



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

28th May 2020

Tessa Burrington
Flat 2 Newlands Court
Norfolk Square
Bognor Regis
West Sussex
PO21 2JA

Case Officer: Raymond Cole
Telephone: 01903 737598
Email: raymond.cole@arun.gov.uk

Dear Sir/Madam,

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

Application No: P/24/20/RES
Site Address: Land North of Sefter Road & 80 Rose Green Road Pagham
Description of works: 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).

Thank you for your internet representation made on 28th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27290

Arun District Council must take into account all the objections raised on the very wide ranging infrastructure and environmental points of relevance.

Development of an area at risk of coastal and tidal flooding, flash flooding, surface water flooding, groundwater flooding from chalk aquifers and fluvial flooding is irresponsible.

Of particular concern to me is the protection of the nature reserve. Pagham Harbour nature reserve is one of a few undeveloped stretches of the Sussex coast. The area is INTERNATIONALLY important. The Pagham Rife runs into Pagham Harbour.

Pagham Harbour is a large area of salt marsh, mud flats, shingle, open water, reed swamp and wet grassland. It is of national importance for breeding birds and wintering wildfowl and waders. It also has nationally important communities of plants and invertebrates, including the nationally endangered sea

anemone so I understand.

I understand the reserve is a Specially Protected Area, a Site of Special Scientific Interest, and a RAMSAR site.

Related relevant links include:

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1000620&SiteName=&countyCode=46&responsiblePerson=&unitId=&SeaArea=&IFCAArea=>

RAMSAR international treaty

<https://designatedsites.naturalengland.org.uk/SiteGeneralDetail.aspx?SiteCode=UK11052&SiteName=&countyCode=46&responsiblePerson=&unitId=&SeaArea=&IFCAArea=>

<https://rsis.ramsar.org/ris/396>

Farmland

Numerous NGOs have written about Brexit, Covid19, healthy food and local supply chains. In my opinion there are dangerous geopolitical unknowns. Hasty and poorly thought out development of farmland is irresponsible. I believe there is little public and political understanding of inappropriate trade deal, inappropriate legislation and inappropriate research funding implications. The farmland in the area must be protected and wildlife ecosystems must be protected. I can provide the council with further information.

There are other important points of objection but these should be covered by other objectors.

Thank you for consideration of my objection.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.