



31 March 2017
Our Ref: OJ/16.154

David Innes
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear David

**Land north of Hook Lane, Pagham
P/6/17/OUT**

I am writing following our meeting on 9th March 2017 and our more recent telephone conversation on 22nd March 2017 regarding the above planning application. I trust you agree this was a productive and helpful meeting.

Scheme Amendments

We are submitting the following amendments to the scheme which concern access.

Amended Access Plan (JNY884_12A) for the Pagham Road access in response to WSCC's comments to remove the right hand turn lane.

Amended Development Framework (167/P/006 REVE) to remove the southernmost Hook Lane access, again in response to WSCC's comments. For both with and without school scenarios, only the northernmost Hook Lane access would be provided. On this basis approval is not sought for JNY8840_02C. We have also included an amended version of the illustrative masterplan (167-P-003).

I trust you agree It isn't necessary to amend such documents as the Planning Statement or Design and Access Statement to account for these changes.

Supplementary Submissions

Attached is the **Supplementary Transport Assessment** prepared by RPS (March 2017). This includes the cumulative assessment that has been required by WSCC and Highways England. It also provides a response to matters raised in WSCC's comments on the application dated 14th February 2017. You will be aware that we discussed these matters at our meeting on the 9th March.

Open Space

As regards comments regarding open space, the following summarises the areas concerned.

Greenways including Hook Green, Sefter Green and Rife Green (Hook Lane, Pagham Road and Sefter Road Frontage)	= 2.5Ha
Downs View (Central Public Open Space with Viewing Mound)	= 1.9Ha
Sefter Field (Northern meadow area and habitat creation)	= 1.05 Ha
Children's Play	Equipped Play Space = 0.2Ha
Structural Woodland	Planting around site boundaries = 1.0Ha
Total	6.65Ha

As the Design and Access Statement notes, on-site provision of open space equates to circa 6.65 hectares which far exceeds the quantum required by the SPD which amounts to circa 1.78 hectares.

The Consultation response received from Greenspace states that “*The minimum open space area requirement for a site of this size would be 2.3 Ha.*” As you can see from the table above the central open space and northern field (Sefter Field), i.e. large open spaces within the centre and north of the proposed development equate to 2.95 Ha, thereby exceeding Greenspace's requirements. This is further supported by additional linear useable greenspace totalling circa 2.5ha. Finally we have made provision within the proposals for a LEAP (0.2Ha) and can confirm that LAPS can also be readily provided for as per Greenspace's requirements.

Ecology

FPCR have written to the Council's ecological advisor concerning various matters in her response, namely the need for the Local Authority to undertake a Habitats Regulation Assessment as part of determining the planning application, the SPA mitigation and associated costs, and whether further surveys of water-voles are required at this point or in advance of detail design. In the event that these surveys are required they will be undertaken in April and submitted for your consideration.

Planning Obligations

We have commenced preparation of the S106 requirement and have included draft heads of terms along with the letter. As we have discussed we propose to submit a draft of the planning obligation to the District and County Councils during the week commencing 10th April 2017 for your respective considerations.

Planning Policy

Lastly, we are aware that the Local Plan Proposed Main Modifications (PMMs) were agreed by Council at its meeting on the 22nd March 2017 and will now be subject to public consultation. The application site is categorised as part of the Pagham North site which has an identified capacity of 800 dwellings. This area corresponds with applications P/6/17/OUT and P/134/16/OUT along with an additional area of land known as Osbourne. The Pagham South site has an identified capacity of 400 dwellings and is subject to two planning applications at present (P/140/16/OUT and P/25/17/OUT).

We have been informed that the preferred location for the new primary school site is South Pagham (the email 20th March from WSCC and Arun Local Plan Draft Infrastructure Delivery Plan refer). We note that both the Local Plan PMMs and the submitted planning applications at South Pagham envisage and enable the construction of the number of new homes sought set out in planning policy for this location along with the land for the primary school.

Nevertheless, we have retained the primary school site as part of the proposed development to provide added surety that primary school education can be addressed in the unlikely event development at



Pagham South was not to proceed and have drafted obligations relating to safeguarded and potential transfer to WSCC accordingly. Should this land not be lost for school provision it can be used as housing to achieve the 300 dwellings for which planning permission has been sought and that the site is capable of providing consistent with the PMMs.

I trust this provides the necessary information to enable you to reconsult on the above planning application.



Owen Jones
Director



Planning Obligations Schedule (30th March 2017)

Affordable Housing

- a. 30% of all dwellings to be affordable homes
- b. 80% of the affordable homes to be rented
- c. 20% of the affordable homes to be intermediate
- d. Indicative tenure mix for the affordable homes to be included

Primary School

- a. Safeguarding of 1.9 ha of land for Primary School site in a location that generally accords with the approved Development Framework Plan
- b. Call mechanism for WSCC to exercise within three years of the commencement of development
- c. Arrangement for procurement of the School site by WSCC in the event the call mechanism is exercised
- d. School site released for residential development after WSCC call period has expired
- e. Financial contribution towards primary education cost on the basis of WSCC's Strategic Planning formula (24/3/17)

Secondary School

- a. Financial contribution towards secondary education cost on the basis of WSCC's Strategic Planning formula (24/3/17)

Further Secondary

- a. Financial contribution towards further education cost on the basis of WSCC's Strategic Planning formula (24/3/17)

Library Contribution

- a. Financial contribution towards library provision on the basis of WSCC's Strategic Planning formula (24/3/17)

Fire and Rescue

- a. Financial contribution towards further fire and rescue cost on the basis of WSCC's Strategic Planning formula (24/3/17)
- b. Financial contribution towards the provision of fire hydrants

Police

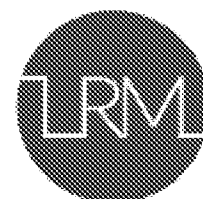
- a. A Financial contribution towards Police service on the basis of Surrey and Sussex Police (21/2/17)

Highways

- a. Financial contribution towards Hook Lane 'Traffic Calming' TRO
- b. Financial contribution towards Hook Lane Traffic Calming Scheme in the event TRO is successful
- c. Financial contribution towards Pagham Road 'Speed Limit Reduction' TRO
- d. Financial contribution towards Pagham Road 'Speed Limit Reduction' Signage
- e. Financial contribution towards off-site junction improvements
- f. Financial contribution towards cycleway scheme
- g. Financial contribution towards Travel Plan Co-ordinator

Public Transport

- a. Financial contribution to improve public transport infrastructure at Hook Lane



Pagham Harbour SPA

- a. Financial contribution towards strategic mitigation scheme

