

Giles Binyon
46 Carlton Ave
Bognor
PO21 3LP

Your Ref: OWPC26499
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

27th April 2020

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

Land North of Sefter Road & 80 Rose Green Road Pagham

Thank you for your internet representation made on 24th April 2020 which has been recorded as **'an objection'** with the comments as follows:

In Feb 2017 two Natural England licenced bat surveyors recommended that further surveys are conducted during summer months because this site offers good habitat. It is noted on this reserved matters application that the updated ecological report (Technical Briefing Note, Feb 2020), bizarrely, contains no reference to bats. Indeed, the follow up survey for this update was conducted in December 2019, clearly a month unsuitable for all but a preliminary bat survey. This ecological update refers to the original Ecological Appraisal (Dec 2016) which does contain bat records. However, both reports do not mention the military pill box, a structure which is recognised as a common potential roosting/hibernation site for bats. This despite it being highlighted by the two Natural England surveyors in 2017, leaving much time for said further surveys and to incorporate the results into the updated ecology report.

Given the above, the LPA is now duty bound to halt the progress of this application pending another update from Aspect Ecology which incorporates their latest findings on the bats at this site and takes account and offers suitable mitigation for them. This will go some way to ensure that habitat and wildlife law is not breached.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning