
Planning Committee

BN/147/22/RES

Approval of reserved matters following BN/149/22/PL for 200 dwellings respect of appearance, landscaping, layout and scale.

This application may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

Land South of Barnham Station



The application site



Page 4



Page 5

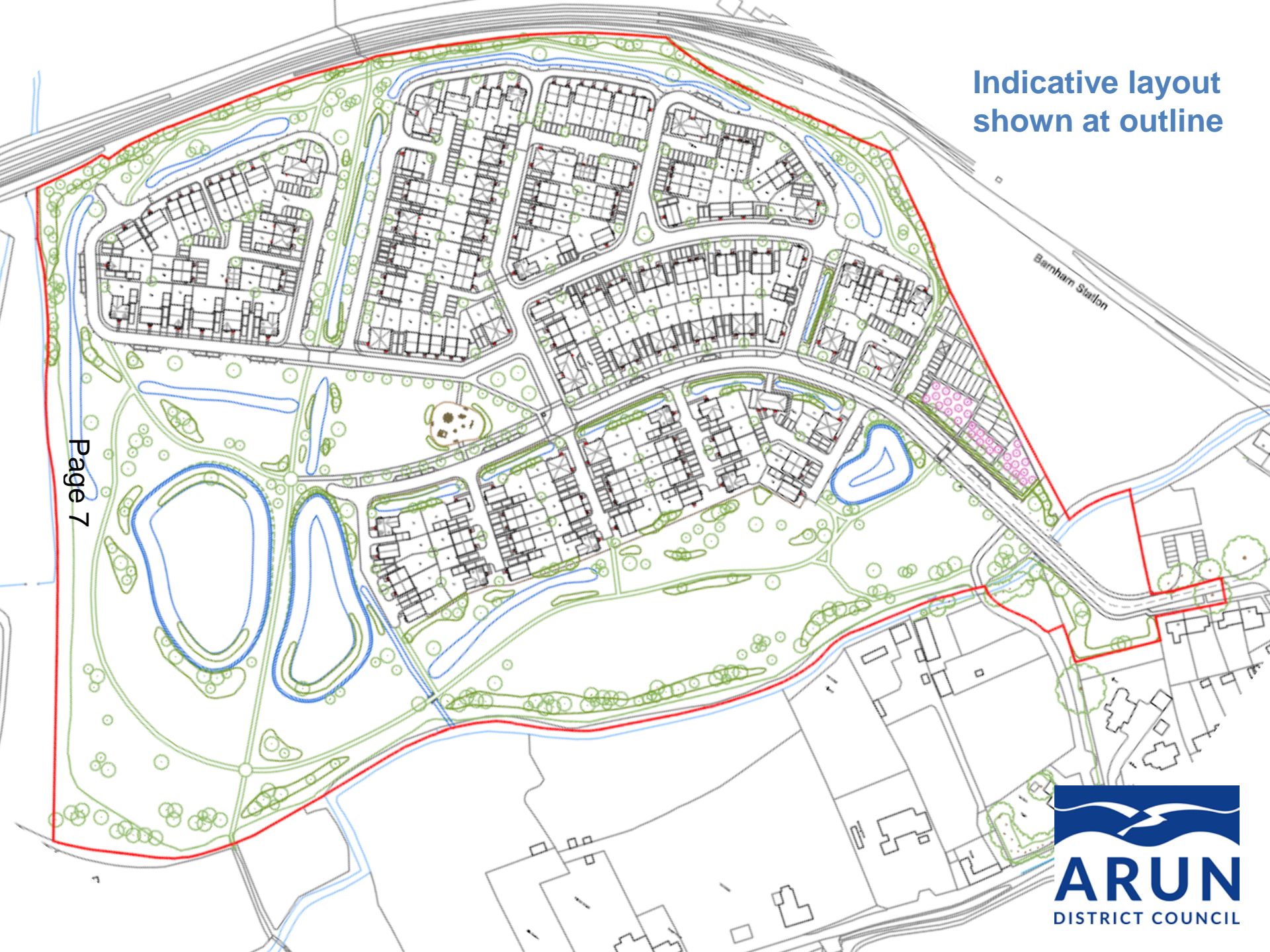




Page 6



Indicative layout
shown at outline



Page 7

Area for new footbridge
Allowance for public footpath route

Protection fencing
from NWR boundary

20m railway line offset

20m railway line offset

LE.A.P

Refer to Landscape
Architect's Details

Orchard

Proposed Flood
Compensation
Area

Open Space

Refer to Landscape
Architect's Details

Open Space

Refer to Landscape
Architect's Details

Fitness
Trail

SuDS Pond

Open Space

Diverted
FP323

LAP

Open Space

Open Space

Legend

-  1 Bedroom
-  2 Bedroom
-  3 Bedroom
-  4 Bedroom

Dwelling Mix



Area for new footbridge
Allowance for public footpath route

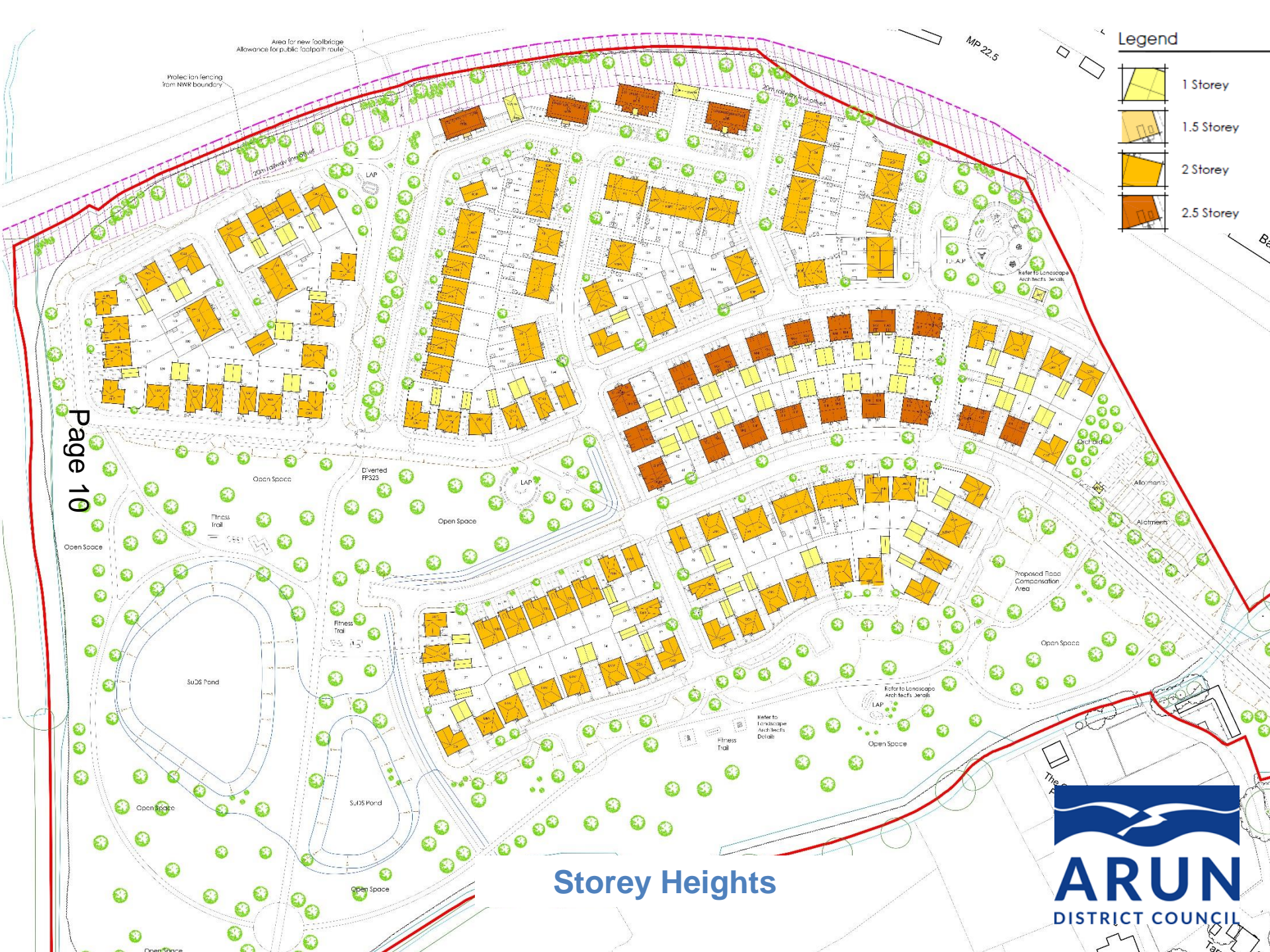
Protection fencing
from NW boundary

MP 22.5

Legend

-  1 Storey
-  1.5 Storey
-  2 Storey
-  2.5 Storey

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Storey Heights



OLD Affordable Housing Plan

Area for new footpaths

MP 22.5

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NEW Affordable Housing Plan

MP 22.5

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Protection fencing from NWR boundary

Area for new footbridge
Allowance for public footpath route

20m railway line offset

20m railway line offset

MP 22.5

SP

Refer to Landscape Architect's Details

Orchard

Allotments

Allotments

Proposed Flood Compensation Area

Open Space

Refer to Landscape Architect's Details

Refer to Landscape Architect's Details

Open Space

Page 13

- Legend**
- Brick Types**
- Red multi-brick with red detail brick
 - Brown multi-brick with red detail brick
 - Red brick & red quoining
- Of Tiles**
- Forticrete Gemini Colour - Slate Grey
 - Forticrete Gemini Colour - Autumn
- Surface Materials**
- Tile Hanging
 - Flint

Materials Distribution





Elevations





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Elevations





STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C



STREET SCENE D-D



STREET SCENE E-E

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Street Scenes



Recommendation

Delegated authority is sought to the group head of planning in consultation with the Chair or Vice Chair of the Planning Committee to approve the development once the Environment Agency (EA) have confirmed that they have no objection to the proposed bridge, and accept non-material amendments to plans/details of the bridge as required to satisfy the EA, subject to the conditions set out in the update report.

