



From: Neil Crowther

Sent: 06 August 2019 08:31

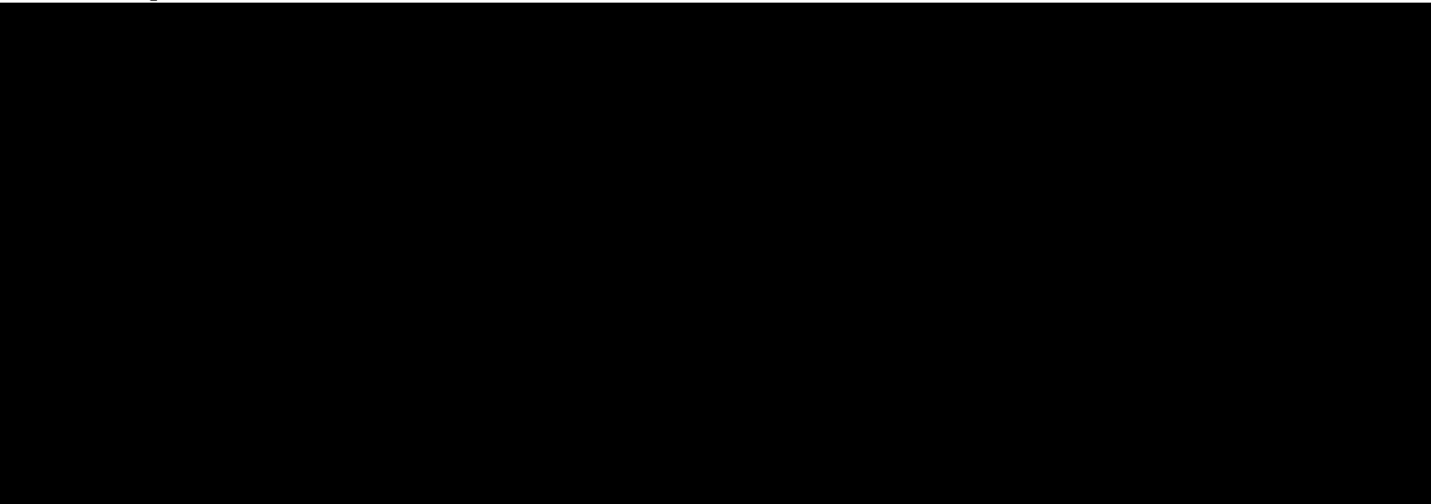
To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Members briefing - Land north of Hook Lane (ref: P/30/19/OUT)

Letter from agent.

From: Kate Coventry 

Sent: 02 August 2019 14:12



Subject: Members briefing - Land north of Hook Lane (ref: P/30/19/OUT)

Deal All,

I am emailing regarding the application which it to be heard at the Development Control Committee on Wednesday 7th August 2019, for the outline application at the land north of Hook Lane (ref: P/30/19/OUT).

Attached to this email is a letter briefing Members on the application on behalf of the Applicant, Hallam Land Management Limited.

If you have any queries regarding this letter please do not hesitate in contacting me. Hard copies of the letter are going out in the post today.

Kind regards,

Kate Coventry Graduate Planner

BSc (Hons) MSc



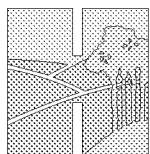


Correspondence Address: 22 Cathedral Road, Cardiff, CF11 9LJ

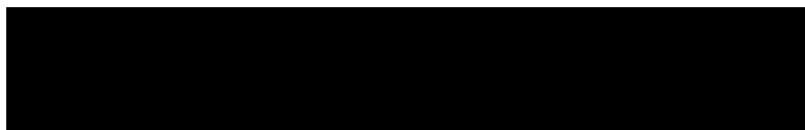
Registered Address: Nyewood Court, Brookers Road, Billingshurst, RH14 9RZ



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Hallam Land Management



Our ref:

Your ref:

Date: 2 August 2019

***To all members and substitute members of
Arun District Council Development Control Committee***

Dear Councillor,

Arun District Council Development Control Committee, 7 August 2019
Application no. P/30/19/OUT: Land north of Hook Lane, Pagham

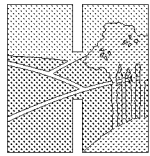
I am writing to you regarding the outline planning application by Hallam Land Management for new homes on land north of Hook Lane, Pagham. This land is allocated for development in the Arun Local Plan as one of the sites making up the 'Pagham North' allocation, and your officers are recommending approval of our application at the committee meeting on Wednesday. To briefly summarise, the proposals include:

- **Up to 300 homes**
- **An 80-bed care home**
- **Land for a 2-form entry primary school**
- **Land for a health centre or day nursery**
- **£121,584 towards highways improvements on Pagham Road**
- **Approximately £465,000 towards improvements on the wider highway network (including £255,000 for improvements at the A27 Whyke Hill junction)**

Our proposals were originally considered by the Development Control Committee in January 2019. On that occasion our application was refused for one reason only: that the proposed highway mitigation measures were not considered sufficient to address highway safety concerns. This decision was contrary to the advice of officers at Arun District Council (ADC) and West Sussex County Council (WSCC), and two independent highway consultants appointed by ADC.

