

Albert Homer
86 Rose Green Road, Bognor Regis

PO21 3EQ

Your Ref: OWPC13217
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

20th March 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

Land North of Hook Lane Pagham

Thank you for your internet representation made on 17th March 2017 which has been recorded as '**an objection**' with the comments as follows:

Regarding the letter from Natural England (their ref. 209911, dated 10/3/2017, I would like to make the following observations:

WRT "potential loss of functionally linked habitat" - wintering birds were observed and photographed on the Hook Lane site on the 10th of March 2017, were seen landing on the Sefter Road site a few weeks earlier and anecdotal evidence from local people suggests they regularly forage on the Pagham Road site, especially when winter wheat has been planted (which it wasn't this year). It is known that these birds will only use large fields for foraging and that they require this extra feed to build up their bodies for the long flight to Siberia. If this is denied them the risk is that many will perish, leading to declining numbers and possibly eventual endangerment of the species. Natural England is remiss in implying that the loss of this land for the geese to forage on is of no consequence and I would recommend that you disregard their recommendations.

WRT "water quality" - how can Natural England possibly disregard the fact that the Summer Lane Sewerage Treatment Plant has discharged untreated waste into Pagham Harbour via Pagham Rife on at least 55 occasions since 2011. The plant may have the capacity at times of low demand to service one of the developments but not all the developments which have been proposed. Letting waste contaminate such an important nature reserve, whether they have permission to do so or not is a serious matter, requiring urgent action, whether or not building developments take place.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be

considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration