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Primary author: Kate Coventry

Initialed: KC

Review by: Owen Jones

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1 Introduction

1.1 Hallam Land Management Limited has submitted an outline planning application for residential development at Hook Lane, Pagham.

1.2 The submitted application seeks planning permission for:

The construction of up to 300 new homes, a care home of up to 80 beds, 4,000 sq.m of D1 use class including a 2 form entry primary school, the formation of new means of 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.

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

1.4 It is intended that a Section 106 Agreement under the Town and Country Planning Act 1990 (as amended) will be prepared as part of the planning permission. This will be entered into by the Applicant, the landowner, Arun District Council and West Sussex County Council. The purpose of this document is to serve as a live record of Heads of Terms suggested for this proposed Agreement which will be required to be entered into.

1.5 The Heads of Terms are in draft form and are therefore themselves subject to further discussion and/or agreement. They reflect the planning obligations that were discussed between the Applicant, the District Council and County Council during the consideration of application P/6/17 and form the bases upon which Officers of the Council recommended that planning permission be granted. The obligations proposed will be in accordance with Community Infrastructure Levy (CIL) Regulation 122 and the NPPG. The obligations will also take into account evidence contained in the various documents submitted to the local planning authority with the planning application.

1.6 Certain matters listed herein may alternatively be addressed satisfactorily by means of Condition. Presently the CIL is in the process of being prepared by the Council. Within this consultation document it states that strategic sites in zone 2 have a zero CIL rate charge. The proposed site is within zone 2, therefore if the CIL charging schedule was adopted there would be no monetary contributions required from the Council for CIL.

1.7 The Draft Heads of Terms and obligations are set out in the following sections:



2 Draft Heads of Terms and Obligations

Affordable Housing

- 2.1 30% of the dwellings within the development to be provided as affordable housing with a tenure split of 75% housing units and 25% intermediate housing units.

Early Years

- 2.2 A financial contribution towards the delivery of an early years facility serving the Development.

Education (secondary)

- 2.3 A financial contribution towards secondary school education.

Education (sixth form)

- 2.4 A financial contribution towards sixth form education.

WSSC (primary education)

- 2.5 A financial contribution towards the construction of a new Primary School to be provided at Summer Lane.

Libraries

- 2.6 A financial contribution provision of Tier 7 library facility to serve Pagham.

Fire and Rescue

- 2.7 A financial contribution towards the redevelopment of Bognor Regis Fire Station.

Police Contribution

- 2.8 A financial contribution towards policing facilities.

Access and Management Contribution at Pagham Harbour

- 2.9 A financial contribution towards the established Strategic Access and Management measures at Pagham Harbour.

Leisure (Pools)

- 2.10 A financial contribution towards the expansion and reconfiguration of the wet side changing rooms at Arun Leisure Centre.

Leisure (sports halls)

- 2.11 A financial contribution towards the expansion and reconfiguration of the ground floor dry side main public changing rooms at Arun Leisure Centre.



Leisure (playing pitches)

- 2.12 A financial contribution towards the financial contribution towards the provision of a 3G play pitch facility in the western analysis area, within the catchment of Pagham.

NHS

- 2.13 A financial contribution towards the infrastructure needs of managing GP consultant health care at Grove House GP Surgery or provision of new healthcare facilities at strategic allocation SD3 west of Bersted or the expansion or relocation of the Arthur Griffith Clinic at Pagham.

WSCC Highways Contributions

- 2.14 A financial contribution towards the enhancement of the Pagham Road/Sefter Road Junction.
- 2.15 A financial contribution towards the enhancement of the Pagham Road/Lower Bognor Road junction.

WSCC Footpath Contribution

- 2.16 A financial contribution towards the upgrading of public rights of way 100, 106 and 104 to enable creation of an off road cycle route.

Playing Pitch Contribution

- 2.17 A financial contribution towards pitch and changing room improvements at Avisford recreation ground.

Whyke Hill Junction (A27)

- 2.18 An obligation to enter into a S278 agreement to make a financial contribution to improvements to Whyke Hill Junction (A27).