

AS below P/25/17/OUT, P/6/17/OUT, P/140/16/OUT, P/134/16/OUT.

From: David Innes
Sent: 24 May 2017 17:32
To: Planning.Responses
Subject: FW: Recent Pagham Applications - Letter of Representation [NLP-DMS.FID372254]

Please upload the representation to each of the Pagham applications.

Thanks

David

David Innes | Planning Consultant , Strategic Development, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: David.Innes@arun.gov.uk

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Save the environment - think before you print.

From: [REDACTED]
Sent: 24 May 2017 17:19
To: David Innes
Cc: Claire Potts; Pauline Roberts
Subject: Recent Pagham Applications - Letter of Representation [NLP-DMS.FID372254]

David

On behalf of our clients, the Church Commissioners and Landlink, please find attached a letter of representation which relates to the following applications, for which you understand you are the Case Officer:

1. Church Barton House (P/25/17/OUT)
2. Hook Lane (P/6/17/OUT)
3. Land South of Summer Lane (P/140/16/OUT)
4. Land North of Sefton Road (P/134/16/OUT)

Kind regards
Joe

Joe Larner
Planner
Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL
[REDACTED]

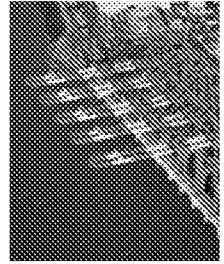
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Mr David Innes
Development Control
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Date: 24 May 2017

Our ref: 14714/02/SSL/JLa/13953565v1

Your ref: P/134/16/OUT, P/140/16/OUT, P/6/17/OUT & P/25/17/OUT

Dear Mr Innes

Housing applications in Pagham Parish

We write on behalf of our clients, the Church Commissioners for England ('Church Commissioners') and the Langmead Group, represented by Landlink Estates Ltd, in relation to four major housing applications in Pagham:

- 1 Church Barton House (P/25/17/OUT)
- 2 Hook Lane (P/6/17/OUT)
- 3 Land South of Summer Lane (P/140/16/OUT)
- 4 Land North of Sefter Road (P/134/16/OUT)

The Church Commissioners has significant landholdings within the proposed West of Bersted (SD3) and Barnham Eastergate Westergate (SD5) (BEW) allocations in the emerging Local Plan. We consider it imperative that these applications each have regard to and are compatible with the proposed Local Plan allocations and associated infrastructure requirements, which at present is not the case.

Social Infrastructure

The Pagham South and North (SD1 and SD2) emerging allocations, in which the abovementioned four planning application sites are located, identify the need for these sites along with the proposed West of Bersted allocation (SD3) to contribute to social infrastructure. This is set out both within the emerging Local Plan (Draft Main Modifications, April 2017) and within the associated Infrastructure Capacity Study and Delivery Plan (ICS DP) (February 2017).

Identified infrastructure to be delivered by site allocations at Pagham South and Pagham North includes SPA mitigation, a new one-form (expandable to two-form) entry primary school and nursery places, a care home, a community hub (including shops, library, land for a scout hut and land for an Ambulance Community Response post facility), public open space, children's play, landscaping and earthworks and enhanced cycle networks. In addition, financial contributions are sought towards a new healthcare facility at West of Bersted, which the ICS DP estimates to be in the order of £4.5 million.



It is important therefore that the requisite provision of infrastructure is provided as part of the Pagham South and Pagham North applications. It is not reasonable for the shortfall in any infrastructure provision to be borne by the West of Bersted allocation.

Highway Infrastructure

Transport Assessments have been submitted with the applications which consider the cumulative effect of the development in conjunction with other live applications in Pagham. However, the traffic impacts of such developments will have a cumulative impact on the wider highway network which has not been assessed within the submitted transport assessments. Further work should be requested to undertake sensitivity testing of the impact of the Pagham applications and the emerging Local Plan allocations, particularly the proposed allocation at West of Bersted due to its proximity to Pagham. In relation to the Church Barton House application (ref. P/25/17/OUT), we understand Highways England has also requested that a Transport Assessment is provided which considers highway impacts over the Local Plan period. This approach should be taken to all of the Pagham applications so that highway impacts can be mitigated accordingly.

Should you have any questions relating to the above please do not hesitate to contact me.

Yours sincerely



Pauline Roberts
Planning Director