

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 April 2017 09:20
To: Planning Scanning
Subject: FW: Land North of Sefter Road, Land North of Hook lane and Land South of Summer lane and west of Summer Lane Pagham
Attachments: Pagham Sefter Road.doc; Comments on the tree survey and environmental impact assessment of land north of Sefter Road.docx; Pagham Sefter Road.doc; Land North of Sefter Road, land north of Hook lane, and land south of Summer Lane and west of Pagham Road..doc

From: Sue Bowley **On Behalf Of** Karl Roberts
Sent: 04 April 2017 08:38

Subject: Land North of Sefter Road, Land North of Hook lane and Land South of Summer lane and west of Summer Lane Pagham

Dear Mr Huntley

I acknowledge receipt of your representation sent to Mr Roberts on 3 April 2017 received 17.08 pm.

Correspondence classed as a representation on a planning application will be uploaded to the website, please allow 5 working days for this process and a copy passed to the relevant planning officer. Providing the comments have been submitted within the publicity period they will be considered before the application is determined. However, should they have been submitted after the 21 day public consultation period has closed, there is no guarantee that your views will be taken into account in the Local Planning Authority's decision.

PLEASE NOTE

Should you need to make a representation again in the future, please use the online comment facility rather than an email. This will ensure that your representation is dealt with more quickly and you will receive confirmation of your comments when it has been processed. To make a comment please link to <http://www.arun.gov.uk/weekly-lists>

Type in the application reference number and click search. This will bring up the application which you can click into. At the top of the screen with the details of the application there is a button called Enter Comment click into this and complete.

Kind Regards

Sue Bowley | PA to Director of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Sent: 03 April 2017 17:08

To: Karl Roberts; Nick Gibb

Subject: Fw: Land North of Sefter Road, Land North of Hook lane and Land South of Summer lane and west of Summer Lane Pagham

Dear All,

Open able documents attached

Cc: Nick Gibb

Subject: Land North of Sefter Road, Land North of Hook lane and Land South of Summer lane and west of Summer Lane Pagham

Dear Mr Roberts,

Ref : P/134/ 16/OUT;

P/6/17/ OUT

and P/140/16/OUT

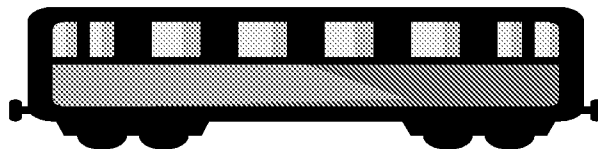
I attach objection letters and documents relating to these sites. The tree survey comments also largely apply to the other applications particularly the land north of Hook lane.

I sent a letter of objection to Sefter Road in January – apparently not on the website.

I look forward to an acknowledgement.

Yours Sincerely,

David Huntley, – Chair of Pagham Beach Residents and Pagham Planning and Pagham Tree warden.



Mr Karl Roberts
Planning department
Arun District Council
Maltravers Road
Little Hampton West Sussex BN17 5LS

35 West Front Road, Pagham
Bognor Regis
West Sussex PO 21 4SZ

3rd April 2017

Ref. Numbers **P/134/16/OUT** – Proposed Development North of Sefter Road Pagham,
P/6/17/OUT – Proposed development north of Hook lane and
P/140/16/OUT – Land South of Summer Lane and west of Pagham Road.
Copy to Nick Gibb M.P.

Dear Mr Roberts,

As Chair of Pagham Beach Residents
I wish to formally object to these planning applications.

I also refer to my letter already sent dated the 7th January 2017 sent with reference to the land North of Sefter Road. No record exists of it on the planning application documents – why?
All the 11 reasons that it was rejected in August 2000 are still extant (**P/113/99/**) (Attached)

I object to these three applications for the reasons listed below: -

- 1 They are on Grade 1 Agricultural rural land. The Manhood peninsular is one of the most productive areas in the country providing 10% of Britain's vegetables and fruit
- 2 It is bounded by ancient hedgerows and a good range of mature ivy covered trees providing excellent wildlife habitat particularly for invertebrates, nesting birds and roosting bats (Evident in summer flying round the scout hut).
(Comments on Arboricultural Survey attached)
- 3 The ditches and seasonal streams are full of wildlife including water voles.
- 4 The soil is London clay overlying chalk and gravel aquifers which if punctured provide lots of water – useful to local farmers but leading to flooding after periods of rainfall when the water rises to the surface (2001 and 2014)
- 5 The road which is really a tarmacked cattle track is unsuitable for any more traffic – it already has been designated the most dangerous road in west Sussex. We already have plenty of essential rural lorry and tractor traffic leading to muddy/slippy roads. Access to and from Sefter lane and Hook Lane is already dangerous.
All these developments are unsustainable and inappropriate to Pagham and will double its size. We have no infrastructure and employment to cope and they are not needed. (We have no objection to reasonable numbers of sustainable housing.)

Yours sincerely,

David Huntley (Chair PBRA).

(I look forward to an explanation why my original letter is not in the application documents)

Comments on the tree survey and environmental impact assessment of land north of Sefter Road, Pagham, Bognor Regis.

These Comments are also largely applicable to P/6/17/OUT & P/140/16/OUT

The treed hedgerow (referred to as a mixed broad leaved hedgerow) scheduled for partial demolition is likely to be several hundred years old as Sefter road has existed as a route to Sefton and Seenham Green. These were established as hamlets in the ordinance survey map of 1813. The number of different species per 100 yards is in excess of 4 in many places indicating stretches of ancient hedgerow.

The dismissing of many trees in the demolition zone trees 3-5 and 70 to 80 as 'Oaks misshapen and densely smothered in ivy preventing thorough inspection' shows a cavalier attitude to wildlife. Oaks are one of the best tree species for wildlife supporting over 300 types of birds, animals, and invertebrates - the more gnarled and misshapen and covered in ivy the better. In particular birds and bats might well be nesting, roosting or hibernating in them. (Incidentally surveying the area for bats in winter is likely to prove fruitless as they are hibernating!) A summer survey is required. The hedgerow is also an important wildlife corridor which will be broken once a large access driveway is driven through.

The ditches and streams running through the site contain water voles (wrongly identified in the past as rats) which would be disturbed and lost by this development.

The site is grade 1 agricultural land in the Manhood Peninsular one of the most productive areas in the country with a very long growing season and most sunshine hours. The Manhood Peninsular produces 10% of Britain's vegetables and fruit.

The protected root zone area round each tree needs to the same extent as its canopy, also ground levels should be conserved to avoid losses during and after construction. Service runs should ideally avoid the root zone areas though sometimes it is better to mole services straight under a tree rather than run a trench close by cutting off half the roots. These comments apply more to street trees where conserving a proper root zone is not possible.

The soil is London clay which contains a high proportion of sand and silt making it very liable to solifluction in periods of high rainfall and destructuring as occurs in a building site. The chalk and gravel aquifers underneath exploited by local farms and nurseries are likely to form overland streams causing a flooding problem in Aldwick and Pagham. (As happened in 2001)

For all of the above environmental reasons I strongly suggest planning permission is refused as the environmental impact inflicted is unacceptable.

Comments from David Huntley, B.Sc. Horticulture, lecturer in Arboricultural Science, Pagham and Nyetimber tree warden.

