

Foreman Homes Ltd
Yarmouth House
1300 Parkway
Whiteley
PO15 7AX

Date: 23rd October 2025

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/117/25/DOC

Dear Mrs Carrington,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under reference P/153/21/RES relating to condition 7 - Mitigation Landscape Phasing Plan.

Land South of Summer Lane and West of Pagham Road Pagham

Notification regarding the above application:

Condition Number 7

Prior to the commencement of the development, a Mitigation Landscape Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable of when planting and fencing within 20m of the western boundary are to be implemented in relation to commencement of development and pre-construction activities and details showing the measures to protect and maintain the works during the construction phase. The approved detail will be implemented in full.

Reason: To conserve the wildlife interest of an important natural habitat in accordance with policy ENV DM2 of the Arun Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The application seeks to discharge a condition which was imposed primarily for the mitigation of the Pagham Harbour SPA/Ramsar, as part of the Appropriate Assessment undertaken at the outline stage. The conditions purpose was to ensure early establishment of the planted western border to ensure that on occupation, disturbance by cars and humans were screened.

The applicant has committed to planting the hedgerow prior to any construction activity, allowing early establishment of the site. In addition, a temporary construction fence will be located to ensure that visual disturbance to the adjoining fields are minimised.

An Appropriate Assessment Addendum was undertaken to assess the proposed mitigation put forward by this application. The Local Planning Authority concluded that the mitigation met the objective of the AA undertaken at Outline Application and this would maintain the assessment of no adverse harm to the integrity of the Pagham Harbour SPA/Ramsar.

The Appropriate Assessment Addendum was sent to Natural England for comment, and they raised no objection to the contents of the AA or the conclusion.

Therefore, the below statement is approved and shall be carried out in full:

- MITIGATION LANDSCAPE PHASING PLAN - Rev H

If any changes are proposed, the applicant must submit these proposed changes in writing to the Local Planning Authority for approval prior to those changes taking place.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning