
P/35/24/OUT

Land South of Summer Lane, Pagham

Outline application with some matters reserved for a proposed residential development of up to 110 No. dwellings including means of access into the site (not internal roads), with all other matters (relating to appearance, landscaping, scale and layout) reserved. This application is a Departure from the Development Plan and affects a Public Right of Way.





-  Site Boundary
-  No Residential Development

DAVIESLANDSCAPE ARCHITECTS

Office: 10, 12 King Street, Stroud, Gloucestershire, GL5 3BS
 www.dlra.co.uk e: info@dlra.co.uk t: 01453 703360



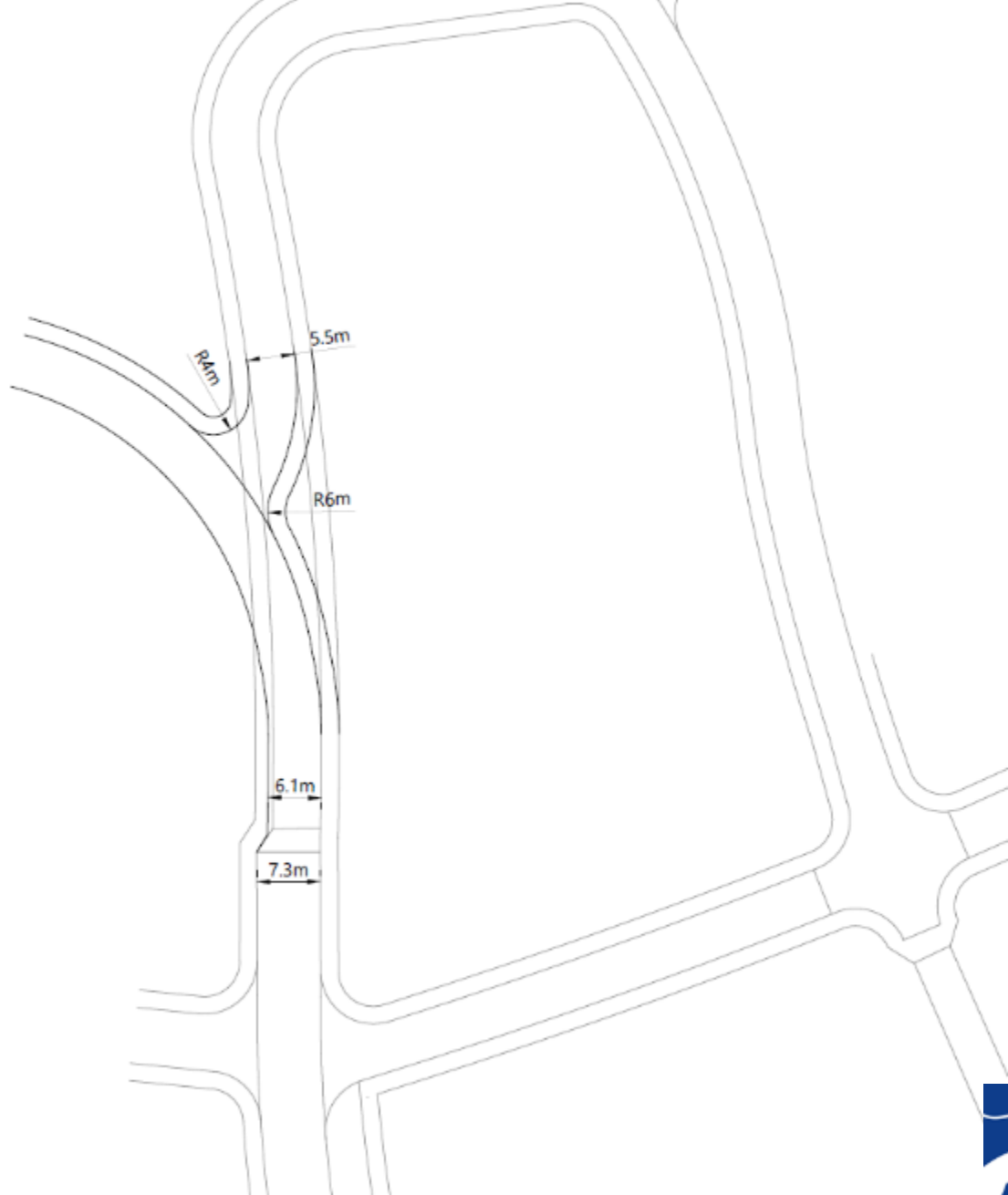
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| DATE | 07.16.2024 | Final Issue | NP | MD |
| REV | 01 | Details | By | GA |

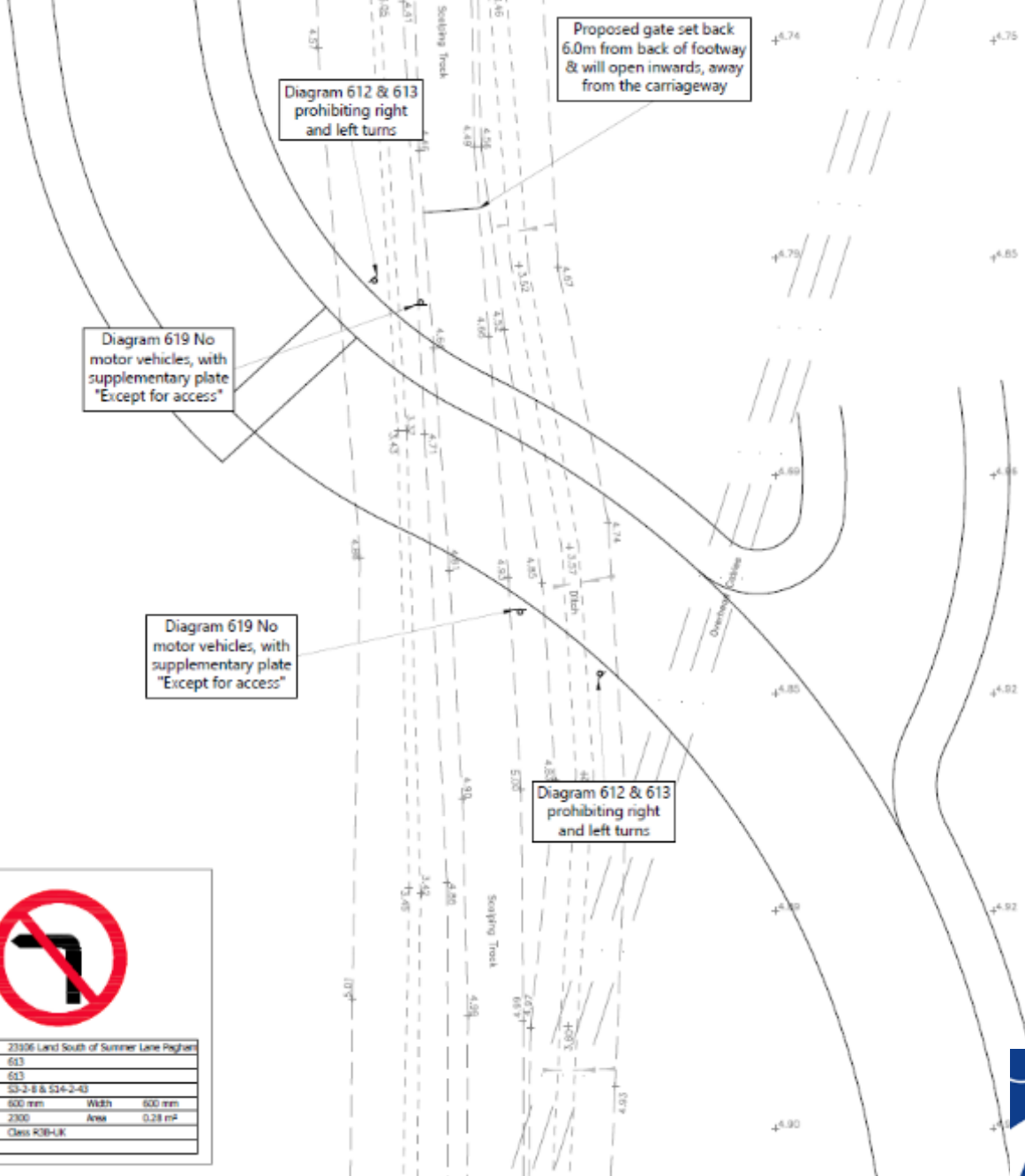
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ARUN DISTRICT COUNCIL









| | | | |
|----------------|--|-------|---------------------|
| Scheme Ref. | 23106 Land South of Summer Lane Pagham | | |
| Sign Reference | 619 | | |
| Diag No. | 619 | | |
| TSPGD Ref. | S3-2-12 | | |
| Height | 600 mm | Width | 600 mm |
| Mount Height | 2300 | Area | 0.28 m ² |
| Material | Class R0B-UK | | |



| | | | |
|----------------|--|-------|---------------------|
| Scheme Ref. | 23106 Land South of Summer Lane Pagham | | |
| Sign Reference | 612 | | |
| Diag No. | 612 | | |
| TSPGD Ref. | S3-2-7 & S24-2-43 | | |
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| Material | Class R0B-UK | | |

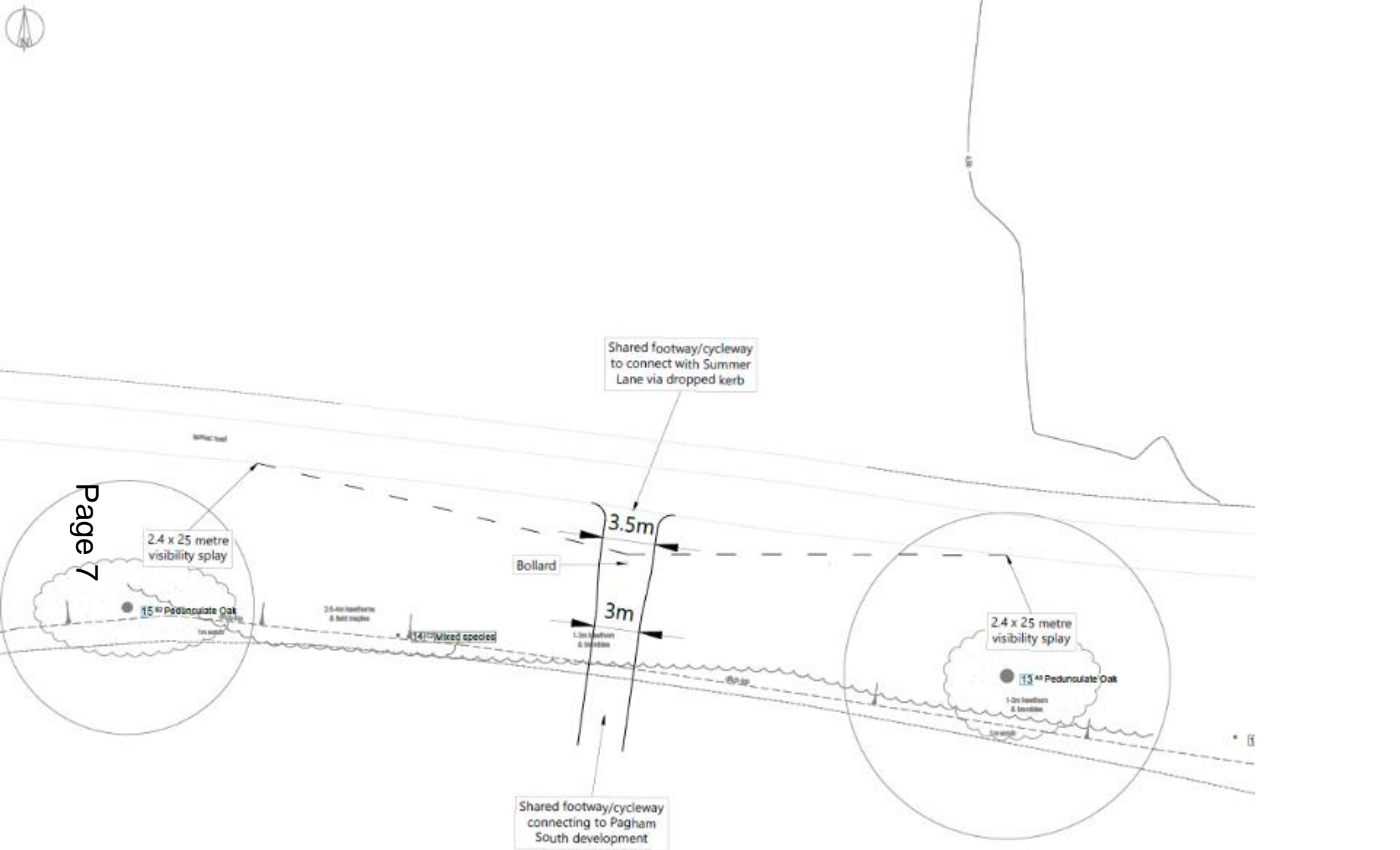


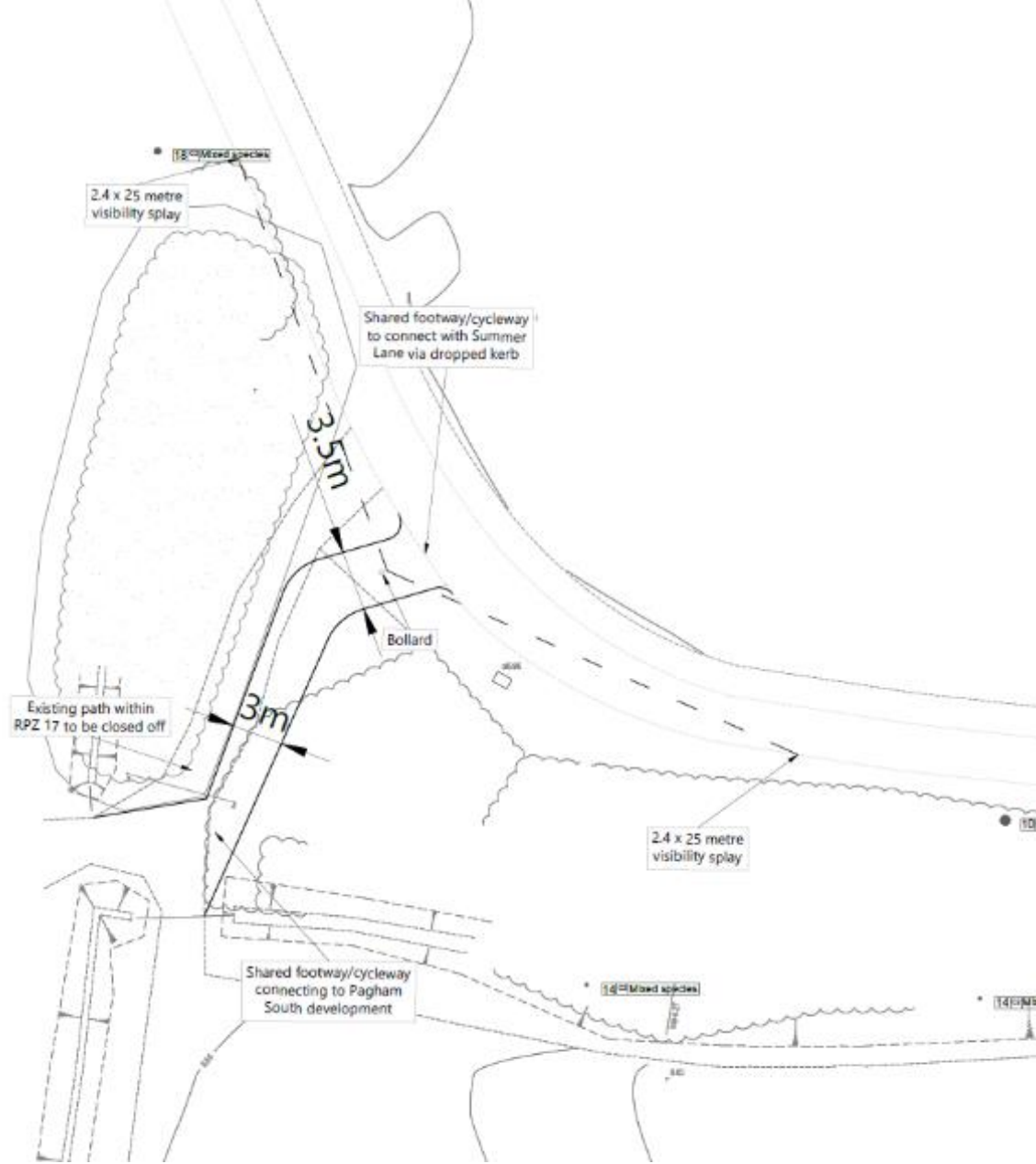
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| Sign Reference | 613 | | |
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| TSPGD Ref. | S3-2-8 & S24-2-43 | | |
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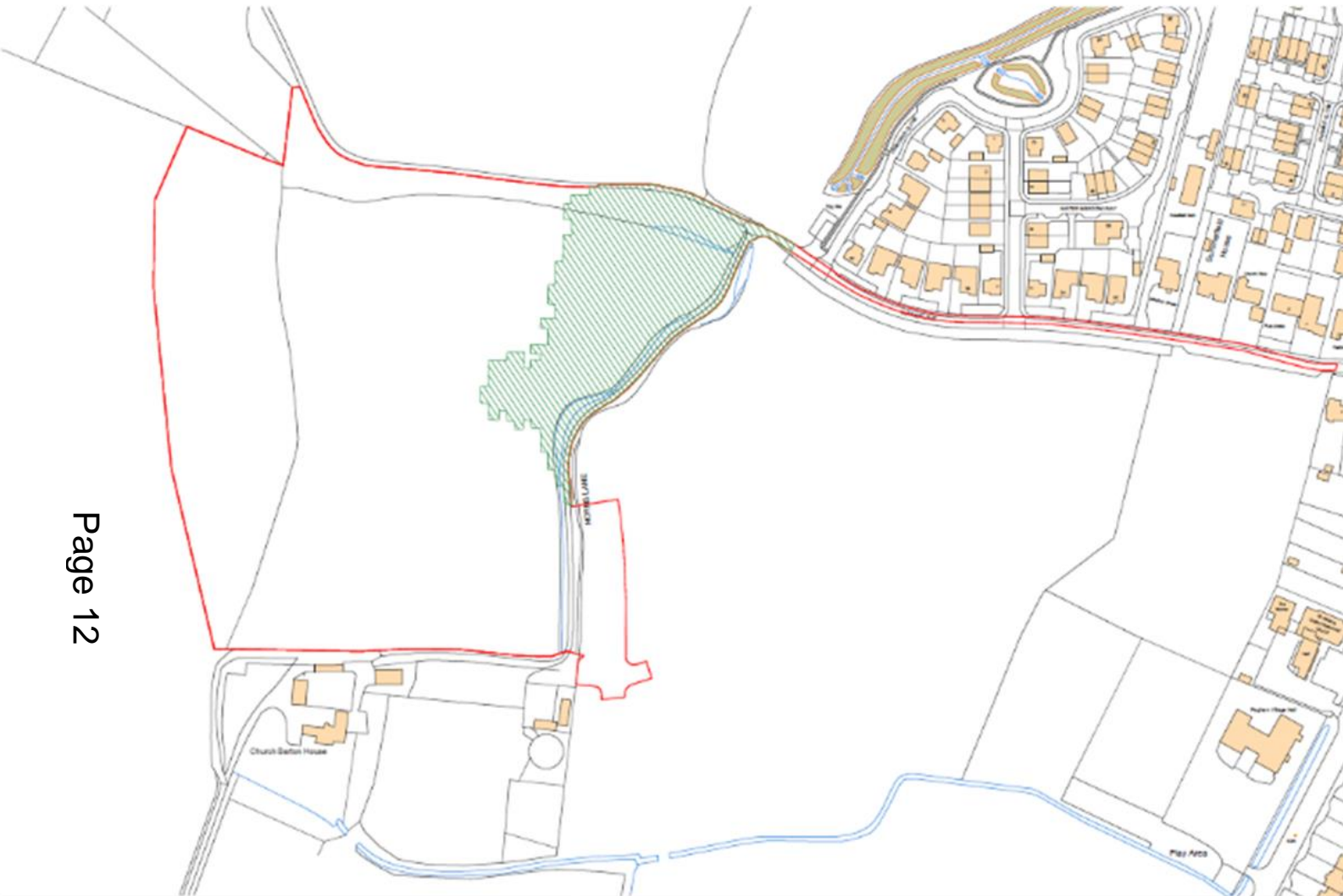


P/15/24/OUT

Land South of Summer Lane, Pagham

Outline application with some matters reserved for a proposed residential development of up to 120 dwellings including means of access into the site (not internal roads), with all other matters (relating to appearance, landscaping, scale and layout) reserved. This application is a Departure from the Development Plan and affects a Public Right of Way.





DAVIESLANDSCAPE
ARCHITECTS

Office 10, 1-2 King street, Broad, Gloucestershire, GL5 2BB
 e: www.dla.co.uk c: info@dlc.co.uk t: 01453 782380

-  Site Boundary
-  No Residential Development



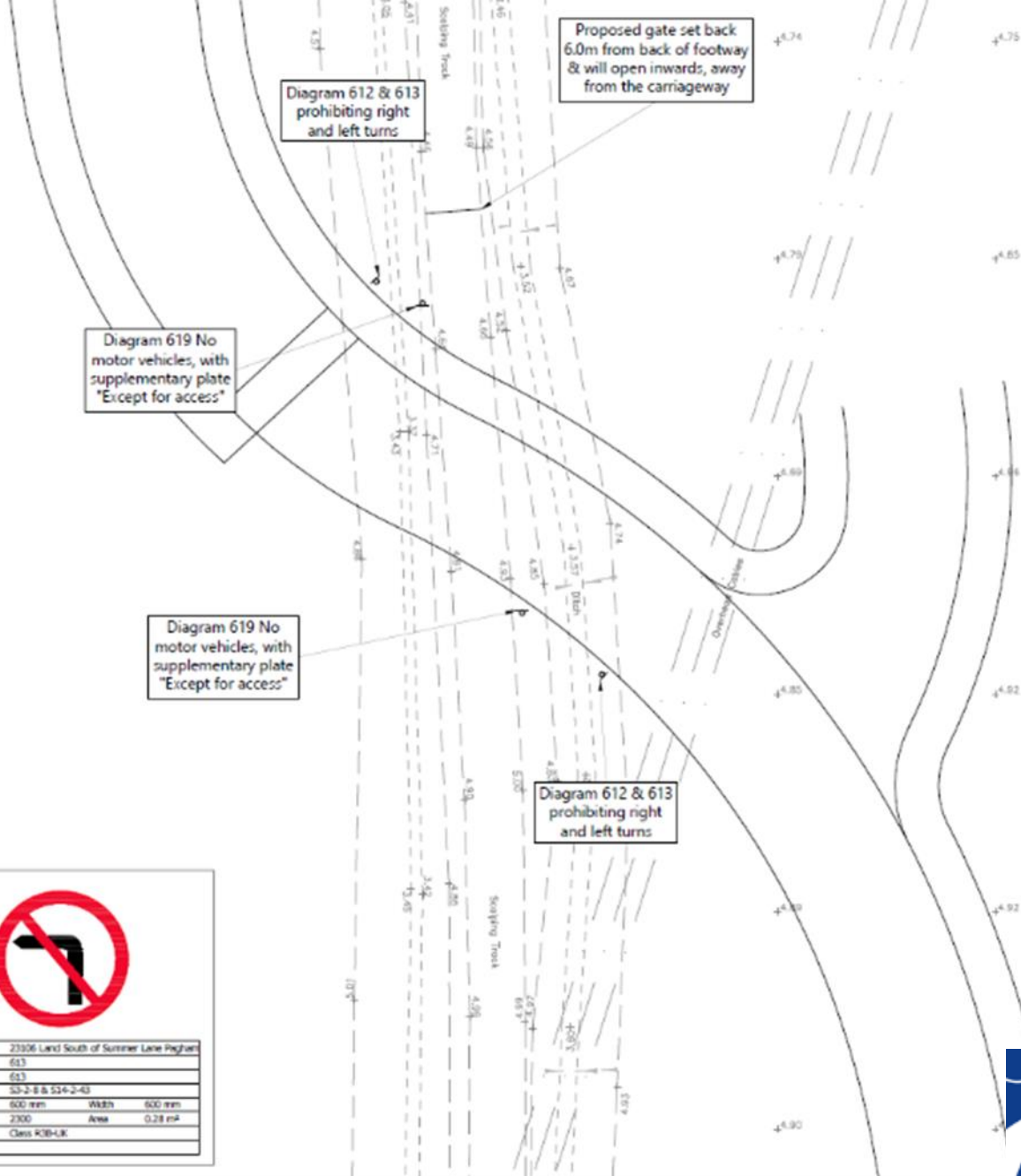
| Rev | Date | Details | By | GA |
|-----|------------|-------------|----|----|
| 001 | 07.16.2024 | Final Issue | NP | MG |

Y:\bin\DATA\PROJECT FILES\2021 Pugh's Place
 4\landscape\Drawings\landsc.A.2021 L 40 000A Parameter Plan









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| | | | |
|----------------|--|-------|---------------------|
| Scheme Ref. | 23106 Land South of Summer Lane Pagham | | |
| Sign Reference | 619 | | |
| Diag No. | 619 | | |
| TSGD Ref. | S3-2-12 | | |
| Height | 600 mm | Width | 600 mm |
| Mount Height | 2300 | Area | 0.28 m ² |
| Material | Class R08-UK | | |



| | | | |
|----------------|--|-------|---------------------|
| Scheme Ref. | 23106 Land South of Summer Lane Pagham | | |
| Sign Reference | 612 | | |
| Diag No. | 612 | | |
| TSGD Ref. | S3-2-7 & S3-4-2-03 | | |
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| Mount Height | 2300 | Area | 0.28 m ² |
| Material | Class R08-UK | | |

