



Arun District Council
Arun Civic Centre
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Mr N Breen
Millside
87 Reigate Road
Reigate
Surrey
RH2 0RE

Your Ref: P/63/10/DOC

Please ask for:

Mrs S Leeson

15 July 2010

Dear Mr Breen

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Discharge of condition 6 on planning approval P/36/10/
80 Harbour Road Pagham,,

Notification regarding the above application:

Condition Number 6

Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside the wetland shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- *plans showing the extent and layout of the buffer zone which must be a minimum of 3 metres alongside the entirety of the property's wetland reach.*
- *details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term*

Reason: Development that encroaches on wetlands has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside wetlands is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

To prevent pollution of groundwater in accordance with Arun District Local Plan policies GEN7 and GEN31.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**
The buffer zone must be undertaken as per the submitted details.

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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 read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy