



24 May 2021

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
Reserved Matters Application required by Condition 1 of outline planning permission
P/30/19/OUT**

I am writing on behalf of Hallam Land Management Limited (Hallam) who have partnered with Bellway Homes to bring forward the outline planning permission granted by Arun District Council (the 'Permission') for development at Hook Lane Pagham on the 2nd September 2019.

Background

A Reserved Matters Application (Reference: P/132/20/RES) was submitted by the same applicant on the same site in December 2020, which has been subject to revisions following submission as a result of consultation with officers.

The revisions predominantly relate to the proposed spine road to form a tree lined avenue on both sides of the street along with other additional minor changes on house types, including positioning and elevation and surface treatment in addition to provision of plant (sub stations and gas governor).

This letter supports a new Reserved Matters Application which is consistent with revisions made to the pending Reserved Matters Application as of May 2021.

Condition 1 – approval of reserved matters

In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended), Condition 1 of the Permission requires an application for the approval of 'reserved matters' to be made within 3 years of the date of the permission. Hallam are therefore making this present application for the approval of reserved matters for

"the construction of 300 no. new homes, internal roads, footpaths and cycleways, car parking and landscaping pursuant to Condition 1 of outline planning permission P/30/19/OUT".

In this instance, the reserved matters which require approval comprise (a) layout, (b) scale, (c) appearance, (d) landscaping. Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 provides the definition of each of these reserved matters.

For the avoidance of doubt, 'access' drawings were approved as part of the Permission and the approved plans are listed under Condition 3. As such, 'access' is not a reserved matter and the development is to be undertaken in accordance with those approved plans.

The area of the site subject to the reserved matters application

As described in the accompanying Planning Statement, this reserved application site relates to housing element of the permission. A separate application for reserved matters for the Care Home will be submitted separately.

D1 Uses

The Planning Statement also explains why the reserved matters application does not include D1 uses as agreed between the applicant and the Council in correspondence in July 2020.

Environmental Impact Assessment

Development of the scale, type and character proposed by this reserved matters application has twice been screened to determine whether it constitutes EIA development under the Town and Country Planning (Environmental Impact Assessments) Regulations; first in 2016 and then again in 2019. Neither screening opinion considered such a development proposal to constitute EIA development. Both screening opinions were negative. This reserved matters application is entirely within the ambit of the proposed development which was considered in those instances and does not require either a further screening opinion or the submission of an Environmental Statement.

Design Code Masterplan

You will be aware that Condition 6 of the Outline Permission required a Design Code Masterplan to be approved by the LPA prior to the submission of any reserved matters application. The Design Code Masterplan (P/57/20/DOC) was approved by the LPA on the 9th October 2020.

Condition 6 also requires the development is to be carried out in accordance with the approved Design Code Masterplan. As such, the approved Design Code Masterplan provides the basis for this subsequent reserved matters application and proposals which accord with the details established



therein should be approved. A Design Code Compliance Statement has been provided which illustrates how the submitted reserved matters details accord with the approved Design Code Masterplan. It follows that the details submitted are wholly appropriate in these terms.

Schedule of Plans, Drawings and Documents

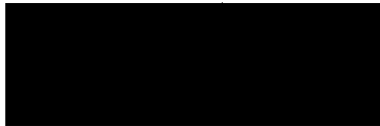
The Schedule at Annex 1 to this letter lists all of the plans and drawings submitted as part of this application.

Application Fee

We have calculated the application fee as £57,359.00 and a BACS transfer will be made for this sum from Hallam Land Management Limited via Planning Portal.

I look forward to receiving confirmation that this application has been received and duly registered.