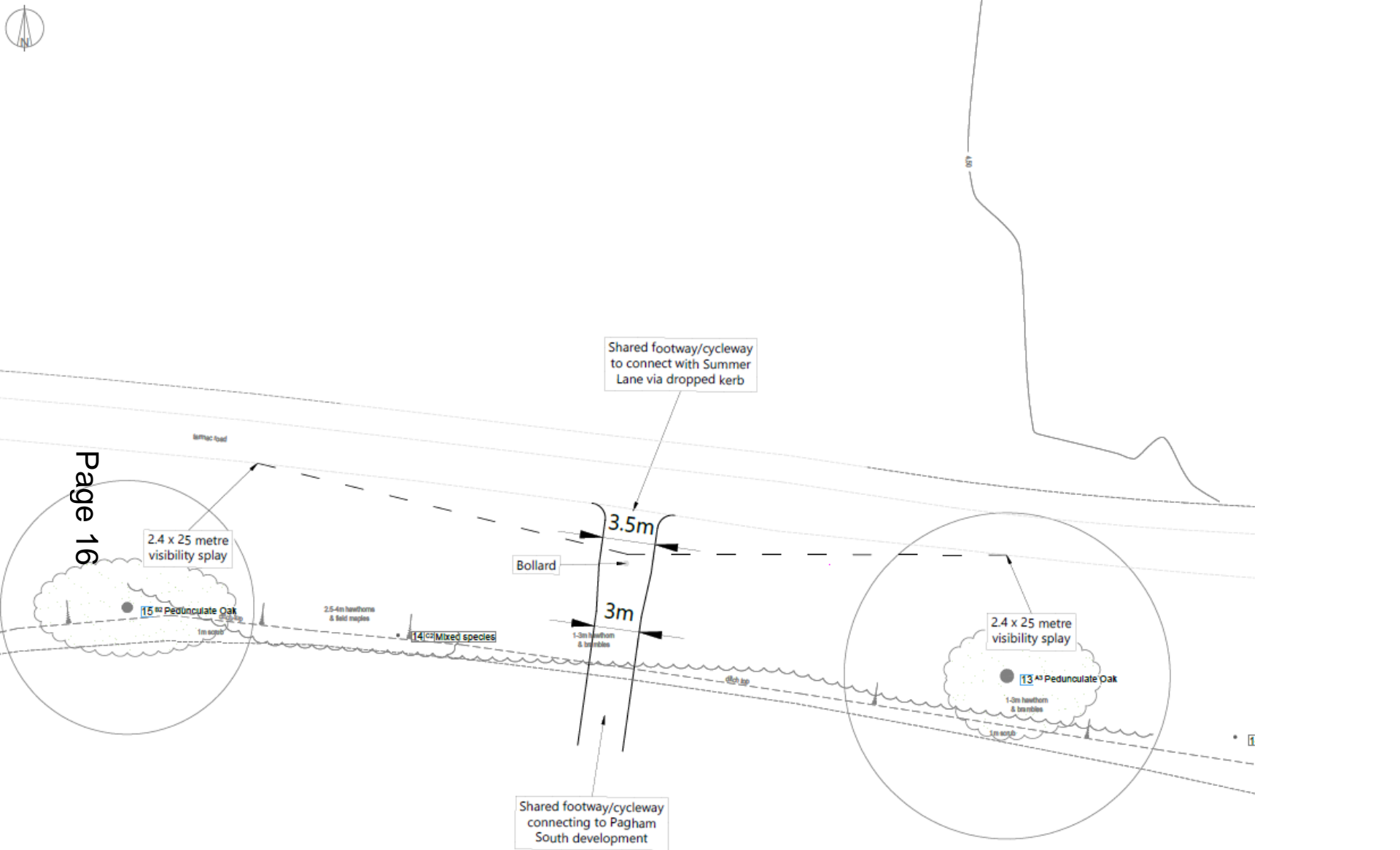


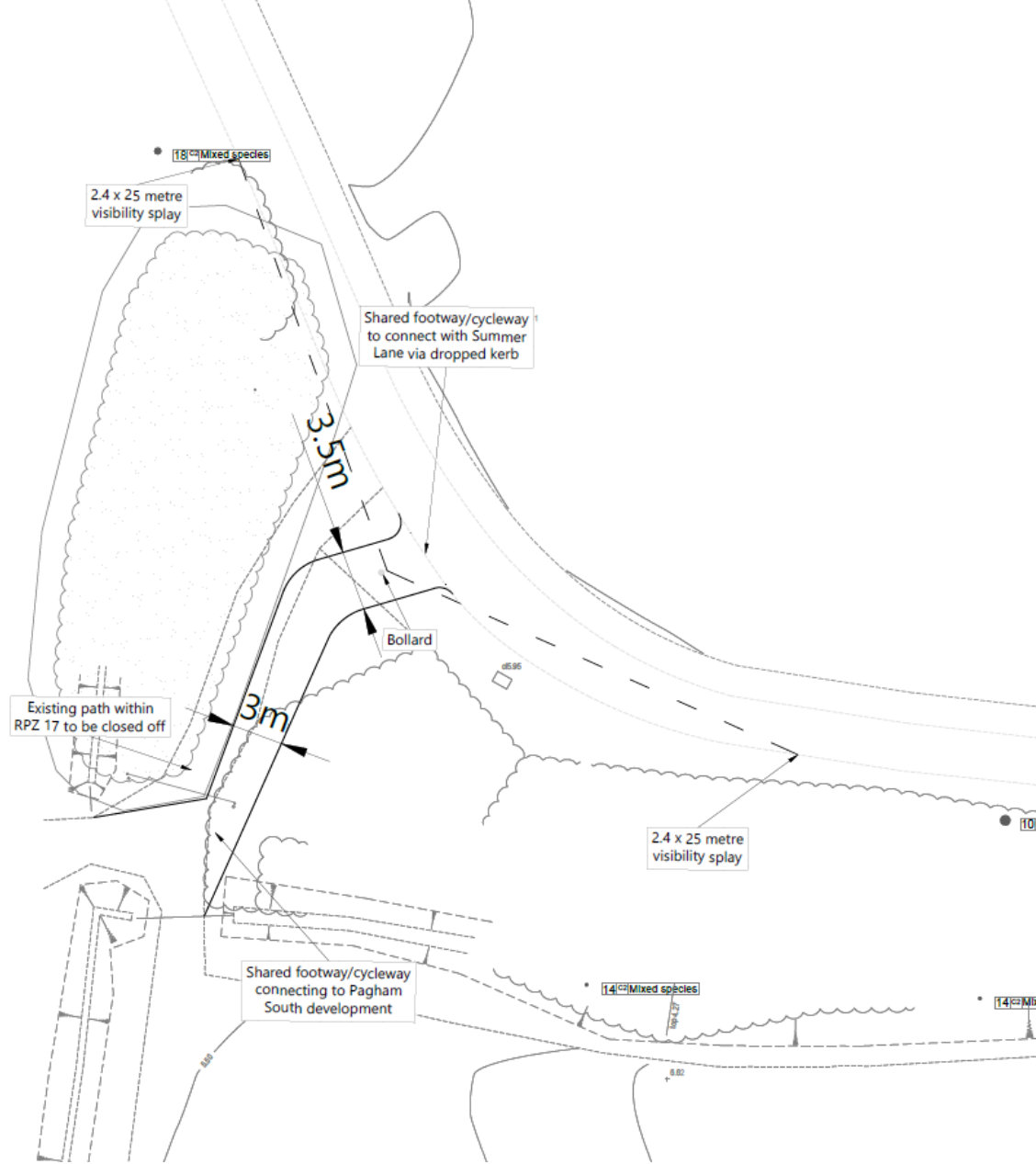
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| Sign Reference | 613 | | |
| Diag No. | 613 | | |
| TSGD Ref. | S3-2-8 & S3-4-2-03 | | |
| Height | 600 mm | Width | 600 mm |
| Mount Height | 2300 | Area | 0.28 m ² |
| Material | Class R08-UK | | |





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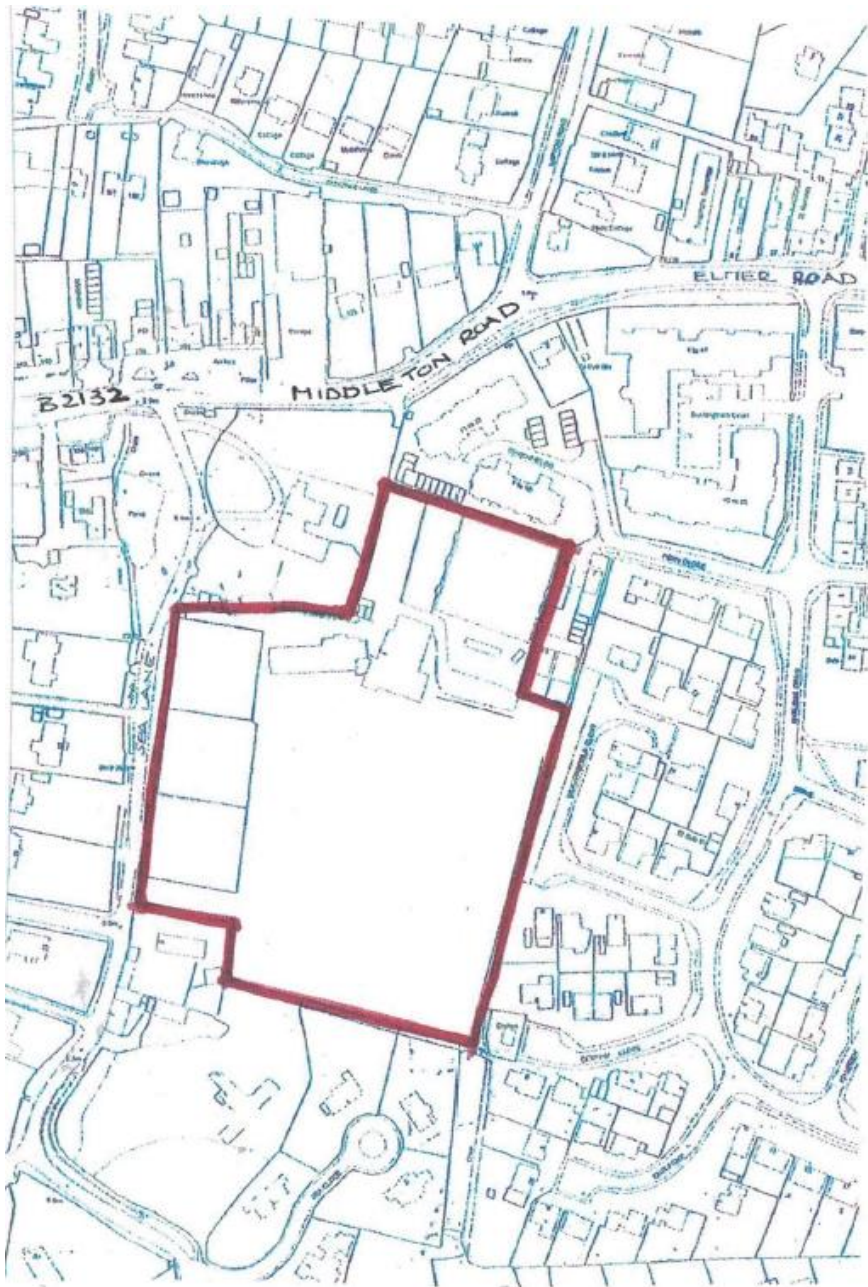


