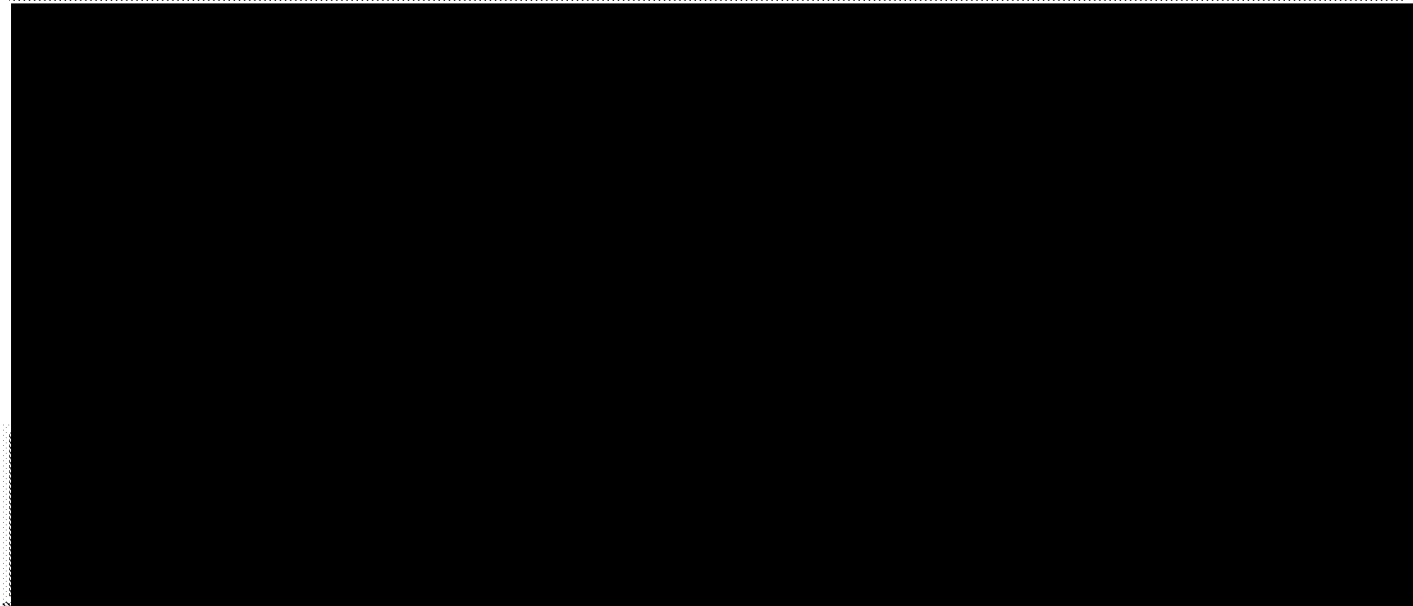
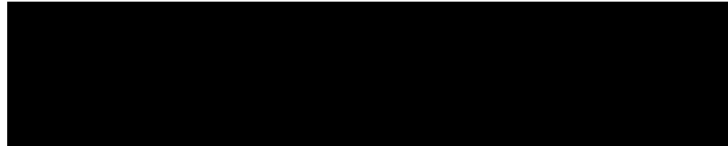




From: Charlotte Hardy
Sent: 15 October 2015 10:51
To: Planning.Responses
Subject: P/94/15/PL

Hi Simon

This site is within the 400m of Pagham Harbour, that is classified as a SSSI, SPA and Ramsar site due to its importance for nature conservation that has been recognised at an international level. It is also surrounded by two boundaries of the Chichester Coastal Plain Biodiversity Opportunity Area (BOA).

The location of this site means that it falls under the requirements of policy AREA13 of the Arun District Local Plan 2003 and Chapter 17 and policy GI SP1 of the Arun Local Plan 2011-2031. As such it is necessary for the authority to have sufficient information provided to allow an accurate assessment of the likely impacts on the designated nature site of Pagham Harbour.

Those of the ALP have been discussed individually below, but importantly the content of the next paragraph must be treated with significant weight as this application is beyond the amounts that were regarded in the document it relates to and so are additional for the purpose of determination.

The Habitats Regulation Assessment (HRA) of the Arun District Local Plan (March 2013) concluded that the only significant impacts expected to occur to the designated site would be due to recreational disturbance at the site through the increased level of the local populace, when taken in combination with that in the neighbouring District of Chichester, on the basis that sufficient protection had been integrated through the policies contained in the Local Plan.