A/29/23/PO

Application under S106A for the modification of the Section 106 dated 19-03-15 linked to A/51/14/OUT in relation to the removal of Clauses 1.1 - 1.20 of Schedule 2 relating to Affordable Housing Provision.

**Land at Manor Nursery Roundstone Lane,
Angmering**

The proposal would:

- Remove the requirement for any affordable housing units to be delivered on site (agreed in the S106 agreement as up to 10 dwellings)
- Impose a “late stage review” mechanism which would secure the uplift in profit as a commuted sum

AL/70/23/OUT

Land West of Lidsey Road (A29), Lidsey

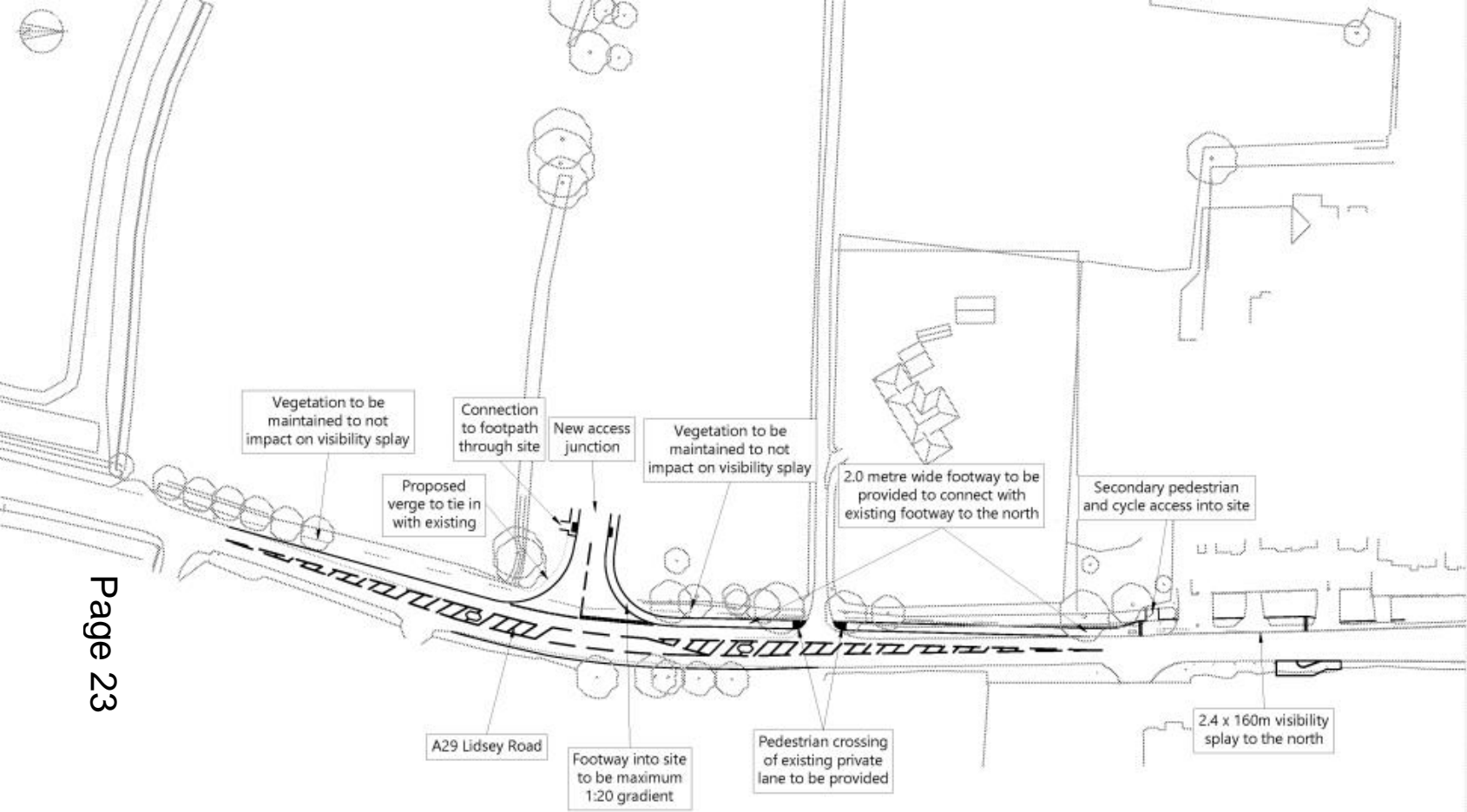
Outline planning application with all matters reserved except access for residential development of the site with up to 155 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan. This is Not CIL liable as Outline.



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Site Location Plan





Existing footway widened to 2.0 metres to southern extent of Wings Nursery development highway works area (indicative extent shown blue)

Dropped kerb for cyclists exiting carriageway

Parking deterrent bollard currently located on verge to be removed

Potential lining or flush kerbing to assist cyclists with negotiating 'jug-handle' - indicative

