

Pagham Flood Defence Community Interest
45 West Front Road
Pagham
West Sussex
PO21 4SZ

Date: 23rd April 2020

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/12/20/DOC

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by conditons imposed under P/97/15/PL relating to conditions 4-programme of archaeological investigation & mitigation; 5-final plans & details concerning design & construction of Tern Island compensation measure; 6-adaptave management plan setting out how harbour opening wil be monitored & how approved compensation/mitigation measures will be reviewed; 7-details of proposed mitigation measures to be employed on sections of remaining Spit; 8-management plan for proposed Little Tern Island compensation measure; 9-Construction Management Plan; 14-scheme detailllng deployment of tide gauge within the harbour to monitor tidal height & tidal behaviour.

Pagham Harbour Entrance Pagham

Notification regarding the above application:

Condition Number 9

Within 6 months of planning permission being granted, the developer shall submit for approval by the Local Planning Authority, in consultation with Natural England, a Construction Management Plan concerning the construction activities involved with both the breaching of the spit and the creation of the new Little Tern Island.

The Plan shall provide details on the following matters:

- i. The timing of construction works;
- ii. The anticipated timescales and likely start dates of the different parts of the project (noting in particular the need to complete the Tern Island prior to the breeding season following the breaching of the Spit);
- iii. Methods of access and routing of vehicles and people during construction - including the use and management of Rectory Lane and the use of designated paths/tracks or if necessary, within the active intertidal zone to ensure minimum impact on shingle ridges where little terns nest;
- iv. Security hoarding or other suitable barriers to exclude the public from the development site;
- v. The anticipated number, frequency and types of vehicles used during construction;

- vi. The protection of the surface geomorphology of shingle ridges and recurves;
- vii. Cold weather working restrictions;
- viii. A 5-10m buffer zone around the Little Lagoon with all plant to remain at least 15m from the edge of the lagoon;
- ix. The parking of vehicles by site operatives and visitors;
- x. The loading and unloading of plant, materials and waste;
- xi. The storage of plant and materials used in construction of the development;
- xii. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- xiii. Safety provision in respect of working on the Spit particularly during storm conditions;
- xiv. The details of public engagement both prior to and during construction works (to include information boards and appropriate signage near the site to explain the project and provide contact details for queries/emergencies); and
- xv. The arrangement of an on-site meeting to confirm the construction methodology prior to works commencing.

There shall be no vehicle access from the Church Norton side of the spit and all works shall be from the eastern side of the spit accessed from the Pagham frontage except with the express agreement of Natural England for the purposes of emergency access, safety or where the site changes to such an extent as safe access is not possible from the Pagham side.

No development shall then commence until written approval has been received to this plan and the plan shall thereafter be implemented and adhered to throughout the entire construction period.

Reason: In the interests of protecting the interest features of the Pagham Harbour Special Protection Area, Site of Special Scientific Interest and Marine Conservation Zone in accordance with the National Planning Policy Framework, Arun District Local Plan policies AREA13, AREA14, GEN7 & GEN29 and policies ENVDM1 & ENVDM2 of the Arun Local Plan 2011 - 2031 Publication Version.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The content of the submission as provided is broadly acceptable however, this needs to be resubmitted as a separate standalone document (entitled Construction Management Plan - or similar) that addresses each point (i-xv) in turn and also provides a site set up plan to show how the construction site and plant/vehicle storage areas will be laid out. This would then allow for effective monitoring of the construction process by the Council. As such, the condition cannot be discharged, and you will need to make a revised submission.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours faithfully



Neil Crowther