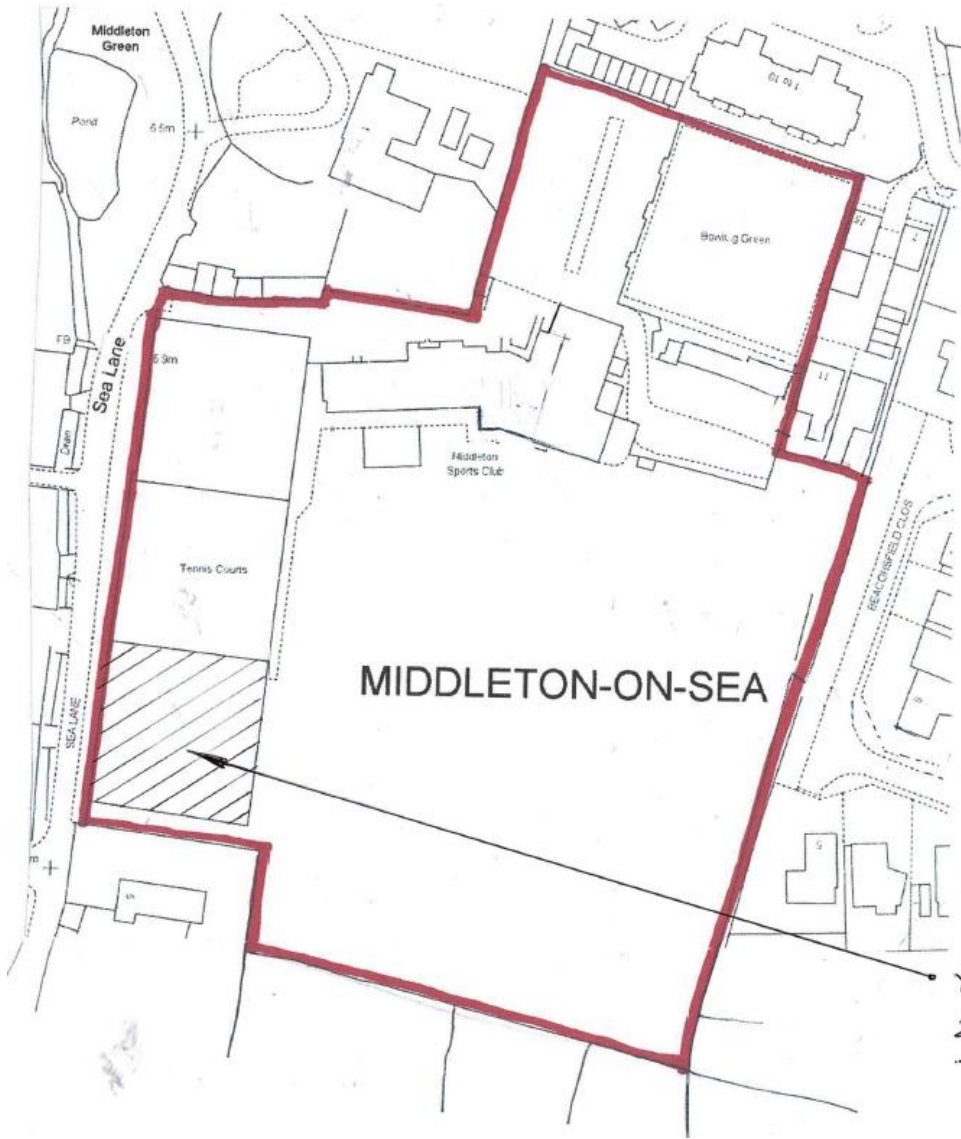




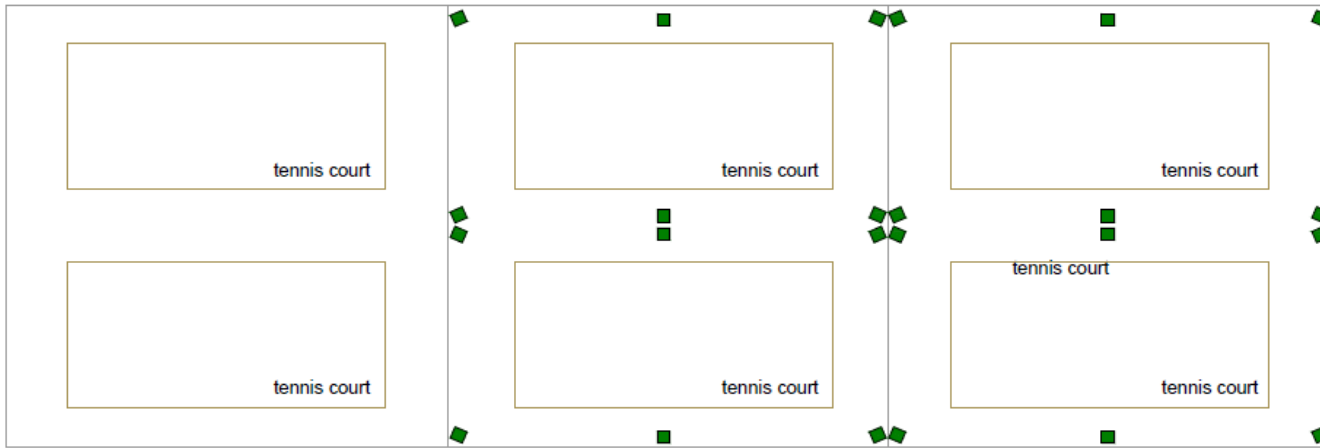
M/74/24/PL

Middleton Sports Club, 3 Sea Lane, Middleton-on-sea, West
Sussex, PO22 7RH.







NEW LIGHTING TO
2nd EXISTING
TENNIS COURTS.

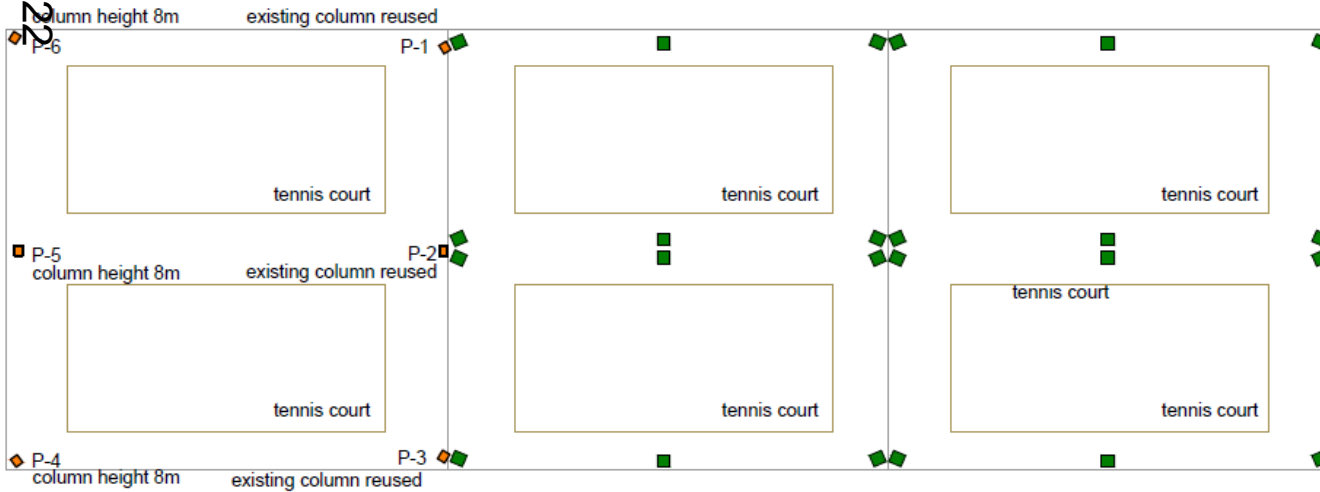


EXISTING TENNIS COURT LAYOUT PLAN
1:500

-  existing tennis court flood lights
-  proposed tennis court 6m. column lighting system.



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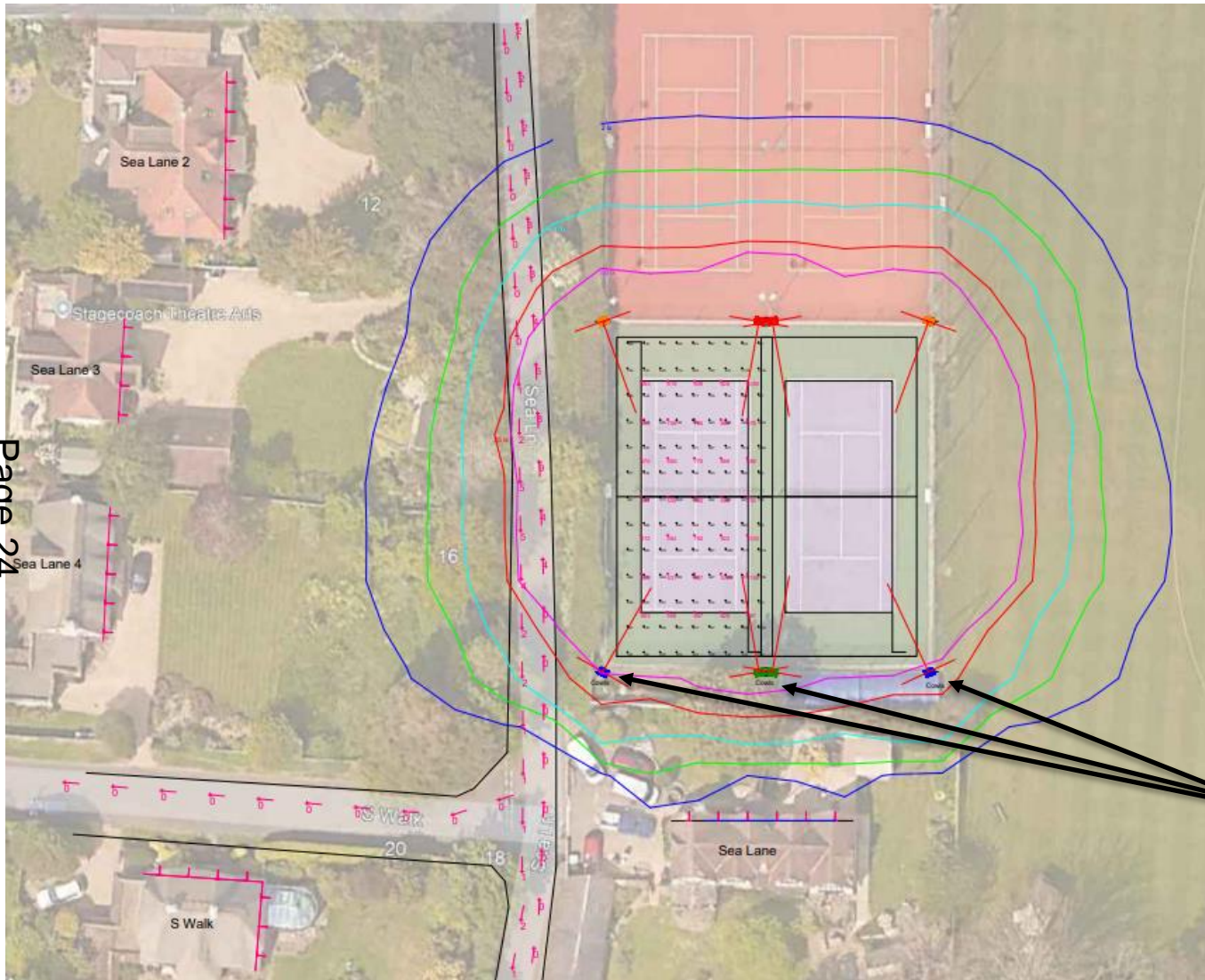


PROPOSED TENNIS COURT LAYOUT PLAN
1:500

Existing & Proposed Tennis Court Layout



Proposed Lighting Posts (to match existing)



- 2 Lux
- 5 Lux
- 10 Lux
- 25 Lux
- 50 Lux

Cowls





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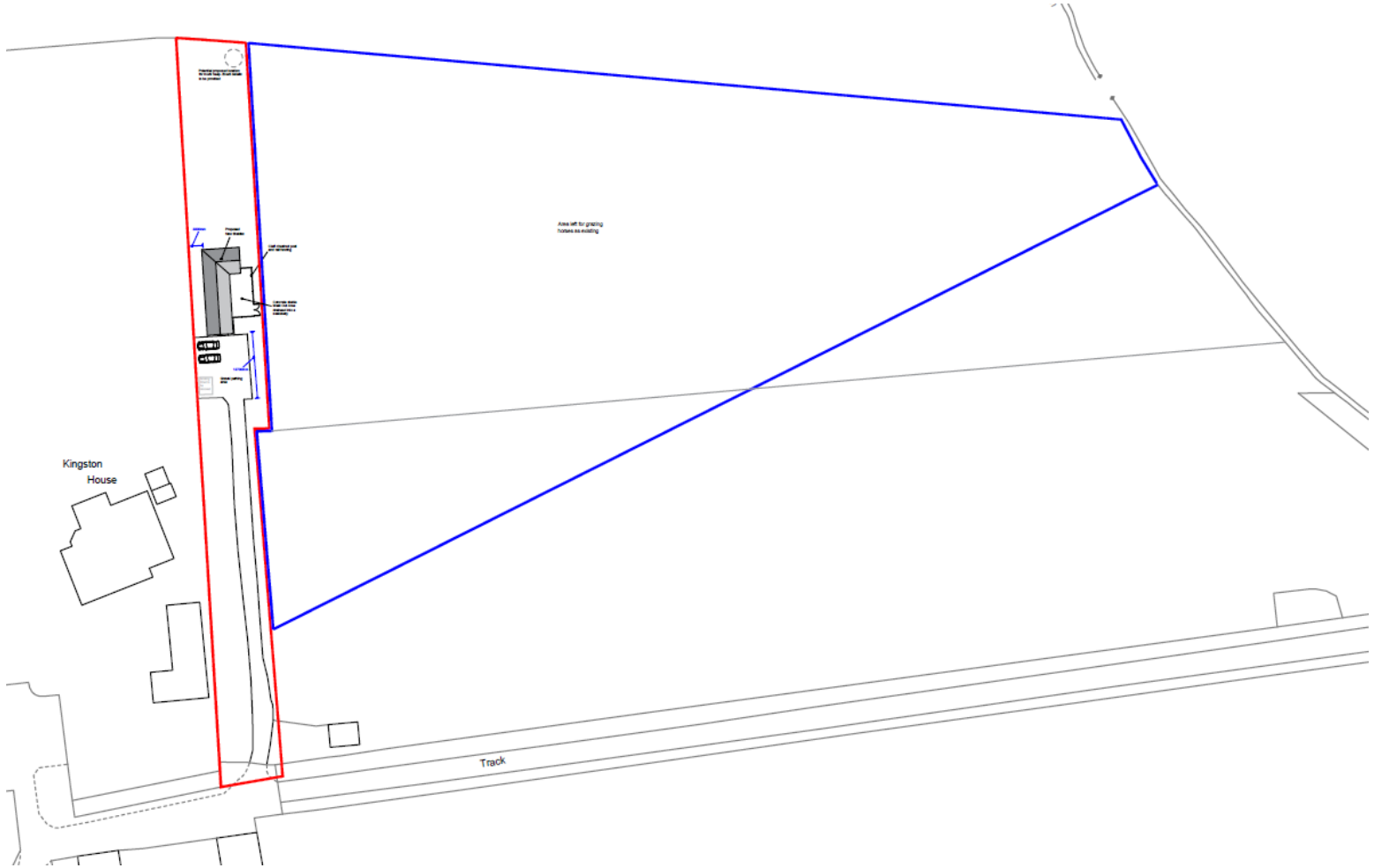
Page 26