ENV DM1

Parts 2-4 are accounted for in the following discussions under the other policies.

Part 1 of this policy references affecting sites in the listed tables and inclusion of “*adverse impacts in-combination with other developments*” meaning that applications triggering this part should only be approved where at least one of the tests under a-d is satisfied. It is felt that the none of the information currently provided, even combined, satisfies any of these. Part a. clearly states at the end “(which shall be adequately demonstrated by the developer)”.

On the basis of the combined information in the documents that have been provided and to be proportionate, it is felt that provision of information covering the process that has taken place as to why this is considered the most appropriate solution against other comparable options, regards these elements, is needed to at least deal with part a. alone in relation to Pagham Harbour specifically.

ENV DM2 Part A

The wording of Policy ENV DM2 part a. explicitly identifies that applications in this zone (400m) should specifically “*demonstrate there will be no detrimental impacts on Pagham Harbour, including non-native species and the water environment.*” Information provided therefore needs to be specific and contain sufficient information to allow assessment of these aspects.

Relating to species information the District Council is aware of Chiding Pink having been identified in close proximity to the site on 30th April this year. There are also records of rare species (Cornflower; Purple Fescue; Bulbous Meadow-grass and Suffocated Clover) in moderate proximity of the site. The NVC from July 2015 is adequate to ensure that there are none of these species present on the site.

Although no Chiding Pink has been found in these surveys, the overall characteristics for its development are present and as such it is recommended that treatment of the south western part of the boundary should be carefully considered due to the location this was originally identified.

As vegetated shingle is a reason for designation of both Pagham Harbour and the Chichester Coastal Plain BOA, it is critical to ensure that NE are in agreement that this has been succeeded and have no objection on this ground.

It is also noted in the likely absence report that there was presence of reptiles on the site and the mitigation scheme proposed seems adequate, but should be conditioned.

It is known that the groundwater in this area is high and that there is both percolation and leaching in the general area. The site is in a Secondary A classification according to the Environment Agency meaning that the aquifers are capable of supporting water supplies at a local level and therefore are an important part of the base flows for rivers. Though being beyond the Outer Zone subsurface of the aquifer, this is important considering the proximity of the designated site of Pagham Harbour, of which its features include its wetlands, and the hydrological network connected to it. Though broadly being covered in the design and access statement, there does not seem to be any information about any winter percolation testing or groundwater monitoring to allow a firm judgment that there would be no detrimental impacts to the water environment.

Taking account of the conclusions of the HRA regarding in-combination impacts from recreational disturbance, it is felt that the most proportionate response, specific to this aspect taking account of the scale of the development, is rather than an individual scheme the request of a payment in line with the agreed approach for Strategic Access Management at Pagham Harbour is required to ensure that there is no detrimental impact results..

Irregardless of a need for a full appropriate assessment as referenced in the last paragraph of part 1 of ENV DM1, the last sentence of part a of ENV DM2 identifies that regard must be paid to the four tests of policy ENV DM1 as discussed above.

ENV DM3 and GI SP1

Both of these require that there is enhancement of biodiversity and especially that opportunities are taken to connect existing green infrastructure assets, which includes the BOA. In GI SP1 it is explicit about this being “*with the coast*”. Considering the position of the site to the nature designations, though not falling within these, can be considered important in terms of being a stepping stone for the movement of species. Current information provided does not appreciate this role and so does not accord with GI SP1 that requires “*Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities*”

In summary, further information is required that:

1. Explains why this is the most appropriate solution compared to other alternatives.
2. Confirms that the vegetated shingle has been succeeded and no longer plays a role for the nearby Harbour
3. Shows winter percolation and/or groundwater testing confirms there will be no impact connected with the water environment
4. Provides information of the green infrastructure functions and how the intended enhancements for biodiversity relate to these.

Additionally, as a minimum a commitment to payment of the required amount in line with the agreed approach to strategic access management at Pagham.

These are my current view/assessment of the application but it may be advisable to contact NE to gain their opinion regarding issues connected to vegetated shingle specifically and if they are in agreement regarding the Chiding Pink issue particularly considering the location of the original survey that identified it and the position of the proposed western boundary of the site, to feel sufficiently comfortable that these issues have been adequately addressed.

Hope this helps

Kind Regards

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