



From: Liz Rogers [REDACTED]
Sent: 29 September 2015 14:00
To: Planning.Responses
Subject: Application No: P/94/15/PL

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Site Address: Land to the east of 29 Harbour Road Pagham PO21 4TF

Description of Works: 3 No. detached bungalows with garage, parking & deck (resubmission following P/12/1)

Vegetated Shingle and SPA

Due to the distance of the site to Pagham SPA, and the vegetated shingle onsite Natural England must be consulted on this application and the impact of the SPA.

Bats

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Reptile

The reptile survey has shown that there is a population of reptiles onsite. Due to this mitigation has been proposed within the Reptile Presence / Likely-absence survey August 2015 and we are happy that the proposed mitigation is suitable and this can be conditioned. There should be at least 5 clear days where no reptiles are found onsite before the site is deemed as clear of reptiles. The applicant should note that no works can commence until the reptile translocation has taken place.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March – 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

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, are currently developing a joint strategic scheme of avoidance and mitigation measures along the lines of that which exists for the Solent Maritime SAC. This will involve a jointly agreed uniform level of developer contribution in the two zones of influence, set at a level to fund the measures in-perpetuity.

Should an applicant not wish to participate in this joint scheme then they would have to propose their own scheme of in-perpetuity avoidance / mitigation measures, the majority of which should be within the SPA boundary. The detailed scheme would have to be submitted to the planning authority, together with all other information required to undertake an Appropriate Assessment under the Habitats Regulations 2010, and if agreed it would then be secured by s106 agreement.

Kinds Regards

Liz

Liz Rogers

Environment Officer

Health Protection and Environmental Management

Chichester District Council

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