



12th March 2019
Our Ref: OJ/16.154

Mr Karl Roberts Esq
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr Roberts

Land at Hook Lane, Pagham

I herewith enclose an outline planning permission on behalf of my client, Hallam Land Management Ltd, for the following proposed development on land at Hook Lane, Pagham:

The construction of up to 300 new homes, a care home of up to 80 beds, D1 uses of up to 4,000sq.m including a 2 form entry primary school, the formation of new means of vehicular access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure

Matters not reserved for subsequent approval relate to access from Hook Lane and Pagham Road.

The Development Framework Plan (Drawing 167-P-006) provides a pictorial explanation of the proposed development. This is the controlling plan which will govern the preparation of subsequent reserved matters applications.

Planning Policy

The site is allocated within Policy SD2 of the Local Plan as a strategic site for residential development.

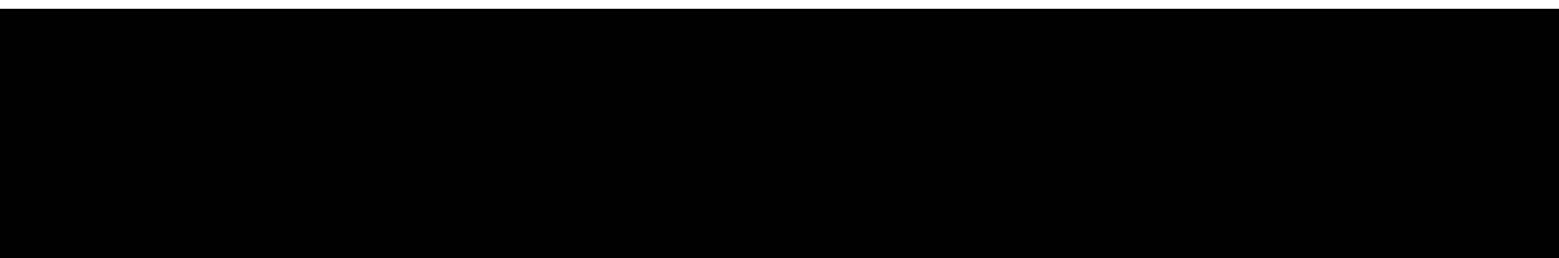
The application site will form one parcel of the two parcels of land of the strategic allocation, with the second site having secured resolution to grant planning permission in November 2018.

The accompanying Planning Statement outlines how the proposed development is compliant with the Local Plan and the National Planning Policy Framework. Through the Council allocating this site for development it is considered that proposals for development on this land are deemed suitable.

The consultation on the Pagham Neighbourhood Plan has been paused and therefore no weight given to this during decision making.

Planning Application P/6/17

We previously submitted an application in January 2017 which was later refused planning application in January 2019 for the following reason:



Increased vehicle movements generated by the application will exacerbate the capacity issues on the local highway network and the mitigation measures proposed are insufficient to overcome the safety concern resulting from the additional vehicle movements contrary to Policy T SP1.

The highway mitigation measures are based on a cumulative assessment of traffic effects associated with 1200 dwellings proposed at Pagham in the Local Plan. This was assessed and adapted by Dougall Baillie Associates having been appointed by the Council to independently review the work undertaken. These mitigation measures are to be provided jointly and separately by the development proposals at Pagham. It is important to recognise that the Council approved planning permission for three other planning applications at Pagham, totalling 745 dwellings which each are based on the same highway mitigation measures. No evidence has been produced to justify why the proposed development at Hook Lane is in some way different such that planning permission can justifiably be refused.

Planning Application Fee

A cheque for £32,152.00 which has been sent to Planning Portal, quoting the reference number PP-07648472.

I look forward to hearing from you and to continuing to work with your officers once the application has been registered.

Yours sincerely,



Owen Jones
Director

cc Ruth Mckeown

