



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: P/64/13/

1 To Addressee

Mr R Spencer
 Arun District Council
 Arun Civic Centre
 Maltravers Road
 Littlehampton
 West Sussex
 BN17 5LF

2 Site Address

Foreshore
 West Front Road

 PO21 4TB

3 Description of Development

Construction of rock revetment as a coastal scour mitigation measure.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan Showing Access and Recycling (source area) 50/01/10/04
 General Arrangement 50/01/10/06
 Sections (Sheet 1) 50/1/10/2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the Arun District Local Plan.

- 3 The works hereby approved should comply with the proposed build period as set out in the Environment Report (section 12). Should the works be required to extend beyond this period the work can continue through November but should not extend beyond 1st December when the majority of the overwintering birds will be arriving / present.
- Reason: To comply with the Submitted Environmental Report section 12 in the interest of protection of species.
- 4 No works/machinery/storage/removal of shingle is to take place from the Church Norton Spit or it's ebb tidal delta.
- Reason: To comply with the proposed Environmental Report (section 6.5.1 and 7.2.1) and to ensure no adverse impact occurs on the spit's geomorphology.
- 5 Any tracking of machinery or storage of vehicles or materials should minimise their impact on the intertidal areas and vegetative shingle both when transferring rock and shingle. The routes to be used are described in the ER and a map of the access routes is provided. Vehicles must remain on these designated routes to avoid sensitive areas and extensive tracking.
- Reason: In the interest of protecting and conserving the ecological quality of the area in accordance with the NPPF paragraph 118.
- 6 As stated in the ER (section 9.5) contractors should be made aware of the sensitivity of the site, good working practices should be maintained to avoid any pollution incidents (section 8.7) on site and after the works are completed the 'haul-route' area should be restored (section 2.2.4).
- Reason: In the interest of protecting and conserving the ecological quality of the area in accordance with the NPPF paragraph 118.
- 7 The applicant should submit to the local planning authority for written approval details of the measures to be taken to comply with section 9.6 of the Environment Report to restore the area of vegetative shingle that is located behind the proposed revetment. Measures should be taken in consultation with Natural England to restore this area of vegetative shingle by the removal of invasive plant species, possible reseedling, education and information provision about the sensitivity of the habitat etc.
- Reason: In the interest of protecting and conserving the ecological quality of the area in accordance with the NPPF paragraph 118.
- 8 Due to the sensitivity of the designated site and the desire to maintain natural coastal process within Pagham Harbour, consideration has been given to the removal of the rock revetment in the ER (section 2.3). The exact details of when and how have not been specified however, this issue should be part of a periodic review process between all parties involved and details of how this will be reviewed should be confirmed. A plan should be submitted to the local planning authority for approval within 6 months of the commencement of the works for written approval.
- Reason: In the interest of protecting and conserving the ecological quality of the area in accordance with the NPPF paragraph 118.

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No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr C Cronin

Date of Decision:

16 October 2013

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990
APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

For all other cases, if you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State at the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

If this decision is a refusal relating to a minor commercial development, where the application was made on or after 1 October 2013, please note that you must appeal within 12 weeks of the date of this notice. For a definition of minor commercial development please refer to The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 or contact this office for clarification.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town &

Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).