Your sincerely,



Owen Jones
Director

cc:

Ruth McKeown (Hallam Land Management Limited)
Mark Chevis (Bellway Homes)



Hook Lane Reserved Matters Application

Drawing List –24th May 2021

Drawing Title	Reference	Rev
Site Layout	SL.01	F
Site Layout North	SL.01-N	F
Site Layout South	SL.01-S	F
Coloured Site Layout	CSL.01	F
Affordable Housing Layout	AHL.01	C
Boundary Materials Layout	BML.01	D
Dwelling Materials Layout	DML.01	D
Garden Depths Layout	GDL.01	C
Location Plan	LP.01	A
Parking Strategy Layout	PSL.01	C
Refuse Strategy Layout	RSL.01	C
Noise Assessment Layout	NAL.01	-
Street Elevation A-A	SE.01	D
Street Elevation B-B	SE.02	C
Street Elevation C-C	SE.03	D
Street Elevation D-D	SE.04	D
Street Elevation E-E	SE.05	D
Street Elevation F-F	SE.06	B
Coloured Street Elevation A-A	CSE.01	D
Coloured Street Elevation B-B	CSE.02	C
Coloured Street Elevation C-C	CSE.03	D
Coloured Street Elevation D-D	CSE.04	D
Coloured Street Elevation E-E	CSE.05	D
Coloured Street Elevation F-F	CSE.06	B
Surface and Foul Water Drainage Strategy	10461-DR-001	M
Road Layout and Visibility	10461-HL-01	C
Road Layout and Visibility	10461-HL-02	C
Road Layout and Visibility	10461-HL-03	C
Refuse Vehicle Swept Paths	10462-VT-01	F
Refuse Vehicle Swept Paths	10462-VT-02	E
Refuse Vehicle Swept Paths	10462-VT-03	E
Finished Floor Levels	10461-EW-001	C
Finished Floor Levels	10461-EW-002	C
Finished Floor Levels	10461-EW-003	C
Lighting Layout	10461-1200-001	E
Lighting Layout	10461-1200-002	E
Vegetation Retention and Removal Plan	167-RM-01	
Hardworks Plan Sheet 1	167-RM-02	C

Drawing Title	Reference	Rev
Hardworks Plan Sheet 2	167-RM-03	C
Hardworks Plan Sheet 3	167-RM-04	C
Hardworks Plan Sheet 4	167-RM-05	C
Hardworks Plan Sheet 5	167-RM-06	C
Hardworks Plan Sheet 6	167-RM-07	C
Hardworks Plan Sheet 7	167-RM-08	C
Softworks Plan Sheet 1	167-RM-09	C
Softworks Plan Sheet 2	167-RM-10	C
Softworks Plan Sheet 3	167-RM-11	C
Softworks Plan Sheet 4	167-RM-12	C
Softworks Plan Sheet 5	167-RM-13	C
Softworks Plan Sheet 6	167-RM-14	C
Softworks Plan Sheet 7	167-RM-15	C
Softworks Schedule	167-RM-16	C
Footpath/Cycle Path Phasing Plan	167-RM-17	C
Play Provisions Plan	167-RM-18	B
Open Space Standards Plan	167-RM-19	A
Rife Green / Sefter Meadow Structural Planting Detail	167-RM-20	-
Ancillary Services		
Sub Station	SS.01.pe	A
Gas Governor	GG.01.pe	A
House Types		
Arkwright-Country-Brick-Plans and Elevations	HT.AR.C.01.pe	B
Arkwright-Country-Tile-Plans and Elevations	HT.AR.C.02.pe	B
Arkwright-Town-Brick Detail-Plans and Elevations	HT.AR.T.01.BD.pe	B
Arkwright-Town-Brick-Plans and Elevations	HT.AR.T.01.pe	C
Arkwright-Town-Weatherboard-Plans and Elevations	HT.AR.T.03.pe	C
Baker(2 block)-Country-Brick- Elevations	HT.BA.2Blk.C.01.e	B
Baker(2 block)-Floors Plans	HT.BA.2Blk.p	A
Bowyer-Country-Brick-Plans and Elevations	HT.BO.C.01.pe	B
Bowyer-Country-Tile-Plans and Elevations	HT.BO.C.02.pe	B
Bowyer-Country-Tile-Half Hip-Plans and Elevations	HT.BO.C.02.HH.pe	B
Bowyer-Town-Brick-Plans and Elevations	HT.BO.T.01.pe	C
Bowyer-Town-Brick Detail-Plans and Elevations	HT.BO.T.01.BD.pe	B
Bowyer-Town-Render-Plans and Elevations	HT.BO.T.02.pe	B
Bowyer-Town-Weatherboard-Plans and Elevations	HT.BO.T.03.pe	B
Coiner(2 block)-Floors Plans	HT.CN.2Blk.p	A
Coiner(2 block)-Town-Brick Detail-Elevations	HT.CN.2Blk.T.01.BD.e	A
Coiner(2 block)-Town-Brick Detail-Gable-Elevations	HT.CN.2Blk.T.01.BDG.e	B
Coiner(2 block)-Town-Brick-Elevations	HT.CN.2Blk.T.01.e	A
Coiner(2 block)-Town-Brick-Gable-Elevations	HT.CN.2Blk.T.01.G.e	A
Cooper(2 block)-Town-Brick-Gable-Plans Elevations	HT.CO.2Blk.T.01.G.pe	A
Cooper(2 block)-Town-Brick-Plans and Elevations	HT.CO.2Blk.T.01.pe	A
Coopersmith-Country-Brick Detail-Plans and Elevations	HT.CS.C.01.pe	C
Coopersmith-Town-Brick Detail-Plans and Elevations	HT.CS.T.01.BD.pe	A
Coopersmith-Town-Brick-Gable-Plans and Elevations	HT.CS.T.01.G.pe	B
House Type Coopersmith)2 block)-Town-Brick-Gable- Elevations	HT.CS.2Blk.T.01.G.e	A