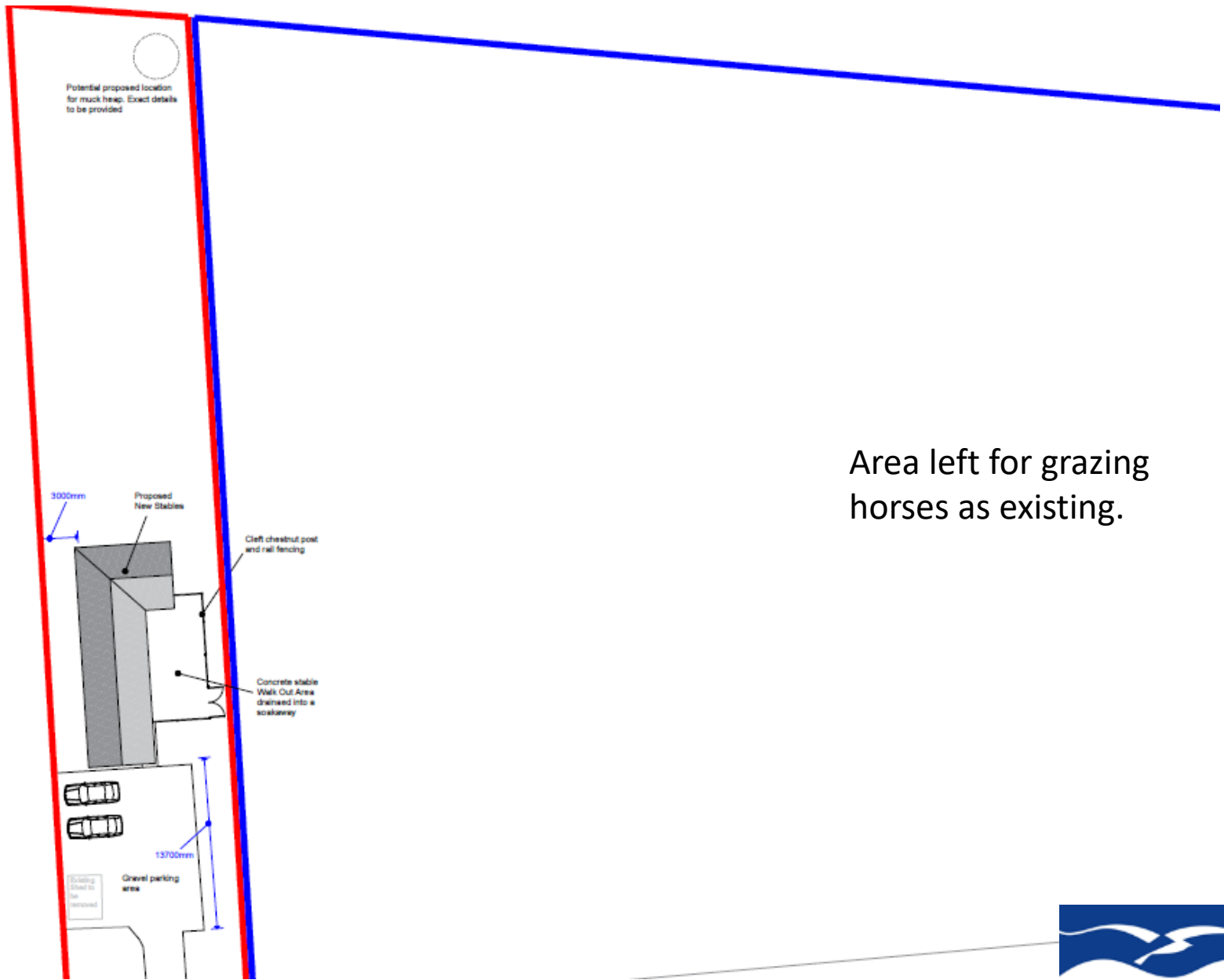
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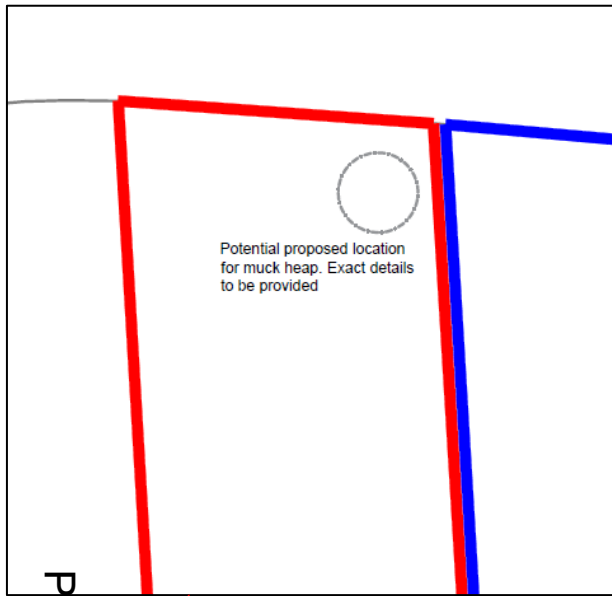
K/27/24/PL

Land East of Kingston House, Kingston Lane,
Kingston.

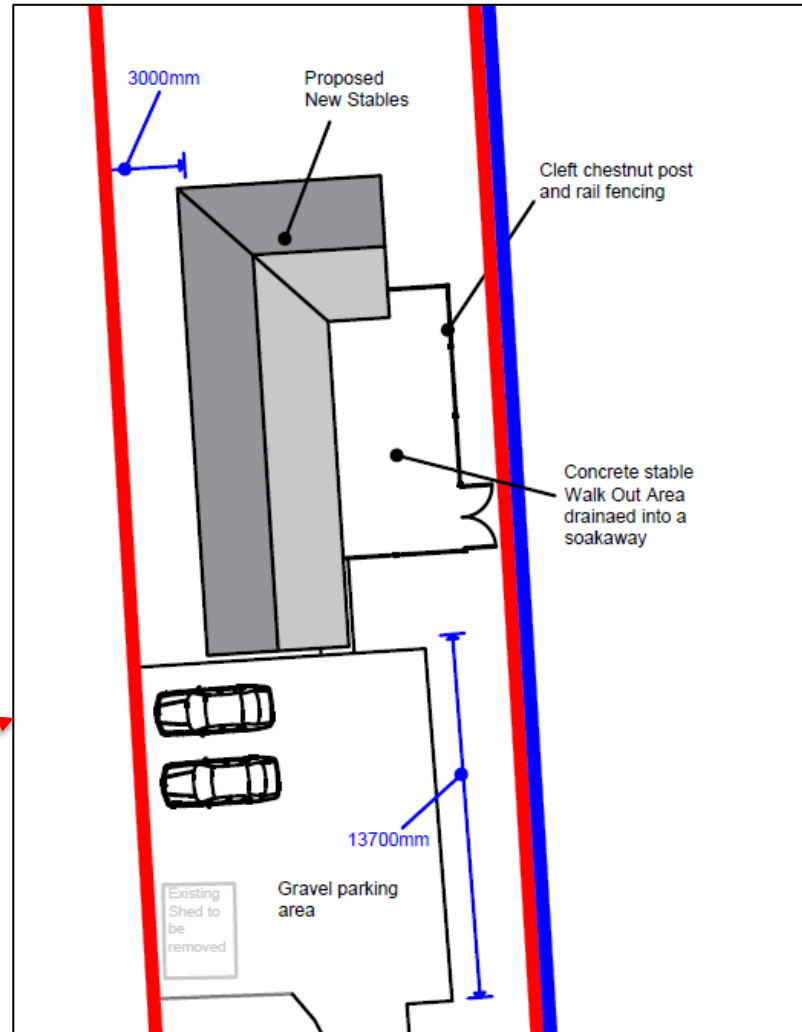
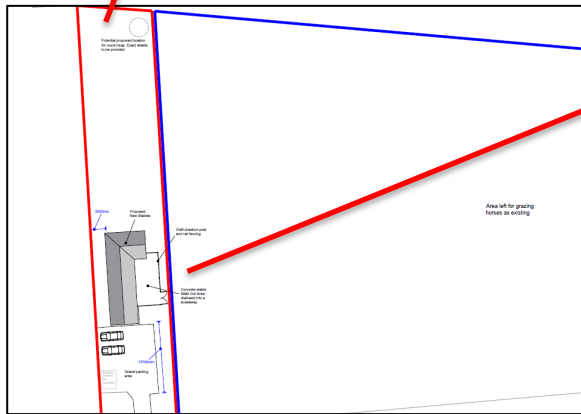




Area left for grazing horses as existing.

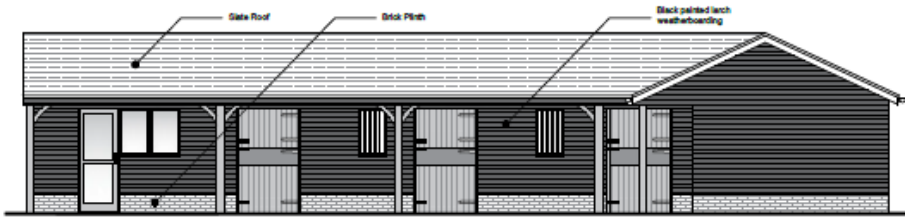


Page 30

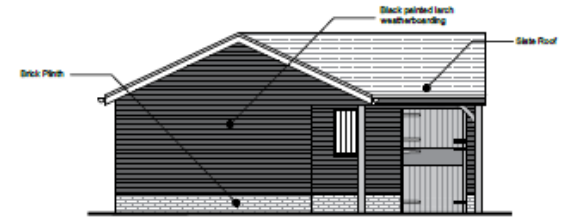


Snapshots of Block Plan

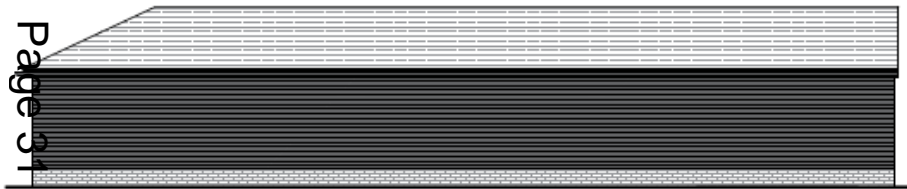
Proposed Stable Block



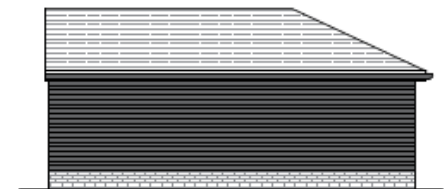
Proposed Front (East) Elevation (Scale 1:100)



Proposed Side (South) Elevation (Scale 1:100)

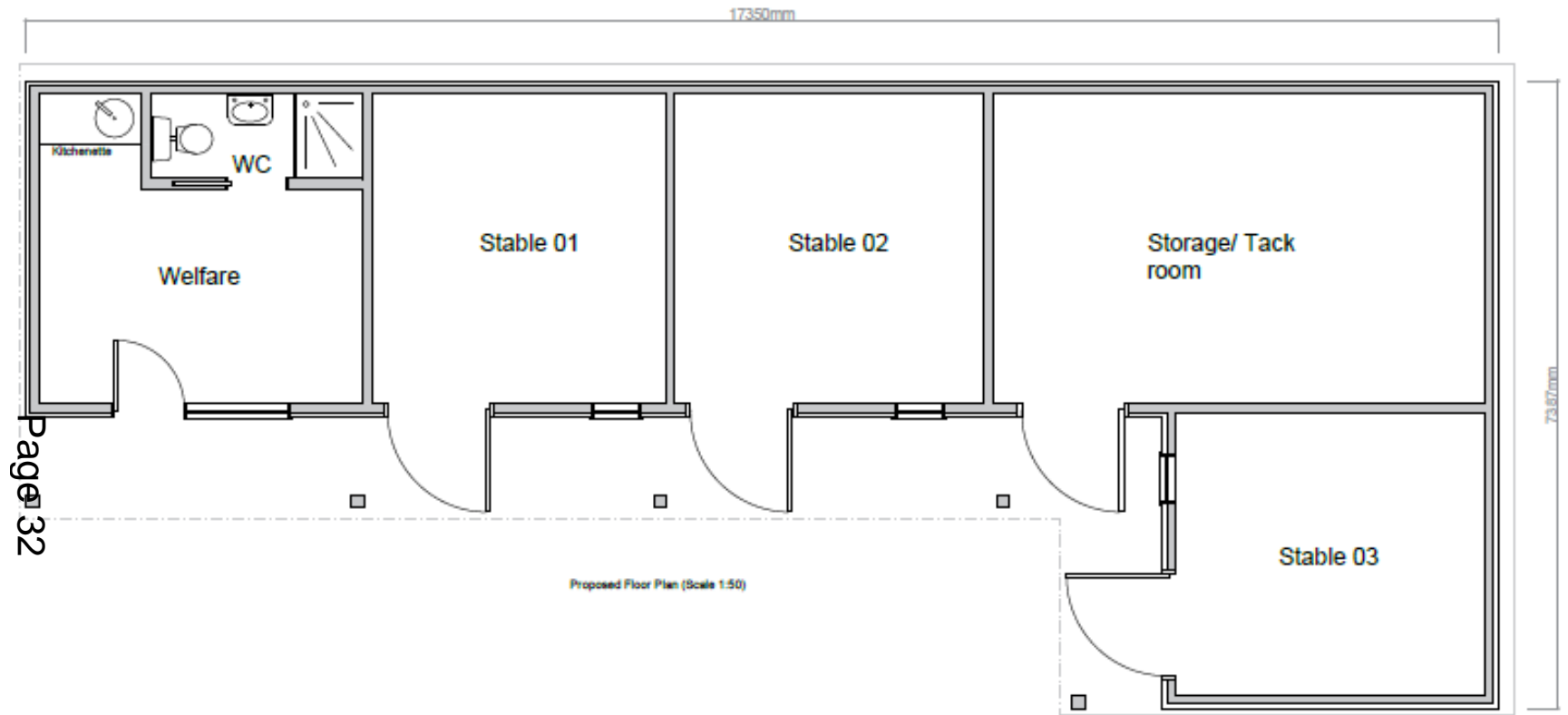


Proposed Rear (West) Elevation (Scale 1:100)

