

**PROPOSED DEVELOPMENT OF THREE HOUSES ON LAND
ADJACENT TO 105 VICTORIA ROAD, CHICHESTER**

MITIGATION STATEMENT

DAVID BENNETT ARCHITECT

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MITIGATION STATEMENT

PROPOSED DEVELOPMENT OF LAND ADJACENT TO 105 VICTORIA ROAD, CHICHESTER, PO19 7HY

EXISTING SITE DETAILS AND PROPOSED DEVELOPMENT

105 Victoria Road is a two storey detached house, lying to the south side of Victoria Road. The proposed development site lies to the east of 105 Victoria Road, Chichester with frontages to Victoria Road and Leatherbottle Lane.

It is proposed to develop three dwellings on the site of the Fish and Chip Shop and associated car parking areas.

SITE LOCATION

The development will result in a net increase in dwellings within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA) and within 3.5km of the Pagham Harbour SPA. The applicants therefore acknowledge that there is a need to mitigate the scheme.

However, due to the extremely small scale of the proposed development mitigation can most effectively be provided via a financial contribution to a joint scheme for mitigation (for Pagham Harbour SPA) or a contribution to Bird Aware Solent (for CLH SPA) subject to consultation with the relevant authorities.

The applicants have indicated their willingness to make a financial contribution to Bird Aware Solent as a condition of planning approval and will be content to complete and sign a Unilateral Undertaking to that effect. As part of this application the applicants request a Unilateral Undertaking Template.

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