



18 January 2017
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. The application has been prepared in the context of pre-application advice received from the Council in June 2016, joint working with promoters of other development schemes at Pagham, and the Parish Council.

Planning Policy

In the adopted Local Plan, the application site is outside the residential settlement boundary and would conflict with Policies GEN2, GEN3 and Area 10(v) which relates to the gap between Bognor and Chichester.

However, the Local Plan's end date has long since passed and there is a shortage of housing land supply in the District. Accordingly, the weight to be afforded to these housing supply policies and thus the conflict with them, is limited.

Material Considerations

The material benefits of the proposed development are considerable. It will provide both private and affordable housing of a suitable scale commensurate with the status of Pagham, increasing the supply of new housing generally in the District and at a location deemed suitable for future development and well related facilities, job opportunities and public transport.

In this instance, these material considerations should be afforded greater weight than the conflict with the 2003 Local Plan.

Critically, the presumption in favour of sustainable development in the National Planning Policy Framework is engaged; the Council's Local Plan and its housing supply are out-of-date and the benefits of the scheme in terms of increasing the supply of market and affordable homes are significant and there are no adverse impacts that outweigh these benefits.

Please find enclosed a cheque of £26,777 made payable to Arun District Council.

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 Judith Gannon