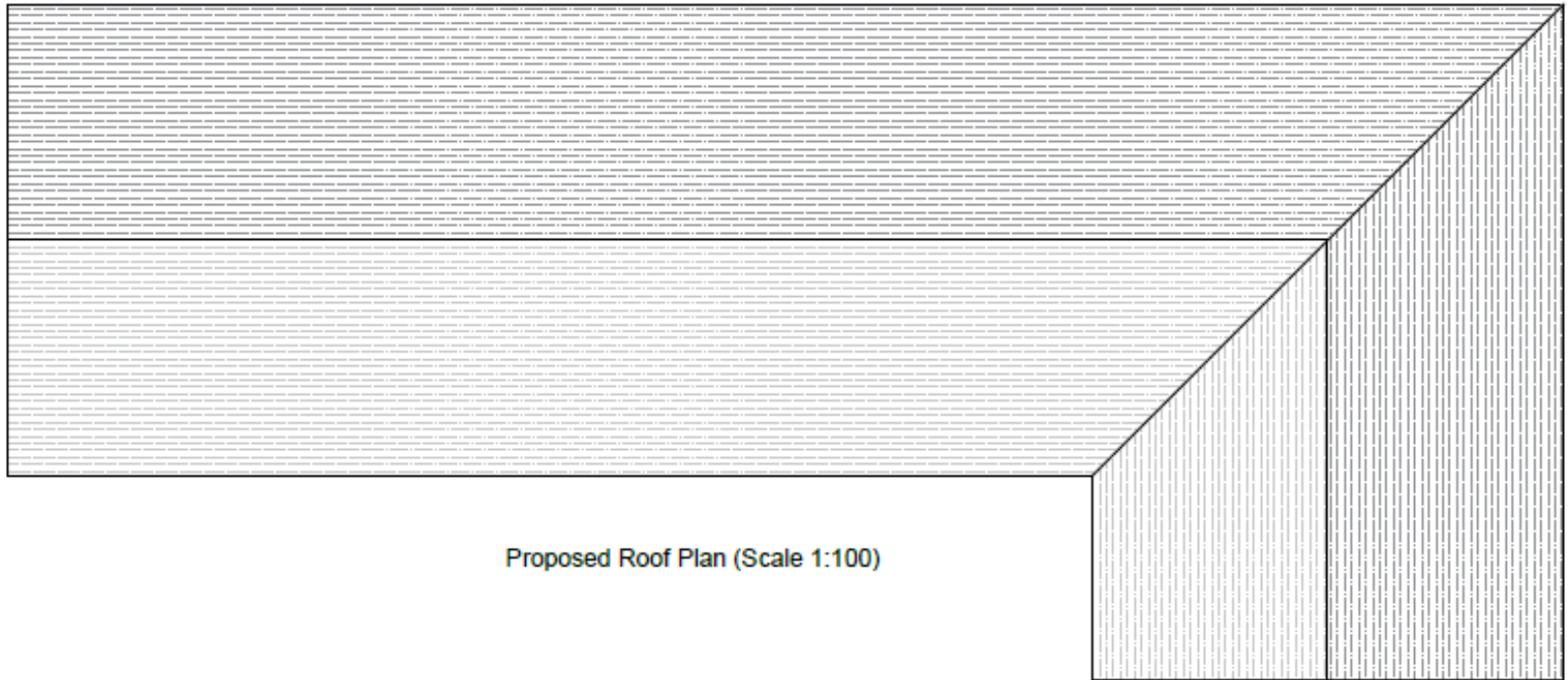


Proposed Side (North) Elevation (Scale 1:100)

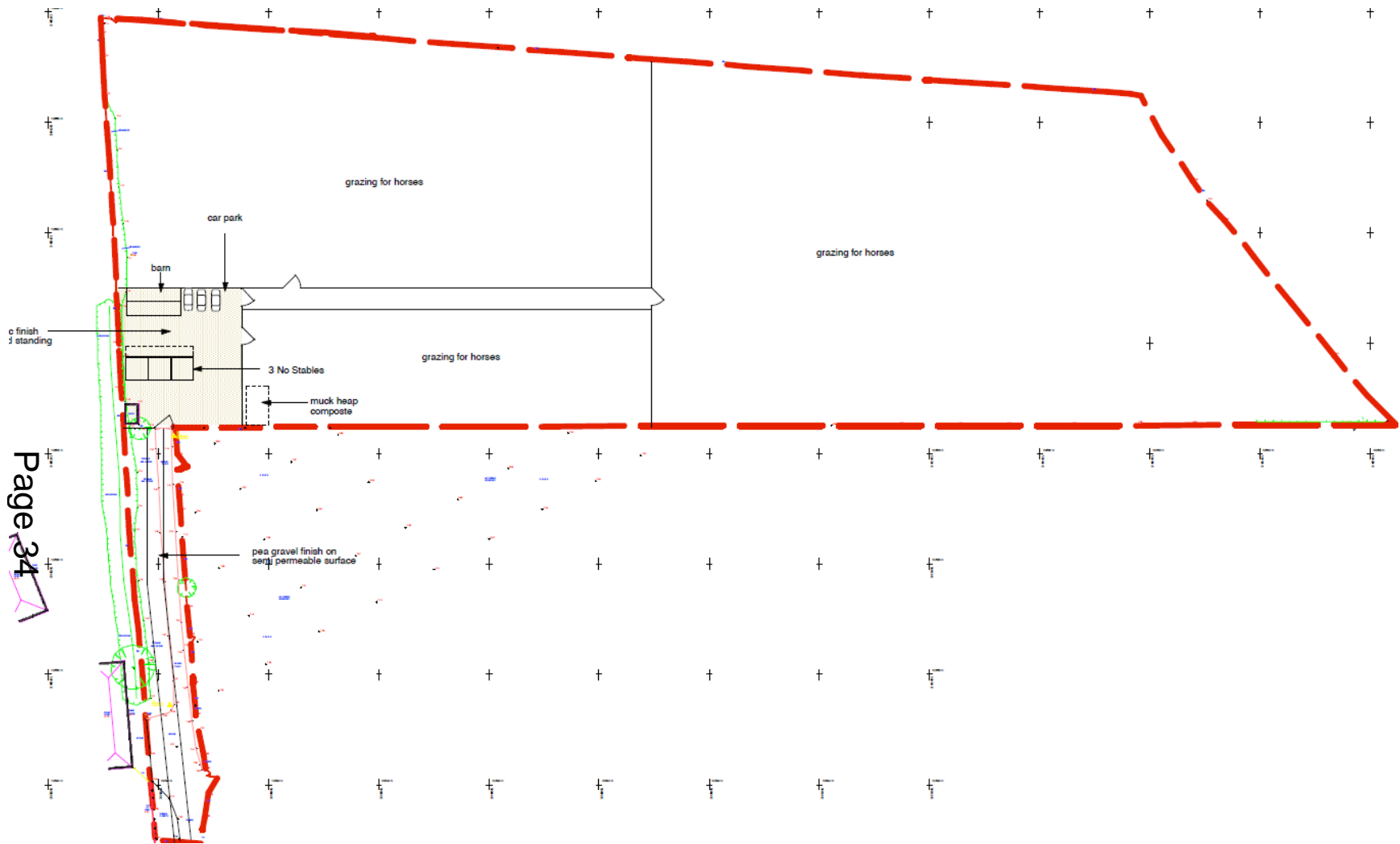
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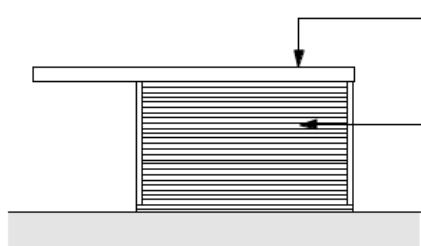
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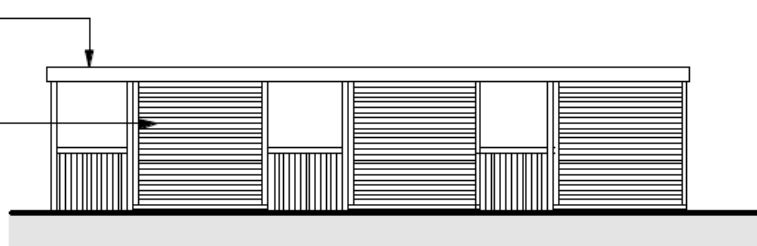
Proposed Roof Plan (Scale 1:100)