Since January we have worked with ADC and WSCC to address the highways concerns expressed by the committee. Though both ADC and WSCC maintain that the mitigation measures originally proposed remain sufficient, I am pleased to confirm that we have agreed to provide further mitigation to the sum of £100,000. This will be made available to WSCC to improve road safety along Pagham Road, should monitoring of this road show a material decline in highway safety once commencement of the development is underway.

Hallam Land Management Limited

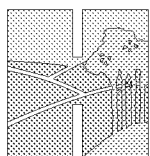


Background – Local Plan allocation and first planning application

- The adopted Arun Local Plan allocates two ‘Strategic Sites’ in Pagham, ‘Pagham North’ and ‘Pagham South’ – each comprising a number of different land parcels – for the development of housing and associated uses. The suitability of these Strategic Sites was considered carefully by ADC officers during the making of the Local Plan, and the Inspector appointed to consider the Local Plan found these allocations to be both sound and necessary to meet Arun District’s objectively assessed housing requirement.
- The Arun Local Plan was adopted in July 2018 and remains an up-to-date Local Plan in all respects relevant to our proposals. Since the adoption of the Local Plan, four planning applications have been brought forward on the various sites that make up the Pagham North and Pagham South Strategic Sites. Our application for land at Hook Lane was the only application of the four to be refused on highways grounds.
- **The decision to refuse our application on highways grounds was inconsistent with the council’s conclusions about highways for the other three applications, as all four applications were proposing the same measures. The highways measures are a combined package of improvements designed to enable development of all the sites that make up the Pagham North and Pagham South schemes, based on a cumulative Transport Assessment of all these sites taken together as a whole. Since these same highways measures were considered appropriate for the other three planning applications, it follows that they were also appropriate for our application as well.**

The situation today – second planning application and further highways mitigation

- At the request of ADC officers we submitted a second application for the Hook Lane site in March 2019, which is to be determined by your committee on Wednesday. Apart from the proposed additional highway mitigation measure, the second application is exactly the same as the first, as the first application had no other reasons for refusal.
- We have since held discussions with WSCC officers to discuss the highways issue further. Their position remains that the mitigation measures proposed as part of the first application are sufficient and there have been no material changes that would change their position.
- However, in order to try and provide additional reassurance, we have considered the highway safety issue further and agreed to implement a Pagham Road Highway Safety Monitoring Scheme, which will monitor safety on the Pagham Road corridor up to the A27 at three distinct stages: prior to the commencement of development; when 150 homes are occupied; and upon full occupation of the site.
- If the monitoring shows that there has been a material decline of highway safety on Pagham Road, the County Council will have a total of £100,000 (secured via bond) available to implement additional highway safety measures along the road corridor as they see fit.
- **As the officer’s report states, our proposals accord with Policies H SP1, H SP2 and H SP2a of the Arun Local Plan in all material respects. ADC officers have been steadfast in the opinion that there are no reasons why our proposals should be refused, and this reflects the views of consultees including WSCC, Natural England, Highways England and the Environment Agency.**



Hallam Land Management

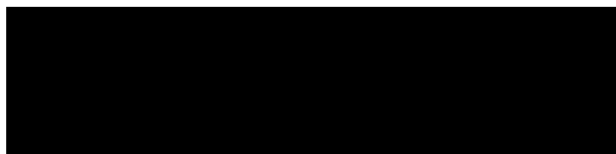
I hope you feel that the proposed mitigation measures are suitable to address the concerns raised at the committee meeting in January. We are confident that our proposals will deliver real benefits for Pagham and for Arun District more widely:

- **The application includes land for the delivery of a 2-form-entry primary school. However, West Sussex County Council has identified Summer Lane as its preferred location for the new primary school, and as a result we shall be making a contribution of £1.6 million towards the delivery of this facility, and £470,000 towards the delivery of an early years facility.**
- **Assuming the land for the primary school is not required for that purpose, the site can deliver up to 300 new homes, including 90 affordable homes (30%). Arun District Council is not currently able to demonstrate the necessary 5-year supply of land for housing, and the delivery of this site is part of the council's housing supply strategy.**
- **The application provides land for the construction of an 80-bed care home or specialist housing for the elderly, to help meet increasing demand in Arun for this type of accommodation.**
- **Land on-site has been set aside for D1 uses, such as a health centre or day nursery, and a £400,000 contribution will be made towards local NHS services.**
- **We will be making additional financial contributions for improvements to local library facilities, Arun Leisure Centre and Avison Recreation Ground, and towards a new 3G pitch to serve the western part of the District.**

I hope that this information has been helpful, and that you will feel able to support your officer's recommendation next Wednesday. If you have any queries about our proposals in the meantime please do not hesitate to contact me using the details below.

With best wishes.

Yours faithfully,



Ruth McKeown
Director