Drawing Title	Reference	Rev
House Type Coopersmith(2 block)-Town-Brick-Gable-Plans	HT.CS.2Blk.T.01.G.p	A
Coopersmith-Town-Brick-Plans and Elevations	HT.CS.T.01.pe	B
Cartographer(2 block)-Floors Plans	HT.CT.2Blk.p	A
Cartographer(2 block)-Country-Brick-Elevations	HT.CT.2Blk.C.01.e	B
Cartographer(2 block)-Town-Brick-Elevations	HT.CT.2Blk.T.01.e	A
Framer-Country-Brick-Plans and Elevations	HT.FM.C.01.pe	B
Framer-Country-Weatherboard-Plans and Elevations	HT.FM.C.03.pe	B
Framer-Town-Brick Detail-Plans and Elevations	HT.FM.T.01.BD.pe	B
Framer-Town-Brick-Plans and Elevations	HT.FM.T.01.pe	C
Framer-Town-Render-Plans and Elevations	HT.FM.T.02.pe	B
Goldsmith-Country-Brick-Half Hip-Plans and Elevations	HT.GO.C.01.HH.pe	B
Goldsmith-Country-Brick-Plans and Elevations	HT.GO.C.01.pe	A
Goldsmith-Country-Tile-Half Hip-Plans and Elevations	HT.GO.C.02.HH.pe	B
Goldsmith-Country-Tile-Plans and Elevations	HT.GO.C.02.pe	B
Goldsmith-Town-Brick Detail-Plans and Elevations	HT.GO.T.01.BD.pe	B
Goldsmith-Town-Brick -Plans and Elevations	HT.GO.T.01.pe	A
Goldsmith-Town-Render-Baywindow-Plans and Elevations	HT.GO.BW.T.02.pe	A
Goldsmith-Town-Render -Plans and Elevations	HT.GO.T.02.pe	B
Mason-Country-Brick-Plans and Elevations	HT.MA.C.01.pe	B
Mason-Town-Brick Detail-Plans and Elevations	HT.MA.T.01.BD.pe	A
Mason-Town-Brick-Plans and Elevations	HT.MA.T.01.pe	B
Quilter-Country-Brick-Plans and Elevations	HT.QU.C.01.pe	B
Quilter-Town-Brick-Plans and Elevations	HT.QU.T.01.pe	C
Romsey(2 block)-Floors Plans	HT.RO.2Blk.p	A
Romsey(2 block)-Town-Brick.Elevations	HT.RO.2Blk.T.01.e	A
Romsey(2 block)-Town-Brick-Gable-Elevations	HT.RO.2Blk.T.01.G.e	A
Romsey-Town-Brick-Plans and Elevations	HT.RO.T.01.pe	A
Souter/Glover(2 block)-Country-Brick-Elevations	HT.SG.2blk.C.01.e	B
Souter/Glover(2 block)-Floor Plans	HT.SG.2blk.p	A
Souter/Glover(2 block)-Town-Brick-Elevations	HT.SG.2blk.T.01.e	A
Souter/Glover1(2 block)-Country-Brick-Elevations	HT.SG1.2blk.C.01.e	B
Souter/Glover1(2 block)-Floor Plans	HT.SG.2blk..C.01.p	A
Sculptor-Country-Brick-Plans and Elevations	HT.SR.C.01.pe	B
Sculptor-Country-Tile-Plans and Elevations	HT.SR.C.02.pe	B
Sculptor-Town-Brick-Plans and Elevations	HT.SR.T.01.pe	B
Sculptor-Town-Render-Plans and Elevations	HT.SR.T.02.pe	B
Tailor(2 block)-Town-Brick Detail-Gable-Plans and Elevations	HT.TA.2Blk.T.01.BD.G.pe	A
Tailor(2 block)-Town-Brick-Plans and Elevations	HT.TA.2Blk.T.01.pe	B
Thespian-Country-Brick-Plans and Elevations	HT.TH.C.01.pe	C
Thespian-Town-Brick-Plans and Elevations	HT.TH.T.01.pe	B
Tillman(2 block)-Country-Brick- Elevations	HT.TI.2Blk.C.01.e	B
Tillman(2 block)-Floor Plans	HT.TI.2Blk.p	A
Tillman(2 block)-Town-Brick- Elevations	HT.TI.2Blk.T.01.e	A
Tillman(2 block)-Town-Brick- Gable-Elevations	HT.TI.2Blk.T.01.G.e	B
Tillman(2 block)-Town-Render- Elevations	HT.TI.2Blk.T.02.e	A
Tanner-Floor Plans	HT.TN.p	A
Tanner-Town-Brick-Elevations	HT.TN.T.01.e	B
Tanner-Town-Weatherboard-Elevations	HT.TN.T.03.e	B
Weaver-Country-Brick-Plans and Elevations	HT.WE.C.01.pe	B

