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1st July 2022

Nigel Mundy
40 Hook Lane Rose Green, Pagham, Pagham, Pagham
Pagham
Bognor Regis
West Sussex
PO21 3PB

Case Officer: Jessica Riches
Telephone: 01903 737852
Email: jessica.riches@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/81/22/DOC
Site Address: Church Barton House Horns Lane Pagham PO21 4NZ
Description of works: Approval of details reserved by condition imposed under ref P/25/17/OUT relating to Condition No 6 - Design Code Masterplan.

Thank you for your internet representation made on 29th June 2022 which has been recorded as an objection with the comments as follows:

OWPC48516

My objection to this proposed development is much the same as my previous objection when it was known as P/25/17OUT. It was a terrible idea then. This is even worse.

When outline was granted it was without access. It seems from this application that somehow they have now gained two means of access. It would be interesting to discover how. Also please note that this site is not a strategic site as defined by the local plan so it shouldn't be considered as such.

It seems that the developments in pagham are

Becoming ever closer to the Ramsar site of pagham harbour reserve.so much so that the bottom edge of this site is within the buffer zone of the reserve.all this development in these fields is going to have a profound effect on the reserve. There will more predators (cats) hunting ground nesting birds.there will be more nitrates in the water. And more sewage discharged into the waterways because the system is overloaded now.so adding to it will increase this multiple times. In this application they are claiming that the surface water will discharge into to existing ditches. But they obviously have not investigated this properly.if they had they would know that the existing ditches are defunct and do not discharge into the waterways.most surface water ends up at the barns adjacent to this site and I have the photos to prove that they claim the field does not flood. But it does and it takes a long time to clear.theres a small ditch to the southern edge of the field that helps it clear. I know because I dug the said ditch

Another thing about this site is it is a off shoot for the reserves birds.thousands come every year to feed off the berries and seeds that a prolific there. And I'm not referring to geese. But finches of all types.robins.woodpeckers.jays.magpies.crows.shell ducks.skylarks. even egrets eat in the field. The developers don't care about this all that's important is money.what happens after they leave is of no consequence to them. But it is to the future the environment in and around the harbour.

If you are not convinced about the drainage here then I respectfully suggest you liaise with the drainage engineers because they have an objection on the adjoining site concerning the same thing. I will email you the photos of the flooding if you wish.

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 including your name and address 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>