

[REDACTED]

From: Liz Rogers [REDACTED]
Sent: 30 March 2017 12:45
To: Planning.Responses
Subject: App No: P/140/16/OUT

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Address: Land South of Summer Lane and West of Pagham Road, Pagham

Proposal: Outline application for access only 400 homes, care home and local centre

Following on from Stephanie Evans comments on January 16th 2017 please find below further details with regards to recreational disturbance

Recreational Disturbance

Chichester District Council have identified that net new dwellings within a 5km zone of influence around the Pagham Harbour SPA boundary will increase the number of visitors to the SPA. Natural England have advised both Arun and Chichester DCs that increased visitor numbers *in combination* with all other developments in the zones of influence in the two districts will have a likely significant effect on the SPA unless there is a strategic scheme of avoidance/mitigation measures. Natural England objected to Chichester DC planning application SY/14/02186 on that basis.

The two councils, together with the RSPB, have developed a joint strategic scheme of avoidance and mitigation measures along the lines of that which exists for the Solent Maritime SAC. This involves a jointly agreed uniform level of developer contribution in the two zones of influence, set at a level to fund the measures in-perpetuity.

The preferred method would be to collect a contribution towards the implementation of the joint project. The level of contribution to the interim scheme is £1,153 per unit / pitch. Such a planning obligation should be payable at commencement in order to ensure that avoidance measures are in place before first occupation.

Kind Regards

Liz

Liz Rogers
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