



28 July 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 P/30/19/OUT
Condition 6: Design Code Masterplan P/57/20/DOC**

I am writing on behalf of Hallam Land Management Limited following the submission of the Design Code Masterplan pursuant to Condition 6 and on the video conference we held on Friday 17th July at which we discussed the various comments made by consultees and yourself. We agreed to amend the Design Code Masterplan and to resubmit this on the 28th July 2020. This is attached.

Below I have set out the principal changes:

1. Textual changes to make clear the role of the Design Code in the design hierarchy leading to the preparation of reserved matters applications in due course;
2. A refined explanation of the design evolution as it relates to the watercourse (page 18). We are aware of the comments made by the Drainage Engineer in respect a buffer to the watercourse and a consent to realignment.
3. We have incorporated the internal paths shown on the Access and Movement Plan on page 22 into the Street Hierarchy and Permeability Plan on page 23 to show the full extent of routes within the development and therefore permeability in overall terms.
4. We have improved the annotations relating to connections to the existing urban area (the village centre and Rose Green). We have also reflected access provisions from the Sefter Road development along with the extension of the footpath along Hook Lane to illustrate connectivity.

5. We have included a composite Character Area Table at page 27.
6. We have reviewed the text for each Character Area alongside the imagery. We believe the streetscene is the primary cross reference and where photographs have been used these are to illustrate particular points referred to in footer text to the image. The photograph as a whole should not be interpreted as the cross reference to the character area. We have tried to improve this where possible.
7. We have expanded the explanation of the delivery of the two phases of open space to correspond with the S106 (ie occupations rather than housing phases) (page 35).
8. We have included reference to street furniture and street lighting for the areas of built development (Page 23).
9. In response to comments from WSCC we have deleted the segregated east west cycle route (shown previously on Street Hierarchy and Permeability Plan), included reference to service margins and Arun District Council's parking standards (page 23). With reference to vehicle speeds, we agree that it will be through urban design and this is referred to on page 22.
10. We have removed references to informal play opportunities alongside the rife and to impediments to the flow of the watercourse (page 36). This should overcome the objection from Council's Greenspace Officer and Drainage Engineer.
11. We have changed the emphasis in respect of "predominantly dry" to enable this to be refined as part of the detailed drainage detail (page 42).
12. We have identified the locations of the Local Areas of Play (Page 38).
13. We have, at various points, expanded the reference to surface materials to include resin bound gravel and tarmac.

In a great many other respects, the comments made relate to the either the design of the Reserved Matters in due course and information required at that stage, or in respect of the discharge of other Conditions. We have noted these for future reference.

In respect of a 'physical green east west continual corridor' raised by the Greenspace Officer, you will appreciate the Development Framework Plan establishes a route for a road between Hook Lane and Sefter Road which would prevent this.

If you receive comments from the Council's arboriculturist, if necessary, we will prepare an Addendum to address these which would be supplementary to the main Design Code Masterplan, rather than prepare a further revision.

Should you have any queries, please do not hesitate to contact me on either 07557 262727 or via email [REDACTED]

Your sincerely,





Owen Jones
Director

