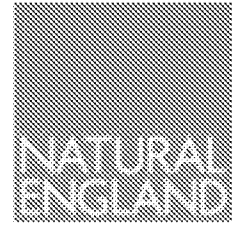


Date: 14 May 2018
Our ref: 244735
Your ref: P/36/18/PL



Andrew Wood
Arun District Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Wood

Planning consultation: Demolition & erection of 1 No. dwelling with associated vehicle hard standing area

Location: 30 Lagoon Road Pagham PO21 4TJ

Thank you for your consultation on the above dated 19 May 2018 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have potential significant effects on Pagham Harbour Site of Special Scientific Interest (SSSI). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

- A Construction Management Plan setting out how pollution to the adjacent SSSI will be avoided during construction.
- Details of the new soakaway and any incorporated measures to avoid surface water pollution entering the adjacent SSSI.

Without this information, Natural England may need to object to the proposal.

Please re-consult Natural England once this information has been obtained.
Natural England's advice on other issues is set out below.

Additional Information required

The application site is adjacent to Pagham Harbour SSSI. This part of the SSSI is notified for its saline lagoon habitat and invertebrate communities, which are sensitive to water pollution. Therefore, there is a need to avoid pollution events during and after construction. Natural England recommends that a Construction Management Plan is completed, which sets out measures to avoid and/or contain spillages during construction.

The Drainage Statement submitted with the application documents states that surface water will be

discharged to a new soakaway. Given the sensitivity of the adjacent habitat, Natural England recommends that further detail is obtained on this soakaway, including any measures to avoid pollution entering the adjacent lagoon. For example, will silt traps or oil interceptors be included?

The Drainage Statement also states that foul water will be connected to the public sewerage system. This would represent an improvement over the current situation, whereby a cess pit is used.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

In addition, Natural England would advise on the following issues.

Recreational disturbance

As the application is for a replacement dwelling and would not result in a net increase in housing, there is not likely to be an increase in recreational disturbance to the Pagham Harbour Special Protection Area (SPA) and Ramsar site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Environmental Enhancement

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. The Preliminary Ecological Appraisal sets out suggestions for ecological enhancements, which should be secured if your authority is minded to grant permission.

If you have any queries relating to the advice in this letter please contact me on



Please consult us again once the information requested above, has been provided.

Yours sincerely

Alison Giacomelli
Sussex and Kent Area Team

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>