2.4 x 160m visibility splay to the north

Ladder paving

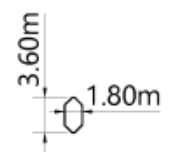
Dropped kerb cycle crossing

3.00m

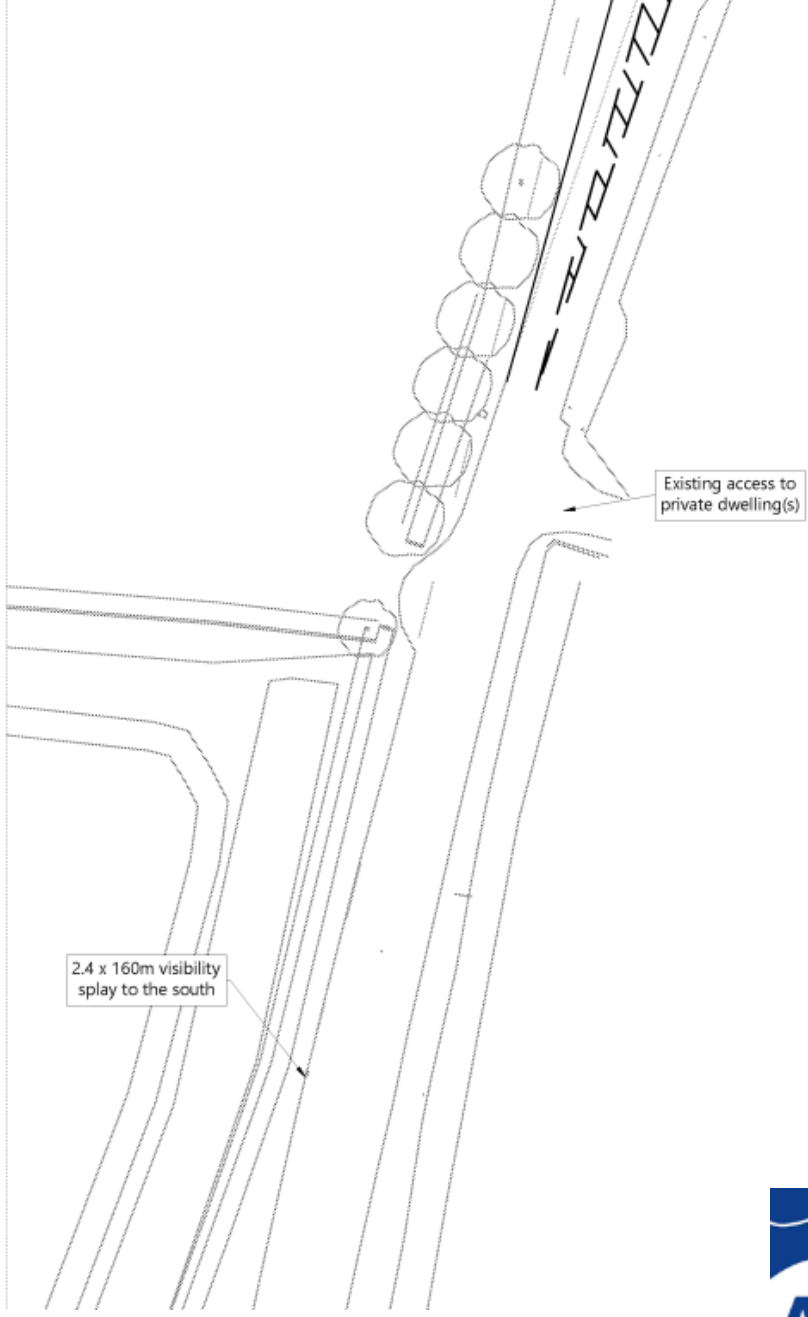
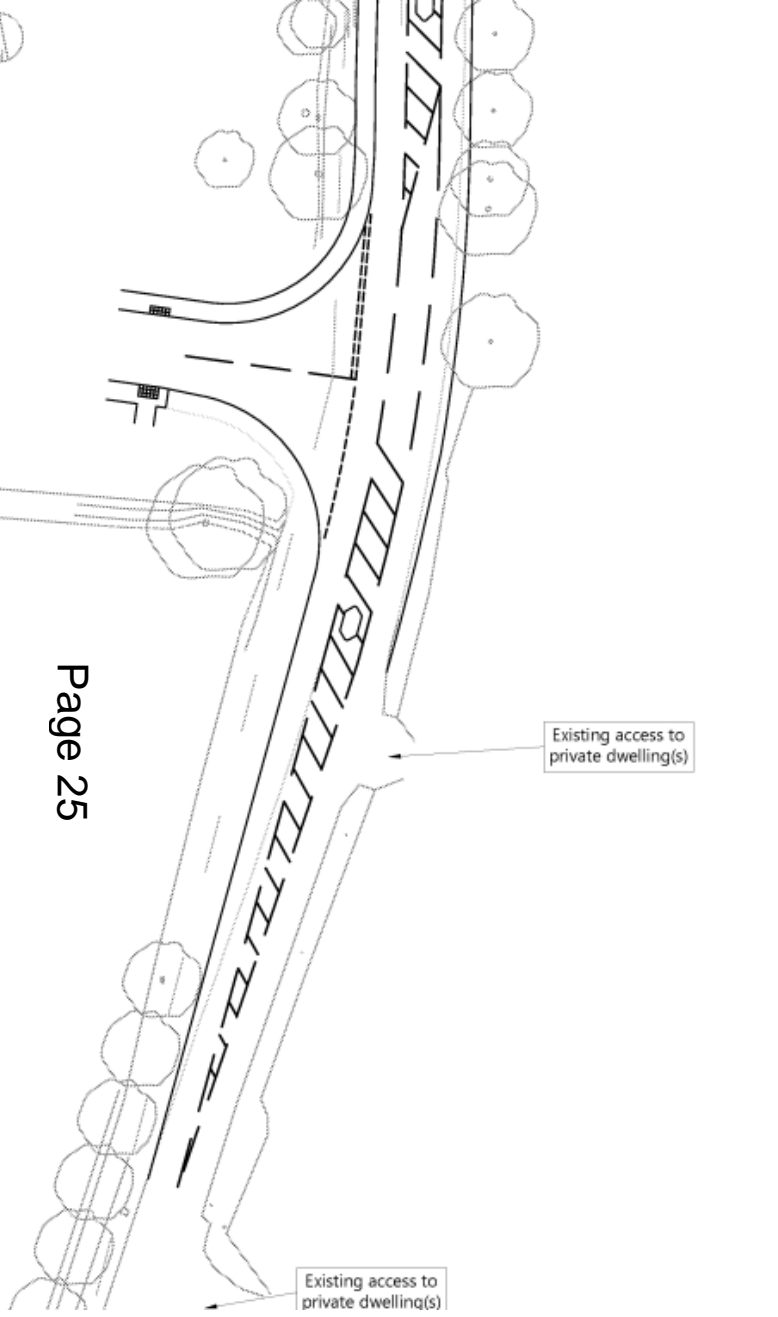
Ladder paving

Dropped kerbs for cycle position between A29 and site

Service cover to be relocated away from pedestrian/cycle access - Indicative location shown



Existing access to private dwelling(s)







Illustrative Composite Layout Plan





Farrows Barn

Trees along northeastern boundary



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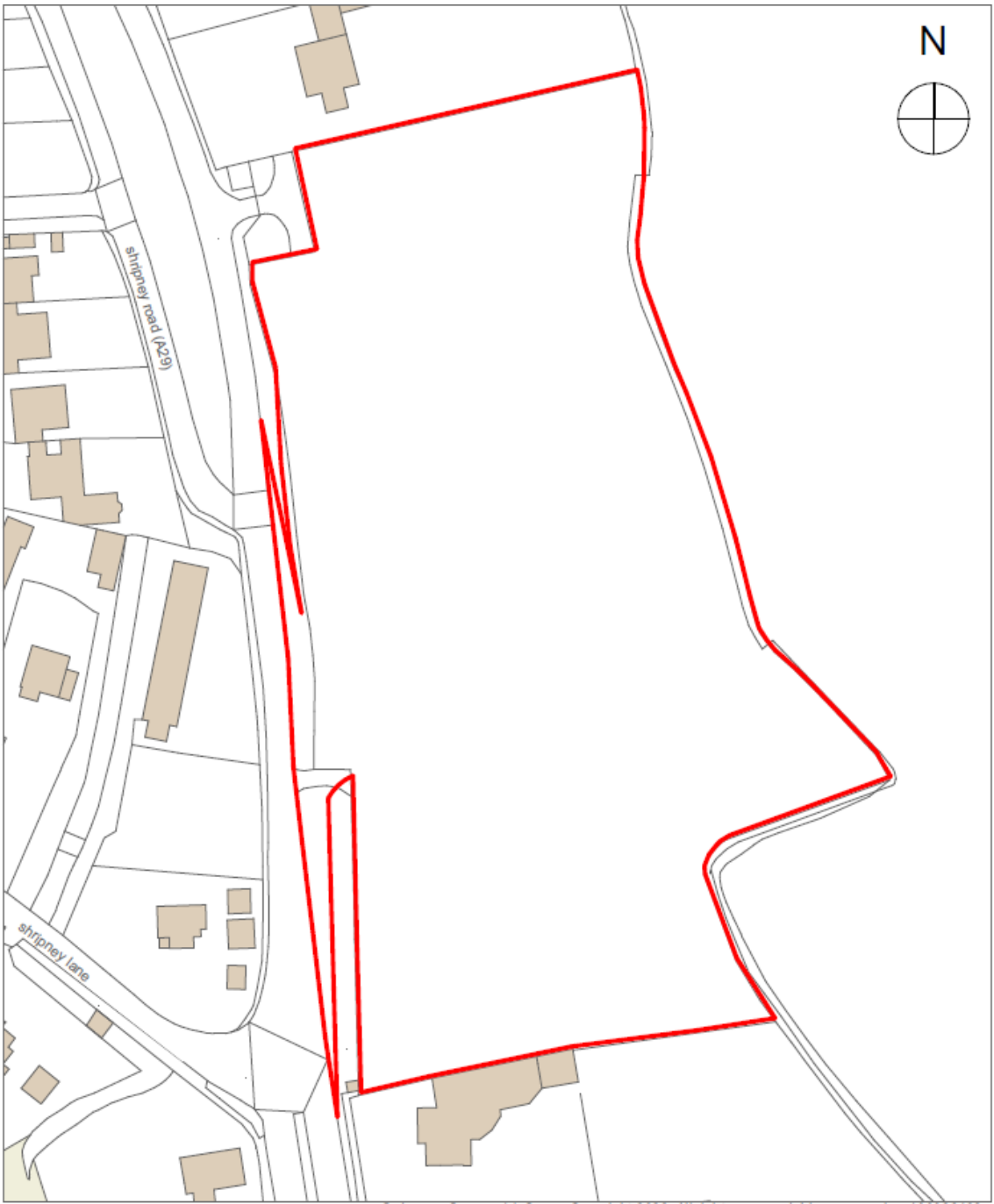
Planning Committee

BE/61/23/RES

Approval of Reserved Matters, following BE/109/19/OUT, for the provision of 44 dwellings, providing details of layout, scale, appearance and landscaping. This application is in CIL Zone 3 and is CIL Liable as new dwellings, may affect the character and appearance of the Shripney Conservation area and is a Departure from the Development Plan.(Resubmission of BE/131/22/RES).

