

Our ref: P/140/16/OUT / Summer Lane /APD

David Easton,
Arun District Council,
Civic Centre,
Littlehampton,
West Sussex,
BN17 5LF

Sent via email: david.easton@arun.gov.uk

masterplanning x
environmental assessment x
landscape design x
urban design x
ecology x
architecture x
arboriculture x
graphic design x

Addlepool Business Centre
Clyst St George
Exeter
Devon
EX3 0NR

9th September 2022

Dear David,

Ecology response to Natural England consultation on P/140/16/OUT, dated 9th February 2022

- 1.1 This letter has been prepared in response to Natural England's consultation response from February 2022, regarding the proposed residential development at Summer Lane, Pagham which has outline planning (ref P/140/16/OUT). Natural England provided comments on the following outstanding queries in relation to mitigating increased recreational impacts on Pagham Harbour SPA and SSSI, and land adjacent to the proposals which provides functionally linked habitat with the statutory protected sites.
- 1.2 On-site screening is the first question raised by Natural England, who highlight in their response that the most recently submitted design for the development does not make it clear how screening of the development from the adjacent wintering bird habitat will be secured.
- 1.3 The previously submitted design has now been adapted to include vegetation planting along the western urban edge of the development, between the houses and proposed SuDS features, screening movement of people from the site. In addition to this, a fence will be installed along the western edge of the SuDS features to further secure this boundary. Also proposed are appropriate gates at the northern end of the public footpath that runs along the western boundary of the site. These will include signage to make the public aware of the importance of the fields for wildfowl and waders between October and March.
- 1.4 Secondly, the provision of on-site greenspace is raised by Natural England. The most recent submission did not make clear how much on-site greenspace was provided, with an estimated provision of 3.92ha being highlighted within the previous proposals.

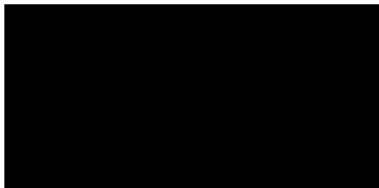
FPCR Environment and Design Limited.
Registered in England No: 7158076. Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Details of Directors and Associates are available on our website.

Lockington Hall, Lockington, Derby DE74 2RH Tel:
Studio 2 Dunley Hill Court, Dunley Hill Farm, Rammore, Dorking, Surrey RH5 6SX Tel:
and The National Agri-Food Innovation Campus, Sand Hutton, York YO41 1L2 Tel:



- 1.5 A detailed greenspace drawing for the proposal is now available (DD494SK01) showing that the total amount of functional on-site greenspace delivered amounts to 2.82ha. Proposed greenspace includes recreational areas such as sports pitches, semi-natural open spaces with footpaths and play areas. Additionally natural greenspace with grassland, scrub and wetland features are provided, which also contribute towards Biodiversity Net Gain.
- 1.6 The availability of on-site greenspace and local alternative greenspace sites for recreation will be highlighted to local residents through information boards and signage, with leaflets also made available in welcome packs showing greenspace facilities, walking routes and suitable local greenspace provisions for dog walking and other recreational activities.
- 1.7 This provision of greenspace will reduce recreational impacts on the Pagham Harbour SPA; however, further measures will be applied as per policy ENV DM2 b. ii of the Arun Local Plan (Natural Environment). Any proposals for new residential development within the Pagham harbour buffer zone (0 to 5km) will be required to pay a contribution of £871 per new dwelling to contribute towards strategic access management measures in accordance with the Local Plan policy ENV DM2 and the Cabinet report dated 13th March 2017.
- 1.8 The total developer contributions to be paid based on the current unit total of 375 dwellings will be **£326,625**. This figure is subject to change based on the approved unit numbers at the RM approval stage.



Adam Day
Principal Ecologist
FPCR Environment and Design Ltd

