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Save the environment - think before you print.

From: Roger Spencer <Roger.Spencer@arun.gov.uk>

Sent: 13 February 2020 09:13

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: Planning Consultation on: P/117/19/PL

Attn David Spring,

Pagham Beach is a highly designated site in terms of geomorphology, flora and fauna. The beach upon which the estate is constructed is also dynamic and in the past 10 – 15 years we have seen the growth, breach and re-distribution of a shingle spit emanating from the Church Norton side of the harbour channel.

This may seem like a long distance away from the site in question but coastal processes are such that effects (natural or otherwise) can be seen at some considerable distance and over a long timescale.

The beach has suffered from erosion over the past 10 or so years in various places – those places being correlated to the length of the spit. The spit beached naturally breached in 2016 but the effects are still evident – especially on East Front Road.

Unfortunately, No. 36 East Front Road is more or less in the centre of the current erosion zone and this Council is spending considerable amounts of money to maintain the beach, to reduce flood and erosion risk. Whilst the Shoreline Management Plan policy is to hold the line and the Coastal Defence Strategy option to achieve that policy is Adaptive Management, there is no guarantee of funding to achieve it. Indeed, any government funding (based on numbers of homes) for protecting the wider area, would not be able to count a new home, as it would have been built after a cut-off date in 2012. Therefore, I am unable to provide a suitable level of confidence that this site would be a safe development site for the time being. Overall, I would therefore conclude, given the vulnerable status of the area, that this development cannot be considered to be a sustainable form of development and would be contrary to the aims and intentions of the NPPF.

A Coastal Change Management Area has not been declared for this part of the coastline but the issues above point to a special condition that combined reasons leads me to object to this Application.

Regards,

Roger

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 09 January 2020 10:34

To: Roger Spencer <Roger.Spencer@arun.gov.uk>

Subject: Planning Consultation on: P/117/19/PL

To: Engineering Services Manager

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION NO: P/117/19/PL

Registered: 2nd January
2020

Site Address: 36 East Front Road Pagham PO21 4SU

Grid Reference: 489308 97379

Description of Works: Replacement of 1 No. dwelling.

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 13-FEB-20.

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 application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is David Spring who can be contacted on telephone number 01903 737521.

Regards
Planning Officer

consultee_email