Land East of Shripney Road

Site Location Plan



**Illustrative
Site Plan
(outline)**



Site Layout Plan (BE/131/22/RES – withdrawn)

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Site Layout Plan

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CLOUD 9 ARCHITECTURE

Shripney Meadows | Shripney



Distribution of affordable / accessible units

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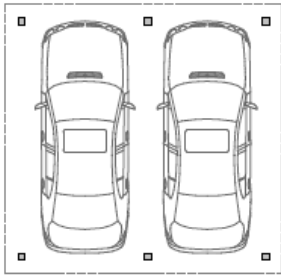




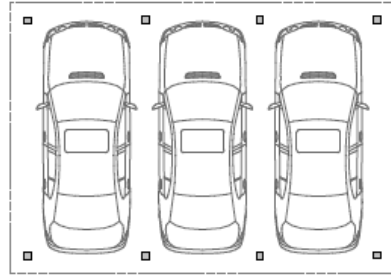
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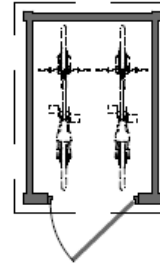
Elevations



PLOT 30 PLOT 29
Proposed 2 Bay Car Port
Floor Plan 1:100 @ A3



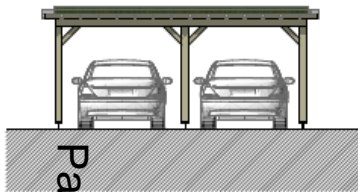
PLOT 44 PLOT 43 PLOT 42
Proposed 3 Bay Car Port
Floor Plan 1:100 @ A3



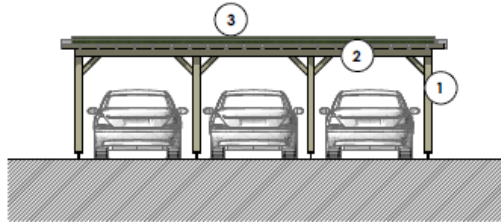
Private Cycle Storage
Floor Plan 1:50 @ A3



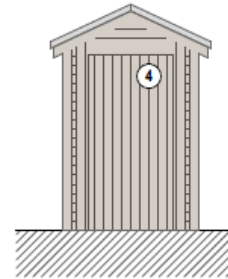
Private Cycle Storage
Roof Plan 1:50 @ A3



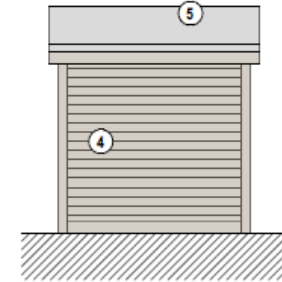
Proposed 2 Bay Car Port
Front Elevation 1:100 @ A3



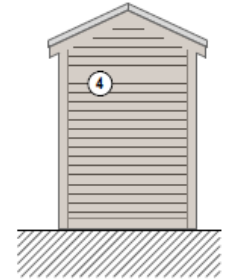
Proposed 3 Bay Car Port
Front Elevation 1:100 @ A3



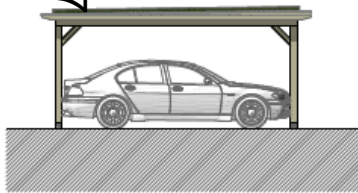
Private Cycle Storage
Front Elevation 1:50 @ A3



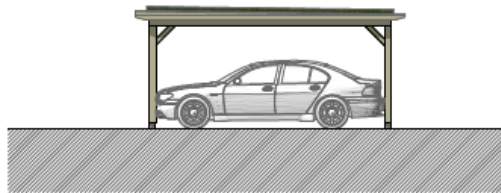
Private Cycle Storage
Side Elevation 1:50 @ A3



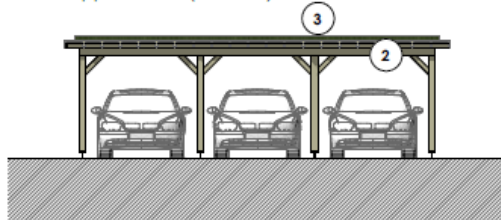
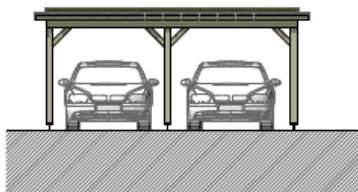
Private Cycle Storage
Rear Elevation 1:50 @ A3



Proposed 2 Bay Car Port
Side Elevation 1:100 @ A3
Opposite side (Mirrored)



Proposed 3 Bay Car Port
Side Elevation 1:100 @ A3
Opposite side (Mirrored)



Material Key

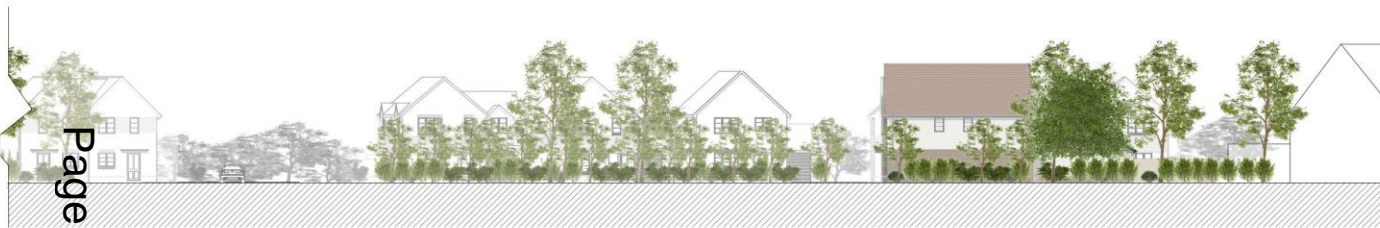
- ① 150 x 150 Timber Posts
- ② Timber Framed roof
- ③ Sedum (Green) Roof
- ④ Treated Timber Cladding
- ⑤ Felt Roof

Car Barns / Cycle Storage

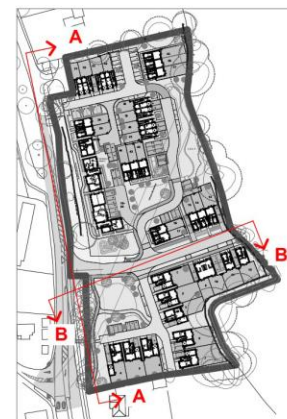




STREET SCENE A-A



STREET SCENE A-A (CONT.)



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STREET SCENE B-B



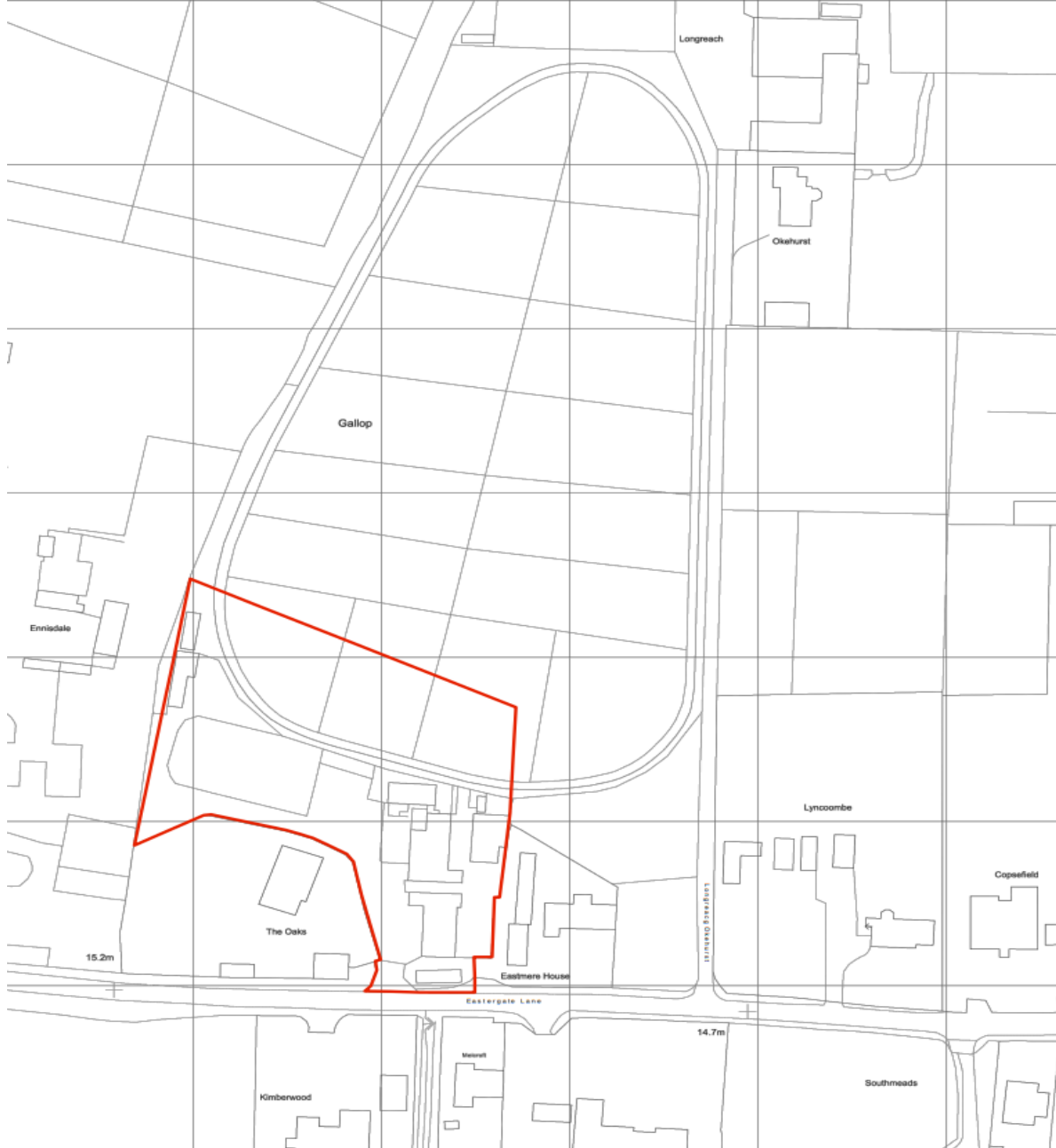


BN/25/23/OUT

Eastmere Stables, Eastergate Lane

Outline permission with all matters reserved, other than access, for 4 No self-build dwellings (resubmission following BN/99/22/OUT). This application is a Departure from the Development Plan.

This is Not CIL liable as Outline.





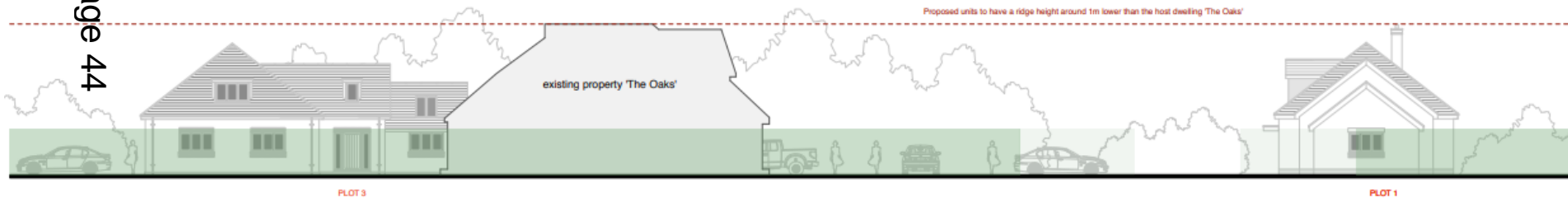
For information only





Inner Elevation Street Scene at 1:200 scale
SOUTH

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Outer Elevation Street Scene at 1:200 scale
SOUTH

Proposed Street Scenes – for information only







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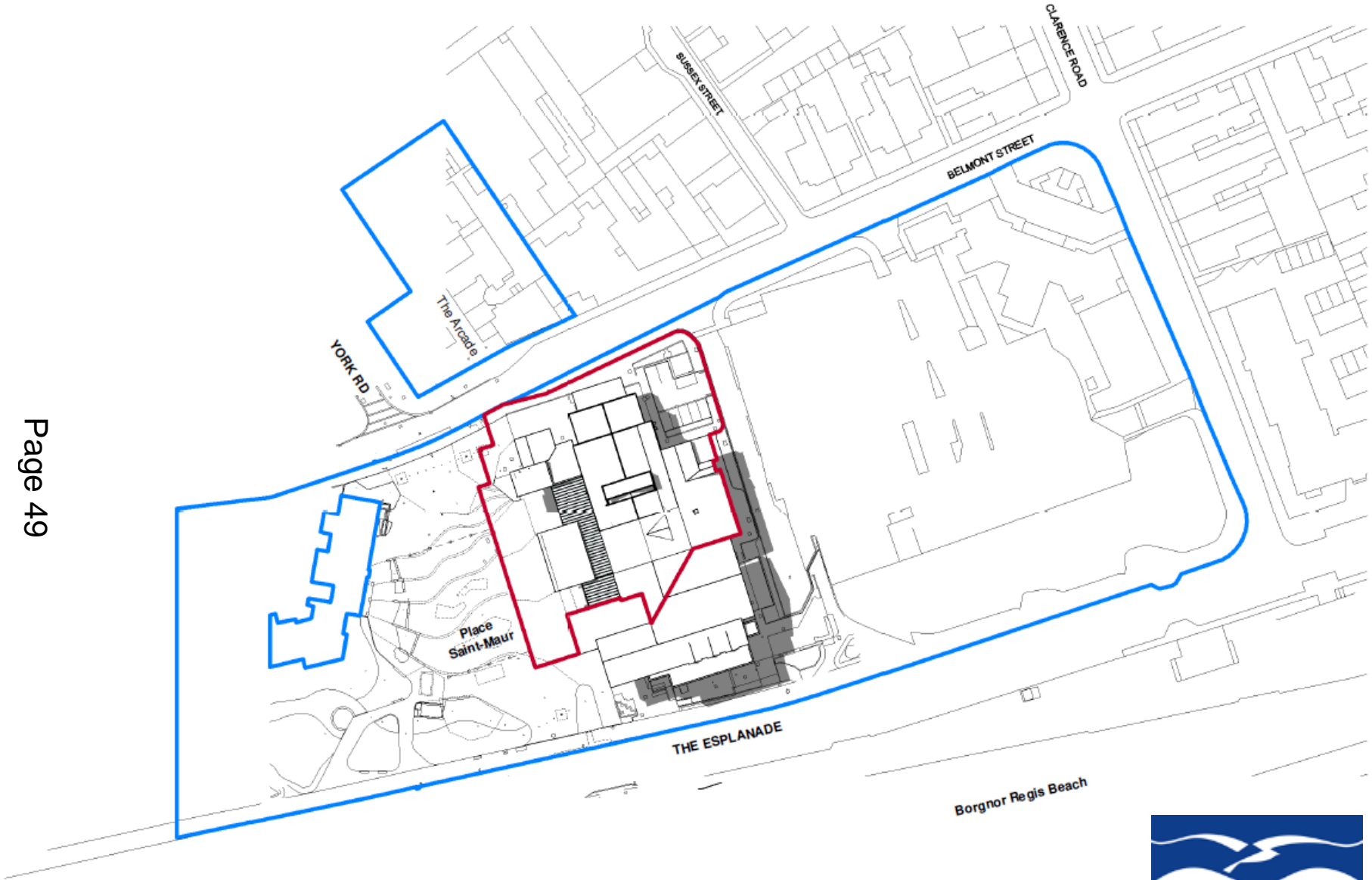


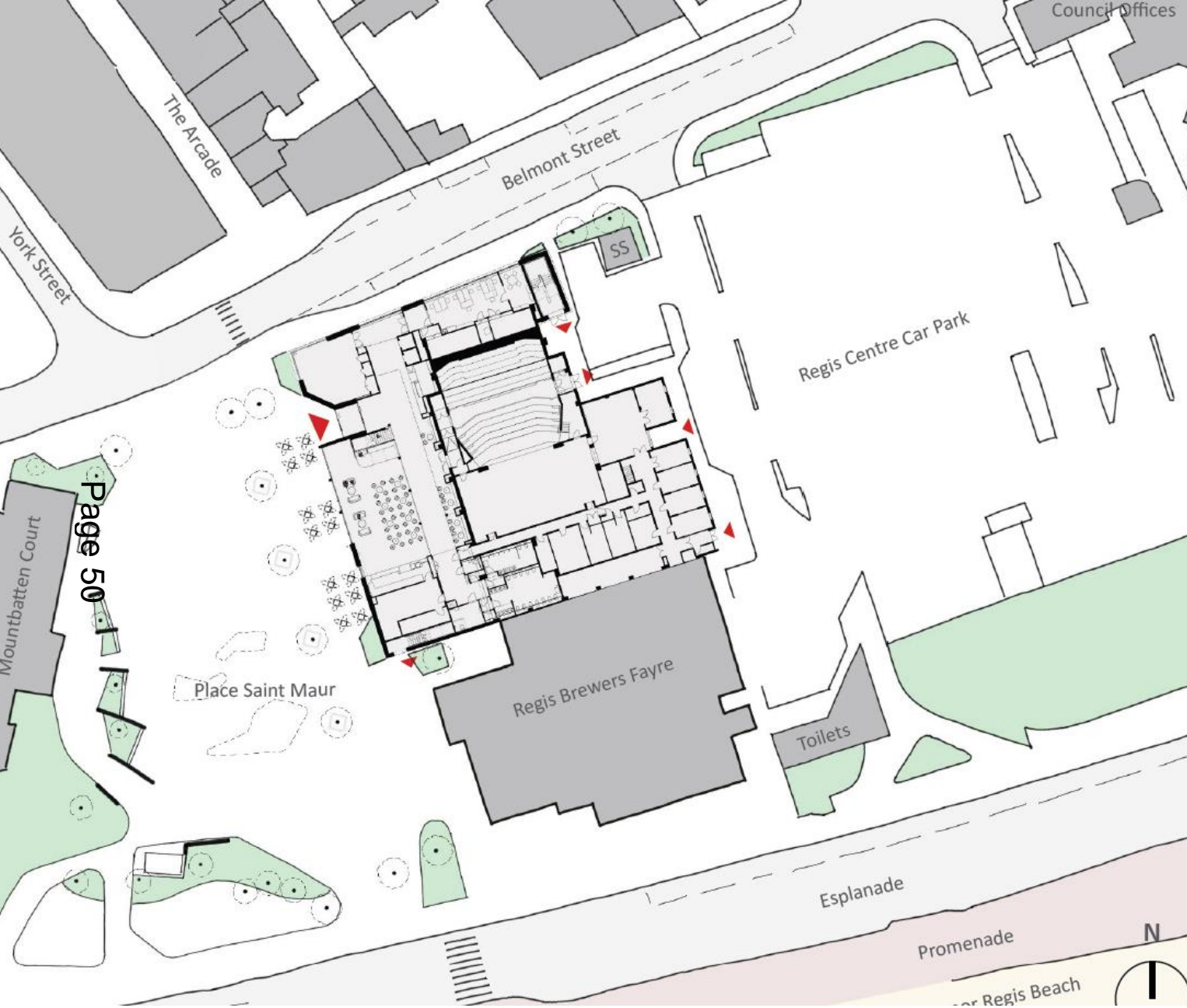


BR/142/23/PL

Regis Centre and adjoining land, Belmont Street

Application under Regulation 3 of the Town & Country Planning Act (General Regulations) 1992 for partial demolition of existing theatre and erection of extension to provide new studio/performance space, cafe/bar/restaurant, foyer, back of house space, outside seating area, new and replacement landscaping and new plant on roof space. This application may affect the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.