Drawing Title	Reference	Rev
Weaver-Country-Tile-Plans and Elevations	HT.WE.C.02.pe	B
Weaver-Town-Brick-Plans and Elevations	HT.WE.T.01.pe	A
Woodcarver-Town-Brick-Plans and Elevations	HT.WO.T.01.pe	B
Woodcarver-Town-Weatherboard-Plans and Elevations	HT.WO.T.03.pe	B
Quilter-Country-Encased-Render-Plans and Elevations	HT.QU.01.ER.pe	A
Plots		
Plots 8-9 - Elevations	P.8-9.e	B
Plots 8-9 - Floor Plans	P.8-9.p	A
Plots 12-13 - Floor Plans and Elevations	P.12-13.pe	B
Plots 24-26 - Elevations	P.24-26.e	B
Plots 24-26 - Floor Plans	P.24-26.p	A
Plots 31-32 - Elevations	P.31-32.e	B
Plots 31-32 - Floor Plans	P.31-32.p	A
Plots 35-36 - Elevations	P.35-36.e	B
Plots 35-36 - Floor Plans	P.35-36.p	A
Plots 38-39 - Floor Plans and Elevations	P.38-39.pe	B
Plots 42-43 - Elevations	P.42-43.e	B
Plots 42-43 - Floor Plans	P.42-43.p	A
Plots 45-46 - Elevations	P.45-46.e	C
Plots 45-46 - Floor Plans	P.45-46.p	B
Plots 99-101 - Elevations	P.99-101.e	B
Plots 99-101 - Floor Plans	P.99-101.p	A
Plots 102-103 - Floor Plans and Elevations	P.102-103.pe	B
Plots 123-128 - Elevations	P.123-128.e	B
Plots 123-128 - Floor Plans sheet 1 of 2	P.123-128.p1	B
Plots 123-128 - Floor Plans sheet 2 of 2	P.123-128.p2	B
Plots 149-150 - Elevations	P.149-150.e	B
Plots 149-150 - Floor Plans	P.149-150.p	A
Plots 159-160 - Floor Plans and Elevations	P.159-160.pe	B
Plots 161-162 - Elevations	P.161-162.e	B
Plots 161-162 - Floor Plans	P.161-162.p	A
Plots 197-202 - Elevations	P.197-202.e	A
Plots 197-202 - Floor Plans sheet 1 of 2	P.197-202.p1	A
Plots 197-202 - Floor Plans sheet 2 of 2	P.197-202.p2	A
Plots 207-209 - Elevations	P.207-209.e	A
Plots 207-209 - Floor Plans	P.207-209.p	A
Plots 216-217 - Floor Plans and Elevations	P.216-217.pe	B
Plots 224-226 - Elevations	P.224-226.e	B
Plots 224-226 - Floor Plans	P.224-226.p	A
Plots 231-233 - Elevations	P.231-233.e	A
Plots 231-233 - Floor Plans	P.231-233.p	A
Plots 236-238 - Elevations	P.236-238.e	A
Plots 236-238 - Floor Plans	P.236-238.p	A
Plots 239-241 - Elevations	P.239-241.e	A
Plots 239-241 - Floor Plans	P.239-241.p	A
Plots 261-263 - Elevations	P.261-263.e	A
Plots 261-263 - Floor Plans	P.261-263.p	A
Plots 282-284 - Elevations	P.282-284.e	B

Drawing Title	Reference	Rev
Plots 282-284 - Floor Plans	P.282-284.p	A
Plots 291-292 - Floor Plans and Elevations	P.291-292.pe	B
Plots 296-297 - Elevations	P.296-297.e	B
Plots 296-297 - Floor Plans	P.296-297.p	A
Plots 298-300 - Elevations	P.298-300.e	B
Plots 298-300 - Floor Plans	P.298-300.p	A
Plots 19-20 - Elevations	P.19-20e	A
Plots 19-20 – Floor Plans	P.19-20.p	A
Ancillary		
Garage Single-Floor Plans and Elevations	GAR.01.pe	C
Garage Double- Floor Plans and Elevations	GAR.02.pe	C
Garage Twin Town-Floor Plans and Elevations	GAR.02.2.T.pe	C
Garage Single Country- Floor Plans and Elevations	GAR.01.C.pe	B
Garage Double Country- Floor Plans and Elevations	GAR.02.1.C.pe	B
Garage Twin Country- Floor Plans and Elevations	GAR.02.2.C.pe	B
Bin and Cycle Store 1-Plans and Elevations	BCS.01.pe	B
Bin and Cycle Store 2-Plans and Elevations	BCS.02.pe	B
Car Barn with Bin/Bicycle Store Floor Plans and Elevations	CBBS.01.pe	B
Car Barn Plot 167	CB.P_167.pe	A
Car Barn Plot 168	CB.P-168.pe	A
Garage Twin–Alternative Access-Town-Floor PlansandElevations	GAR.02.T.pe	A
Bin and Cycle Store 3 – Plans and Elevations	BCS.03.pe	A
Bin and Cycle Store 4 – Plans and Elevations	BCS.04.pe	A

As at 24 May 2021