Permission and the approved plans are listed under Condition 3. As such, 'access' is not a reserved matter and the development is to be undertaken in accordance with those approved plans.



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The area of the site subject to the reserved matters application

As described in the accompanying Planning Statement, this reserved application site relates to housing element of the permission. A separate application for reserved matters for the Care Home will be submitted separately.

D1 Uses

The Planning Statement also explains why the reserved matters application does not include D1 uses as agreed between the applicant and the Council in correspondence in July 2020.

Environmental Impact Assessment

Development of the scale, type and character proposed by this reserved matters application has twice been screened to determine whether it constitutes EIA development under the Town and Country Planning (Environmental Impact Assessments) Regulations; first in 2016 and then again in 2019. Neither screening opinion considered such a development proposal to constitute EIA development. Both screening opinions were negative. This reserved matters application is entirely within the ambit of the proposed development which was considered in those instances and does not require either a further screening opinion or the submission of an Environmental Statement.

Design Code Masterplan

You will be aware that Condition 6 of the Outline Permission required a Design Code Masterplan to be approved by the LPA prior to the submission of any reserved matters application. The Design Code Masterplan (P/57/20/DOC) was approved by the LPA on the 9th October 2020.

Condition 6 also requires the development is to be carried out in accordance with the approved Design Code Masterplan. As such, the approved Design Code Masterplan provides the basis for this subsequent reserved matters application and proposals which accord with the details established therein should be approved. A Design Code Compliance Statement has been provided which illustrates how the submitted reserved matters details accord with the approved Design Code Masterplan. It follows that the details submitted are wholly appropriate in these terms.

Schedule of Plans, Drawings and Documents

The Schedule at Annex 1 to this letter lists all of the plans and drawings submitted as part of this application.

Application Fee

We have calculated the application fee as £57,359.00 and a BACS transfer will be made for this sum directly from Hallam Land Management Limited.



I look forward to receiving confirmation that this application has been received and duly registered.

Your sincerely,

A black rectangular box redacting the signature of Owen Jones.

Owen Jones
Director

cc:

Ruth McKeown (Hallam Land Management Limited)

Mark Chevis (Bellway Homes)