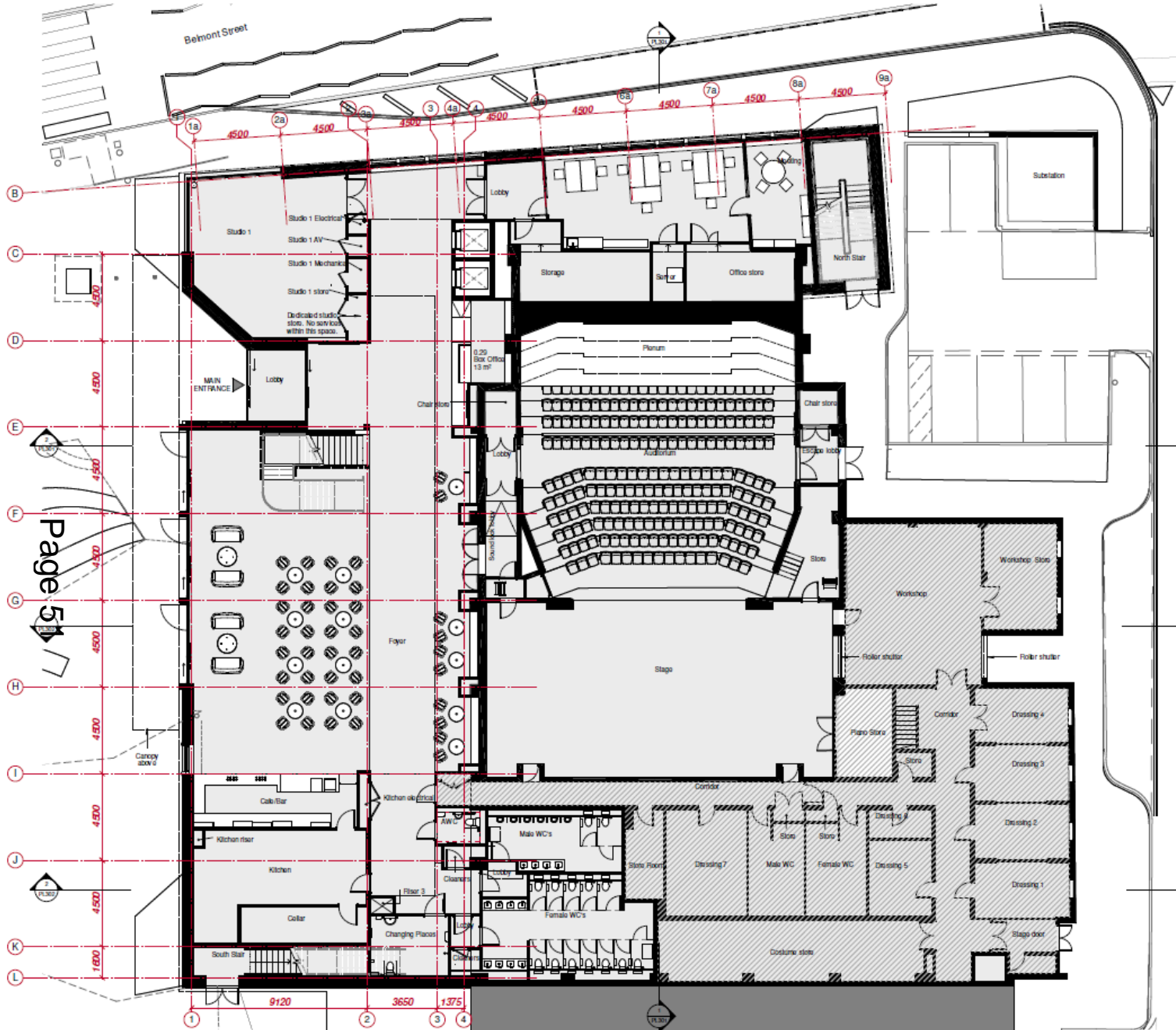




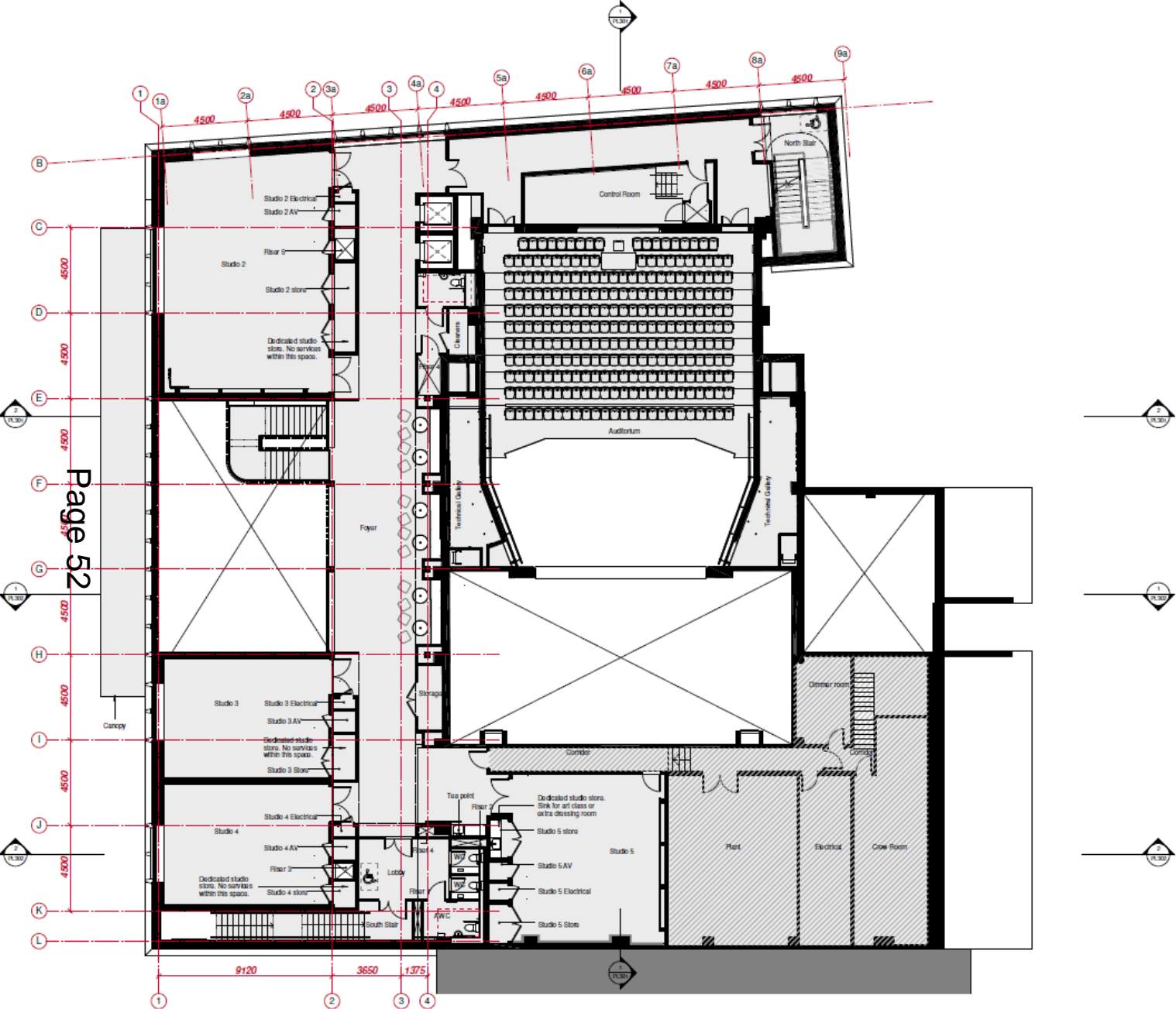
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Site Plan including Landscaping





