





From: Tom Day 
Sent: 07 April 2017 14:46
To: Richard Temple
Cc: Liz Rogers; Stephanie Evans
Subject: RE: Planning Consultation on: P/76/16/PL

Dear Richard,

Thank you for your phone call today. I can see from his time-sheet that Gareth spent an hour on this application on the 12th August last year but can find no record of the response where it should have been filed. Please accept our apologies for the lack of an ecological response from CDC. I have only had time to scan through the ecology report. In terms of the protected species and on-site habitats, the main point I would make is that the recommendations of the report (section 5.0, table 1 on page 9) should be secured by condition if permission is granted.

Pagham rife drains into Pagham Harbour which is a Special Protection Area. Therefore the provisions of the Habitats Regulations 2010 apply. In order for Arun DC to conclude "no likely significant effect" under the regs it is particularly important that pollutants and increased nutrient loading are prevented from reaching the Harbour. The intention is clearly there but the detail is lacking. The ecology report recommends "storage of pollutant material away from water courses" during construction phase. Some more specifics on this (as part of a construction management plan?) would help. This detail may be contained in other documents elsewhere that I have not found. The principle of the reed-bed as a clearing mechanism is one we would support. However I would echo the EA's comment that the detailed design of this aspect of the application is lacking. Some evidence that the reed bed is designed so that there will be no net increase in nutrients entering the Harbour via the rife would help with the Habitats regulations assessment. I would also recommend Natural England are consulted about the potential for impact on the SPA via discharges to the rife.

I do not think that the potential for impacts on the SPA is a major issue here but one where some additional detail and evidence would then allow us to advise you (subject to NE's position) that "no likely significant effect" can be concluded under the Habitats Regulations.

Regards,

Tom



Tom Day

Environmental Co-ordinator
Environment
Chichester District Council

<http://www.chichester.gov.uk>



From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 07 April 2017 10:03

To: Environmental Strategy

Subject: Planning Consultation on: P/76/16/PL

To: **Ecology Advisor**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION NO: P/76/16/PL

Registered: 15th July
2016

Site Address: Sefter Farm Pagham Road Pagham PO21 3PX

Grid Reference: 489232 99763

Description of Works: Construction of a building for the packaging, preparation & distribution of fresh foods with ancillary accommodation associated with the existing horticultural business, revisions to internal access road, car parking & hardstanding areas & landscaping & provision of a wetland. This application affects the setting of Listed Buildings.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 18-AUG-16.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Richard Temple who can be contacted on telephone number 01903 737591.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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