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26 August 2015

Dear Mr Davis

**Proposal:** Outline application with some matters reserved for the erection of 90 no. dwellings with associated access & open space

**Location:** Land at Summer Lane, Pagham

**Ref:** P/58/15/OUT

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The RSPB has reviewed the documents submitted with the application for a residential development on land at Summer Lane, Pagham, in relation to potential impacts on the nearby Pagham Harbour Special Protection Area (the SPA) and Ramsar site. Our view is that the application could lead to increased recreational pressure on the SPA, which could have a significant impact in combination with other housing developments planned in the area.

The RSPB has been working with Arun and Chichester District Councils, and Natural England, on a strategic approach to mitigating recreational disturbance. This approach includes provision for a part-time year-round warden, signage and interpretation, a dog project and monitoring. These elements have been costed, and the RSPB understands that the two councils are now in the process of calculating the in perpetuity costs and charge per dwelling.

The applicant's report to inform a Habitats Regulations Assessment (HRA) refers to this strategic approach and makes a commitment to contributing to it. The RSPB welcomes this commitment and considers that the implementation of the strategic approach will avoid a likely significant effect on the SPA.

The report also describes the greenspace included as part of the development, which the applicant claims will reduce recreational pressure on the SPA. The RSPB's view is that this greenspace may

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be used by some residents for short daily dog walks, and as such is welcomed. However, it will not replace resident's desire for longer walks or to visit the coast. Therefore, it is only acceptable as mitigation in association with the measures on the SPA.

In conclusion, the RSPB does not object to the application, subject to measures being secured to mitigate potential impacts on the SPA, as set out in paragraphs 7.7 to 7.9 of the report to inform an HRA.

Yours sincerely

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Alison Giacomelli  
Conservation Officer