Proposed Ground Floor Plan

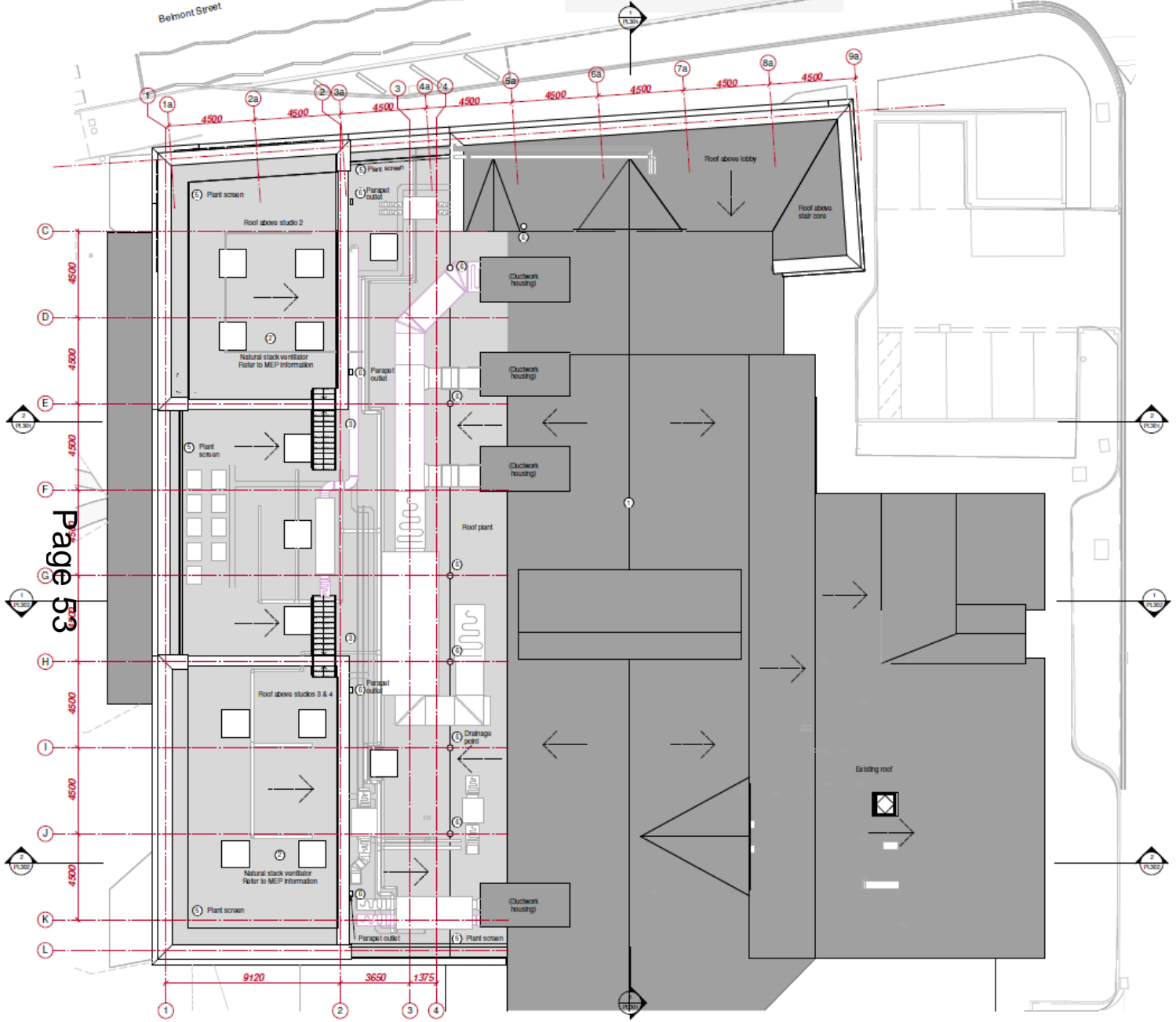


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Proposed First Floor Plan



Belmont Street



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Proposed Roof Plan





3D View at New Entrance



3D View from Place St Maur



3D View from the Arcade



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Axonometric of Proposed Massing



The Esplanade Elevation (South)



Place St Maur Des Fosses (West)



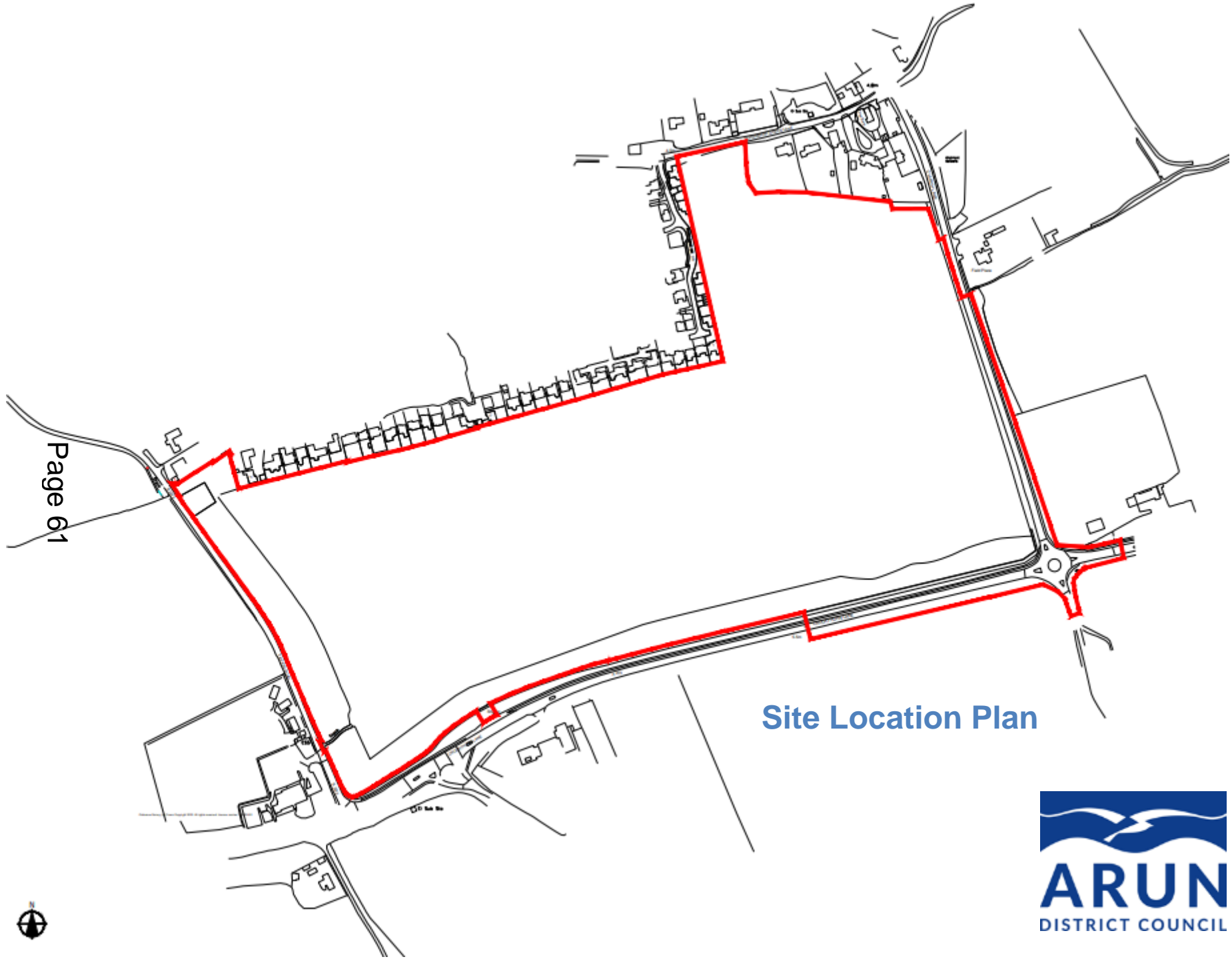
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CM/48/21/RES

Land to the west of Church Lane and the south of Horsemere
Green Lane

Approval of reserved matters following the grant of CM/1/17/OUT for the erection of 300 No dwellings & a building within use class E, together with public open space, LAPs, LEAP & ancillary works, including car parking & drainage arrangements, with access off Church Lane & Horsemere Green Lane. This application may affect the setting of listed buildings & is in CIL Zone 4 (HSP2) & is not CIL Liable.



Site Location Plan





Outline Illustrative Masterplan

- KEY TO TREE SPECIES:
- GENERICALLY MAINTAINED - ESTABLISHED PLANT SPECIES LEAF BROADLEAF
 - INTERMEDIATE PLANT SPECIES, THE COMMONEST: MEDIUM TO LARGE, BROADLEAF, SEMI-DECIDUOUS, LEAF SHEDDING
 - PLANTING '90s - PLANTING: MEDIUM TO LARGE, LEAF SHEDDING