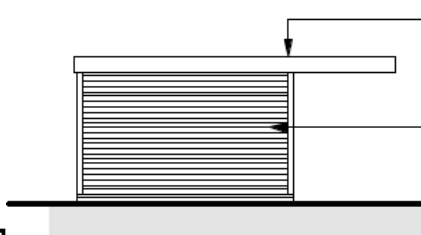
Page 34



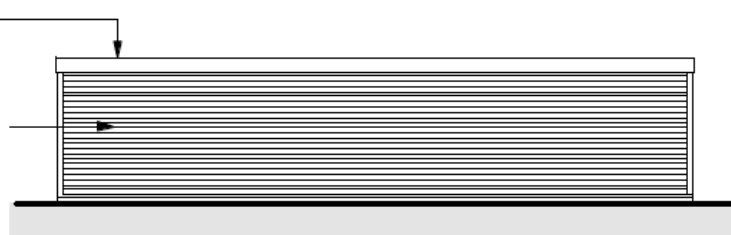
SIDE ELEVATION south facing



FRONT ELEVATION west facing

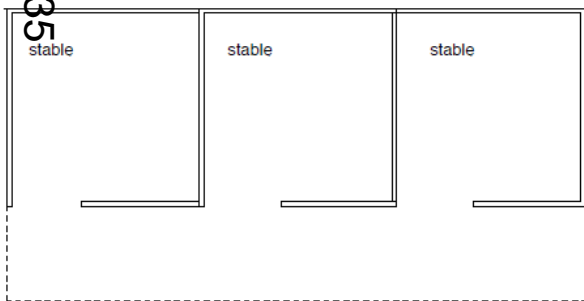


SIDE ELEVATION north facing

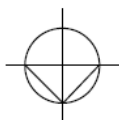


REAR ELEVATION east facing

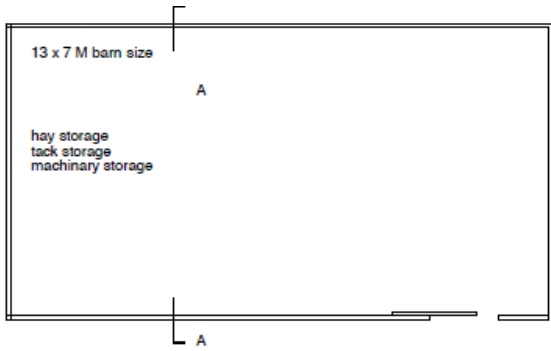
Page 35



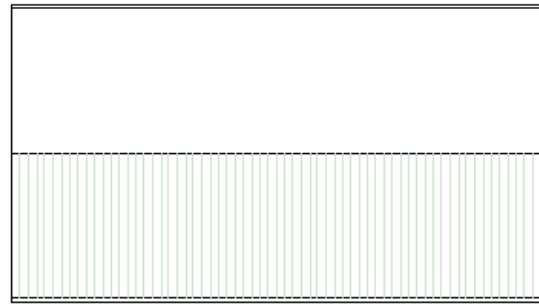
STABLES



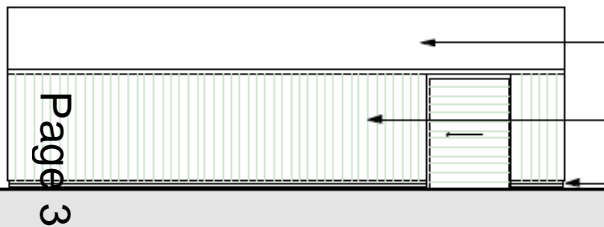
ROOF PLAN



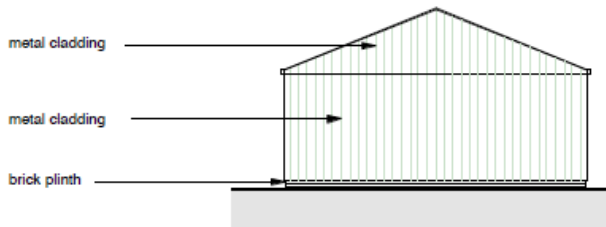
GROUND FLOOR PLAN



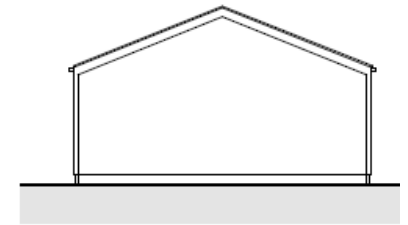
ROOF PLAN



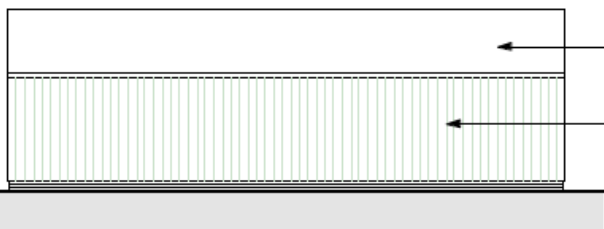
FRONT ELEVATION south facing



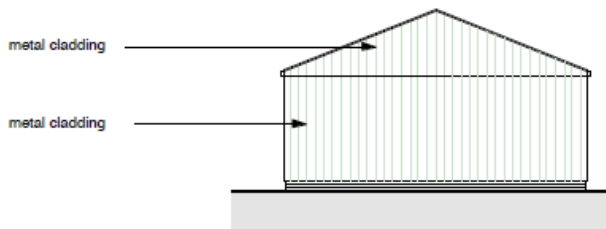
SIDE ELEVATION east facing



SECTION A - A



FRONT ELEVATION south facing



SIDE ELEVATION west facing



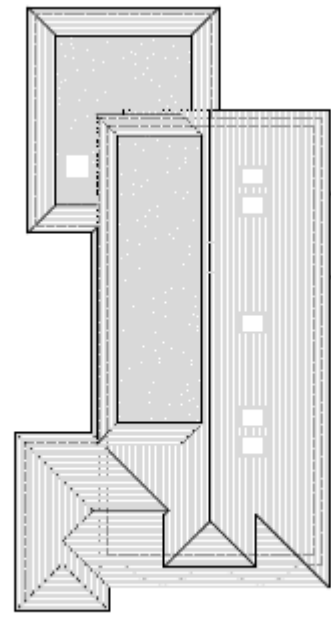
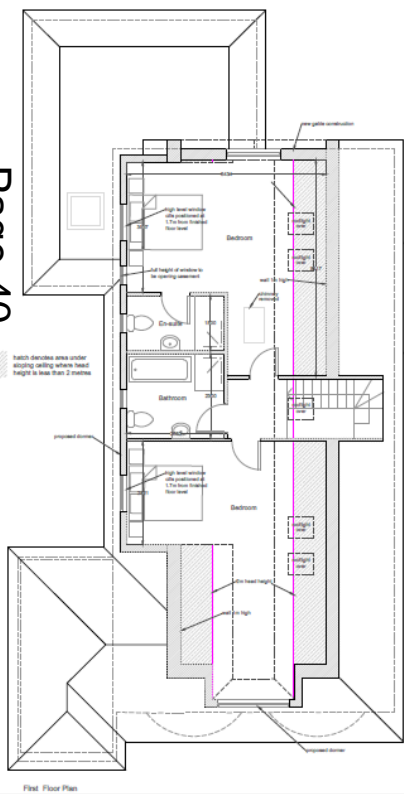
EP/101/24/NMA

Non-material amendment following the grant of EP/56/21/HH relating to the size of the rooflight located over the stairwell.

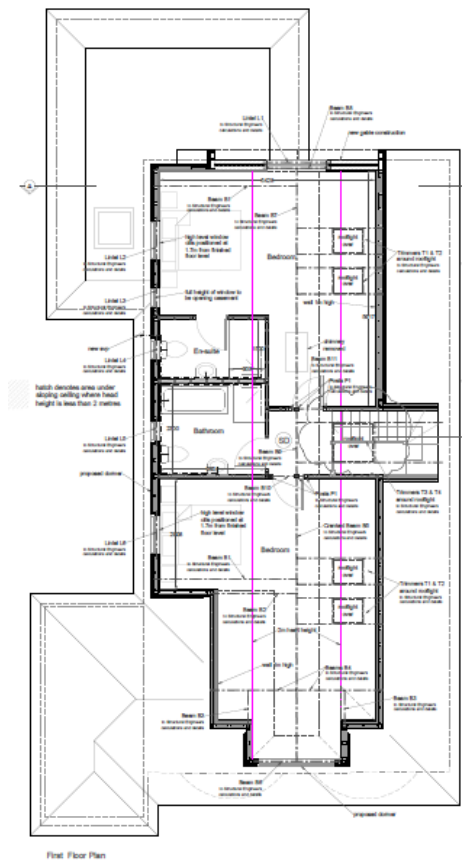
**33 The Ridings
East Preston**



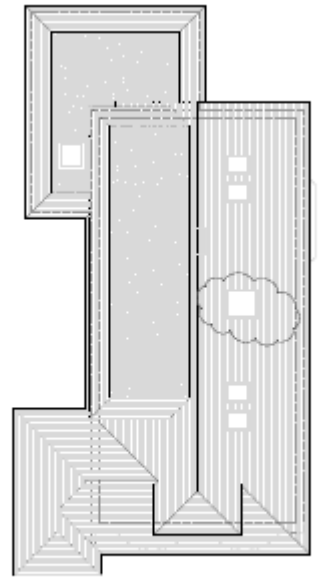
Location and Block Plan



Roof Plan (1:100)



First Floor Plan



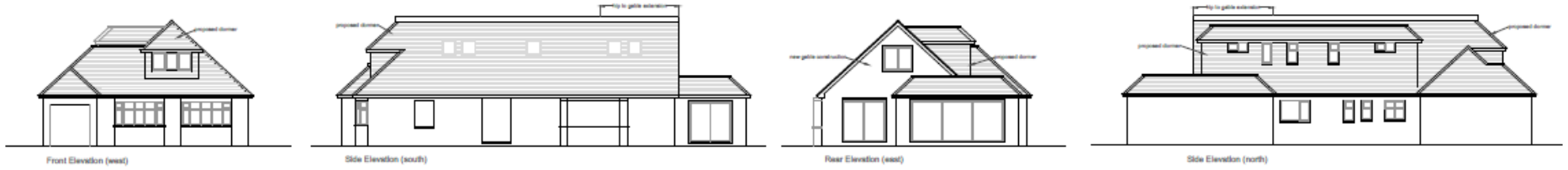
Roof Plan (1:100)

Original roof plan and first floor plan

Amended roof plan and first floor plan



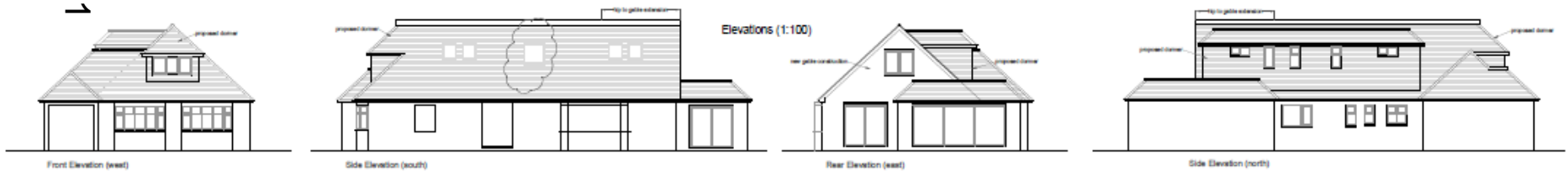
Elevations (1:100)



Original Proposed Elevations

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Elevations (1:100)



Amended Proposed Elevations

P/59/24/DOC

Land West of Pagham Road
and South of Summer Lane

Approval of details reserved by condition imposed under P/140/16/OUT relating to condition
30 - management and maintenance for adjacent Pagham Harbour SPA Enhancement land

Brent Geese Mitigation Plan (BGMP)



Approved Development Site – P/140/16/OUT





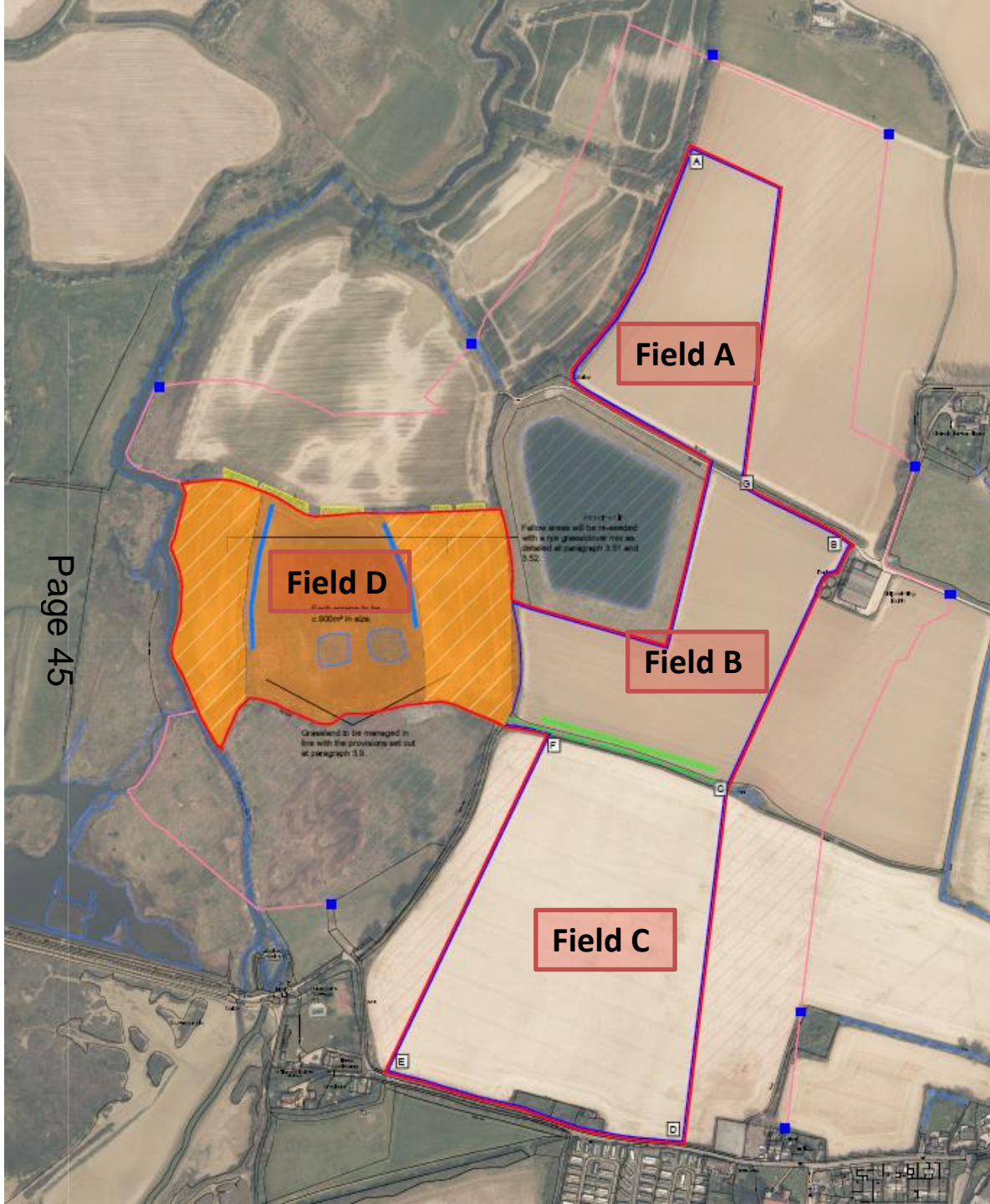
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Previously Proposed Mitigation Land



Proposed Mitigation Fields

- Relocated on advice from Natural England.
- 24.48 hectares of mitigation land (17.03ha uplift) (outlined in red).
- 100m buffer for restriction on physical and noise bird scarers (outlined in pink).
- Additional planting adjacent to PROW for screening (green line).
- Large open fields with sightlines available.

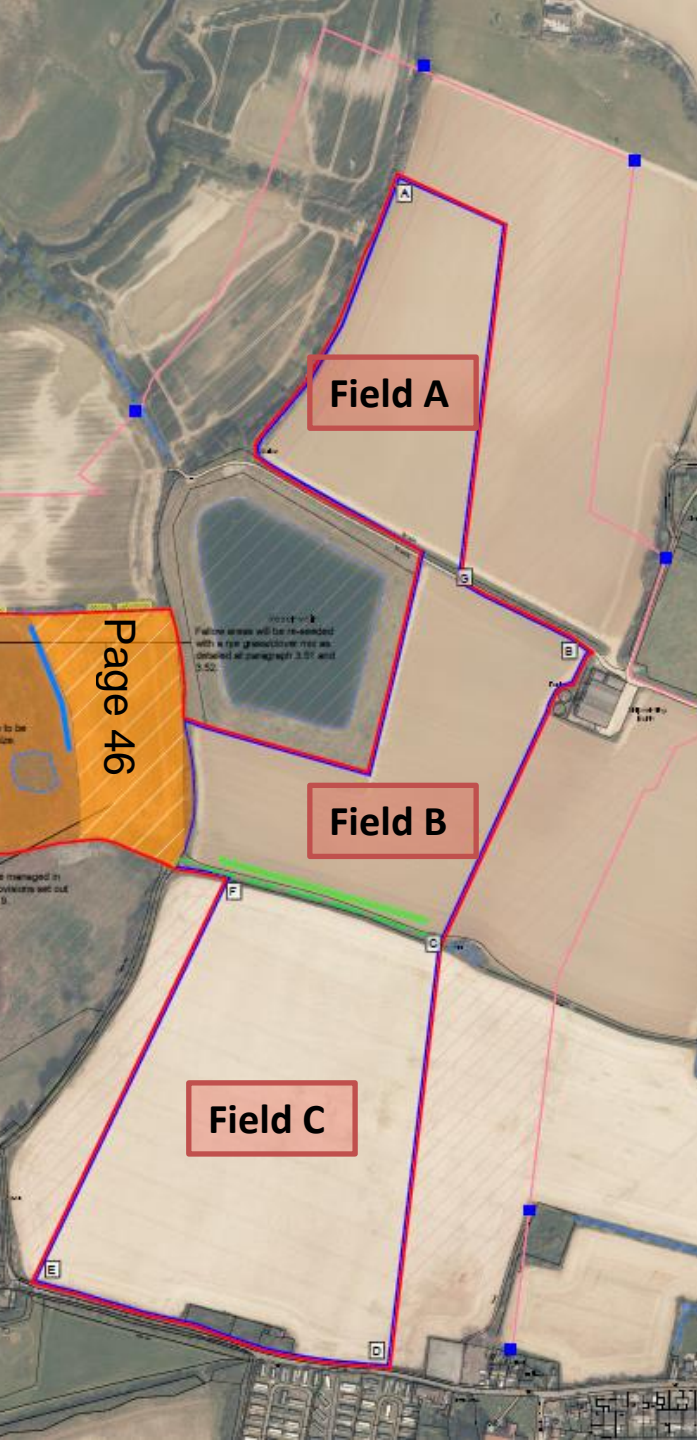


Proposed Mitigation Fields – A & B & C

Will continue to be arable farmland, with every winter being planted with a combination of:

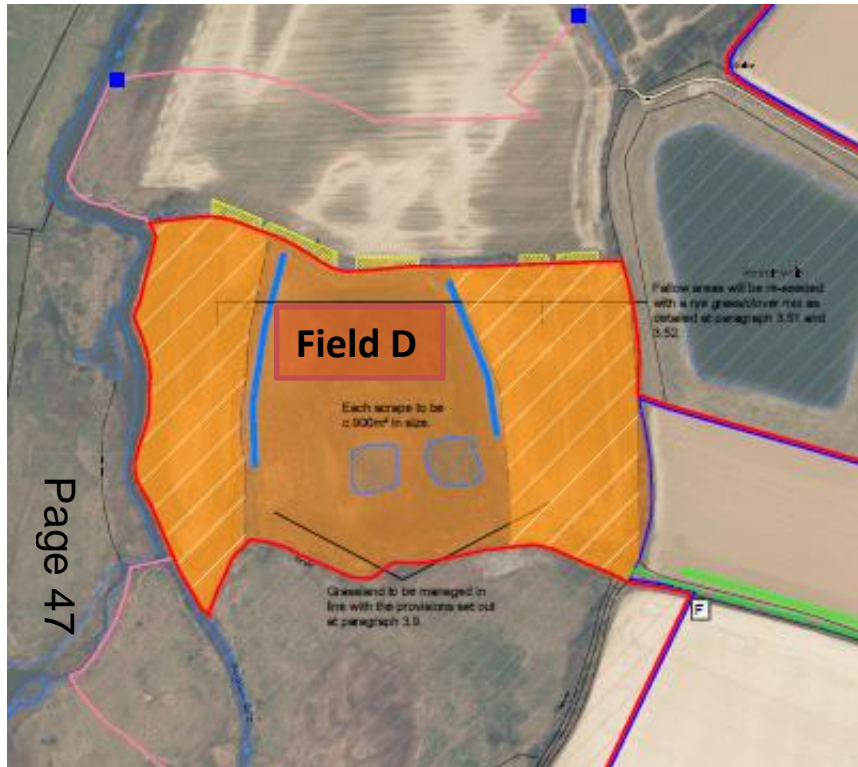
- Winter Wheat
- Winter Barley
- Oil Seed Rape
- Perennial Ryegrass or Clover (cover crop)

The above species mix has been agreed with Natural England as acceptable foraging resource for Brent Geese.



McKay, H., Milsom, T.P., Feare, C.J., et al. (2001). *The influence of cereal crop management on foraging Brent Geese*
Vickery, J.A., & Gill, J.A. (1999). *Foraging strategies and habitat use of wintering Brent Geese.* Journal of Avian Biology.

Proposed Mitigation Field D



- Field D remains in Flood Zone 3a / 3b, however 3ha is proposed as Habitat Enhancement Land, and the rest would be restricted in terms of species selected.
- Brent Geese favour areas of grassland adjacent to areas of water. Two scrapes will be created (approximately 900sqm each), encouraging water to pool, which is known to be of value to Brent Geese.
- The 3ha of Habitat Enhancement Land will be planted with seed mixes which contain Clover and Perennial Rye. The remaining arable land (hatched orange) will be further restricted to a grass mix of Clover and Perennial rye only. Species chosen are more water tolerant, but are suitable to provide foraging resource to the Brent Geese.

Development Site - Foraging Value Lost

| Field Reference and Field Number | Size of proposed field within BGMP land | Not Planted with winter wheat out of 7 years (2011 – 2017) | Actual Increase in Foraging availability for Geese | |
|----------------------------------|---|--|--|----------------|
| Field 8755 | 4.08ha | 3 | $4.08\text{ha} / 7 (\text{yr}) \times 3 =$ | 1.75ha |
| Field 8433 | 7.49ha | 3 | $7.49\text{ha} / 7 (\text{yr}) \times 3 =$ | 3.21ha |
| Field 7598 | 14.05ha | 6 | $14.05\text{ha} / 7 (\text{yr}) \times 6 =$ | 12.04ha |
| | Total size: 25.62ha | | Total foraging value lost: | 17.00ha |

Proposed Mitigation Fields- Uplift in Foraging Value

| Field Reference and Field Number | Size of proposed field within BGMP land | Not Planted with winter wheat out of 7 years (2011 – 2017) | Actual Increase in Foraging availability for Geese | |
|----------------------------------|---|--|--|----------------|
| Field A - 3741 | 3.97ha | 4 | $3.97 \text{ ha} / 7 (\text{yr}) \times 4 =$ | 2.27ha |
| Field B - 3407 | 5.2ha | 4 | $5.2 \text{ ha} / 7 (\text{yr}) \times 4 =$ | 2.97ha |
| Field C - 2075 | 8.52ha | 5 | $8.52 \text{ ha} / 7 (\text{yr}) \times 5 =$ | 6.09ha |
| Field D Fallow Area - 9309 | 3.0ha | 7 | $3.0 \text{ ha} / 7 (\text{yr}) \times 7 =$ | 3.00ha |
| Field D Arable area - 9309 | 3.79ha | 5 | $3.79 \text{ ha} / 7 (\text{yr}) \times 5 =$ | 2.70ha |
| | Total size: 24.48ha | | Total uplift in foraging value: | 17.03ha |

Quantum - Foraging Value Provided

Outline Appropriate Assessment

Locations of Brent Goose records provided by Sussex Biodiversity Record Centre from 1971 – 2015, along with other winter bird surveys.

 Special Protection Areas
 Ramsar Sites
 Pagham Harbour SPA 400m buffer
 Brent Goose 1971-2015
 • 0-28
 ● 29-90
 ● 90-194
 ● 194-385
 ● 385-750
 ● 750-1400
 ● 1400-3500
 Black-tailed Godwit blog/birder records

 Brent Goose blog/birder records

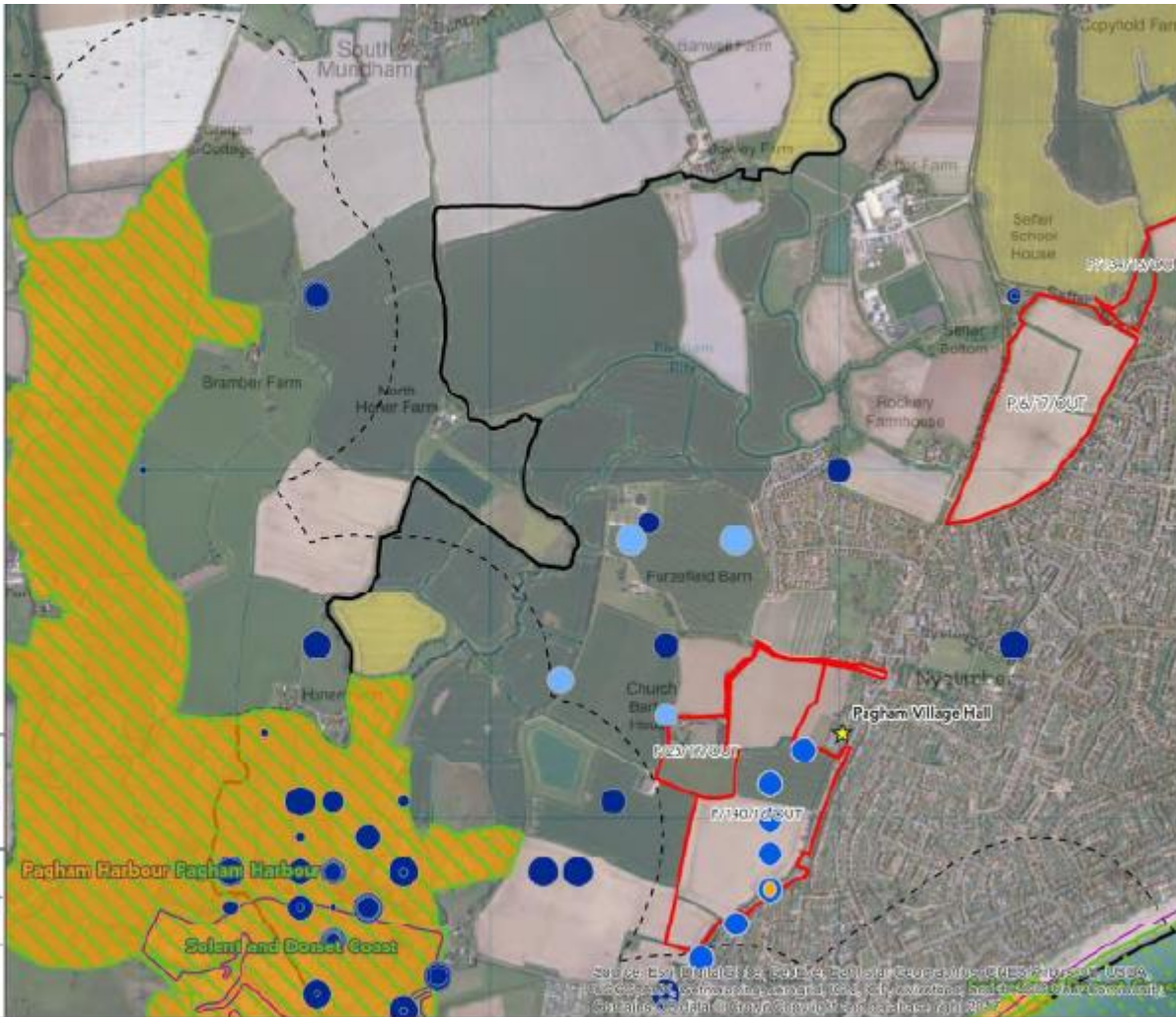


 Brent Goose PAGAM survey



0 0.3 0.6 Kilometers
 © Contains data from Natural England 2016.
 © Contains data from Sussex Biodiversity Record Centre 2015.
 © Crown copyright and database right 2016.
 Ordnance Survey Licence number: 100018407.

| | | |
|--|-------------------|-------------------|
|  | Scale 1:15,000 | Date Sep 2017 |
| Unit 5 Westergate Business Centre Brighton BN2 4QN | Created by SR | Reviewed by JH |
| Drawing number UE 0154_IP-EP_170001 | | |



Monitoring – Reporting

The proposal would be in force for 80 years and would require annual monitoring reports from the landowner / farmer, for the first five years, and every five years, demonstrating:

- Cropping Cycle (crops sown on each field);
- Crop Yields (area of sown crops);
- Any issues with crop provision (flooding, late sowing, pests etc.) and a brief explanation;
- Hedgerow Establishment and Management (replacement of failed plants, length and location of vegetation cutting);
- Ditch Works (length and location of maintenance works); and
- General observations of goose activity over the winter months (Oct – March)
- Any issues / remediation required

Recommendation

Planning Committee delegate authority to the Group Head of Planning in consultation with the Chair or Vice Chair authority to:

Discharge Condition 30 subject to the completion of a Deed of Variation to amend the Section 106 Agreement, with any minor amendments authorised by the Group Head of Planning.

In the absence of a signed Deed of Variation, the proposal would conflict with the Section 106 agreements and will not be discharged.

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