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Original Block Plan



Revised Site Plan



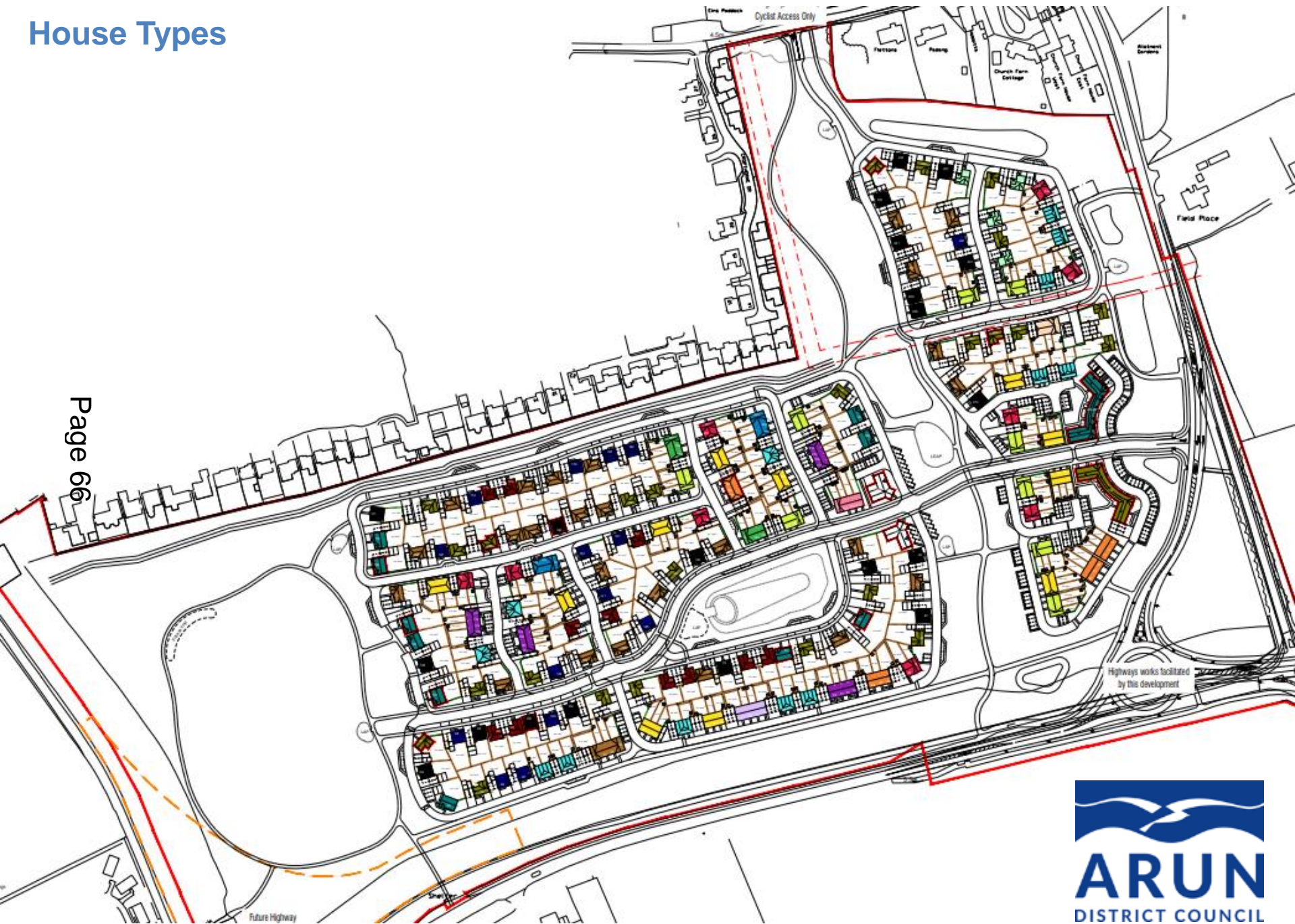
Character Areas

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House Types

Page 66



Affordable Housing Plan

- S106 Rent
- S106 Shared Ownership

S106 Rent:
25 No. 1 Bed Flats
23 No. 2 Bed Houses
17 No. 3 Bed Houses
4 No. 4 Bed Houses

Total: 69 Rent Units

S106 Shared Ownership:
6 No. 1 Bed Flats
9 No. 2 Bed Houses
5 No. 3 Bed Houses
1 No. 4 Bed House

Total: 21 Shared Ownership Units

Grand Total: 90 Affordable Units



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Street Scene A-B
1 : 200



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Street Scene P-Q
1 : 200



Street Scene Q-R
1 : 200



Street Scene P-R
1 : 500



Street Scenes – facing central open space



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Street Scene S-T
1 : 200

Page 70



Street Scene T-U





Street Scene M-N
1 : 200



Street Scene N-O
1 : 200

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Street Scene J-K

1 : 200

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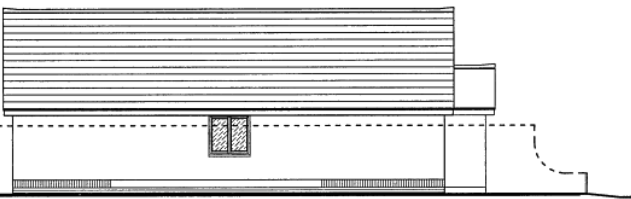


P/71/23/S73

57 Harbour Road, Pagham

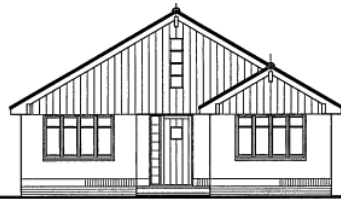
Application under section 73 of the Town and Country Planning Act 1990 to vary condition 2 - materials on P/90/06 to state ' The materials used in the construction shall be as follows: Roof tile Marley Interlocking concrete tiles in slate grey; plinth bricks-Staffordshire blue bricks; windows-slate grey uPVC, rainwater services all black uPVC. The wall (except of plinth) will be white render with a vertical cedar board cladding to gables.'



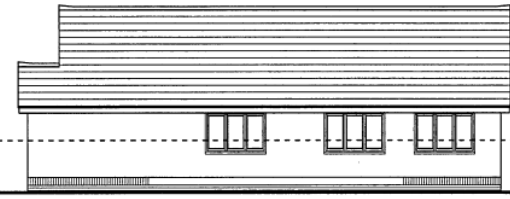


NORTH EAST ELEVATION
PROPOSED

Ground floor raised above typical existing ground floor levels - Env Agency recommendation in respect of flood risk to Pagham Harbour. Actual height subject to level survey to CG BM.



NORTH WEST ELEVATION - FRONTAGE TO HARBOUR ROAD
PROPOSED



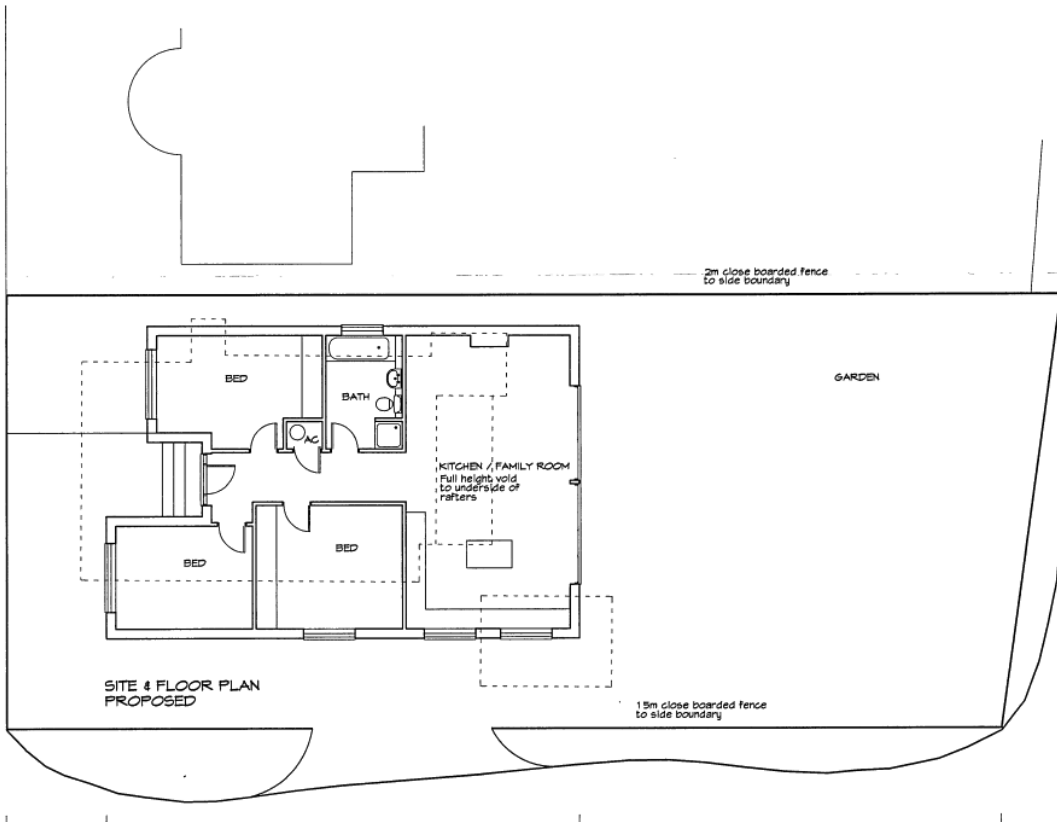
SOUTH WEST ELEVATION
PROPOSED

Page 75

1000

1085

2625



SITE & FLOOR PLAN
PROPOSED

MATERIALS AS PROPOSED

- ROOF:** Concrete interlocking tiles & half round ridges - colour to be agreed.
- WALLS:** Through colour render & low level brick plinths. Vertical cedar board cladding to gables.
- WINDOWS:** UPVC double glazed windows, doors & panels.

ARUN DISTRICT COUNCIL	
No.	70 106
RECEIVED	29.6.06

- Planning
- L.B.C
- Building Regulations



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Emsworth
Hampshire PO10 7DA
Tel : (01243) 371956
Fax : 0870 7059642
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REPLACEMENT DWELLING
57 HARBOUR ROAD
PAGHAM





Roof tile Marley Interlocking concrete tiles in slate grey



Roof tiles.



Plinth bricks-Staffordshire blue bricks

- Approved red roof tile Marley Interlocking concrete tiles will be in slate grey.
- The walls will be white render and vertical gable cladding will be cedar board (as already approved).
- Plinth bricks - to be Staffordshire blue bricks.

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UPVC window frames will be slate grey.

Rainwater goods will be black rather than white.

- Window glazing will not be tinted.









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