

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Ray	Surname:	Radmall
Company name:	Pagham Parish Council				
Street address:	The Village Hall				
	Pagham Road				
	Pagham				
Town/City:	Bognor Regis				
County:	West Sussex				
Country:	United Kingdom				
Postcode:	PO21 4NJ				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

Country National Extension

Telephone number:

Mobile number:

Fax number:

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	colin	Surname:	scott
Company name:	ABPmer				
Street address:	Quayside Suite				
	Medina Chambers				
	Town Quay				
Town/City:	Southampton				
County:	Hampshire				
Country:	United Kingdom				
Postcode:	SO14 2AQ				
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No					

Country National Extension

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

On behalf of the local community at Pagham (West Sussex), the Pagham Parish Council (PPC), and its working group, the Pagham Flood Defence Steering Group (PFDSG), are proposing to undertake a managed breach of the shingle spit at the mouth of Pagham Harbour. The main aims of this shoreline adjustment are to move the coastline towards a more sustainable morphology and address the coastal erosion, amenity and human health problems presently being experienced along the adjacent Pagham Beach.

The main erosion problems are largely being caused by the growth of the 'Church Norton Spit' in front of Pagham Harbour. Over the last decade, this spit and the tidal inlet channel has extended northwards along Pagham Beach; and this has caused/allowed the inlet channel to cut into the beach leading to rapid localised shoreline retreat. The formation of the spit, tidal channel and its fronting 'ebb delta' feature are also 'locking up' shingle and not allowing it to reach the more slowly eroding up-drift sections of the Pagham foreshore via the usual sediment transport pathways.

The proposed managed breach of Church Norton Spit is designed to alleviate the problems arising in a proactive manner that works with natural coastal processes and then also allows these processes to continue being the dominant factor influencing the coastline. Compared to alternatives, this approach can achieve more natural, cost-effective, and spatially extensive, coastal protection improvements as well as benefits to human health and site amenity.

A further benefit arises from the fact that it is very much a 'community project'. It was the local community who originally emphasised the need for it and have continued to be supportive as the design has been developed. This proposal will inherently help the community to re-engage with the environment on their doorstep rather than viewing it as a threat to homes on the beach.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Scoping Opinion from Chichester District Council (CDC) and Arun District Council (ADC).

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

3. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

Not applicable.

9. (materials continued)

Roof - description:

Description of *existing* materials and finishes:

Not applicable.

Description of *proposed* materials and finishes:

Not applicable.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to Figure 2.1 in Environmental Statement for a plan of the project.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☒
Septic tank ☐ Cess pit ☐
Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☐ Soakaway ☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☒ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

b) Designated sites, important habitats or other biodiversity features

☒ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

c) Features of geological conservation importance

☒ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

14. Existing Use

Please describe the current use of the site:

Pagham Harbour is an area of high nature conservation value that is nationally and internationally protected as a European/Ramsar area, Site of Special Scientific Interest (SSSI), and a Marine Conservation Zone (MCZ). The protected features include the shingle spits on the front, the habitats in the harbour (e.g. mudflats, saltmarshes and seagrass beds) and birds and species using these habitats. Pagham Harbour, its fronting shingle spits and Pagham Beach are also nationally important for their coastal geomorphology (land shape) and geology value (clay floral fossils).

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Not applicable.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area? hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable.

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. Site visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant		Date notice served
Name	The Crown Estate	01/10/2015
Number:	Suffix: House name:	
Street:	16 New Burlington Place	
Locality:		
Town:	London	
Postcode:	W1S 2HX	
Title: Mr First name: Ray Surname: Radmall		
Person role: Applicant Declaration date: 01/10/2015 ☒ Declaration made		

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 16/09/2015

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

THE APPLICANT CONTACTED ALL THE KNOWN OWNERS AND NONE OF THEM KNEW WHO WAS THE OWNER OF PART OF THE AREA WITHIN THE RED LINE APPLICATION BOUNDARY REFERRED TO AS NODMANSLAND. A NOTICE WAS THEREFORE PUBLISHED IN THE LOCAL PAPER.

Name of Owner / Agricultural Tenant	Address	Date Notice Served
THE CROWN ESTATE	16 BURLINGTON PLACE, LONDON. W1S 2HX.	2/12/15
CHICHESTER DISTRICT COUNCIL	EAST PALLANT HOUSE, 1 EAST PALLANT, CHICHESTER, WEST SUSSEX. PO19 1TH	2/12/15
ARUN DISTRICT COUNCIL	ARUN CIVIC CENTRE, MALTRAVERS ROAD, LITTLEHAMPTON, WEST SUSSEX. BN17 5LF.	2/12/15
PALHAM BEACH (HOLDINGS) LTD.	WOODLANDS COTTAGE, PIRBRIGHT ROAD, NORMANDY GUILDFORD. SURREY. GU3 2HT	2/12/15
THE ENVIRONMENT AGENCY	GUILDBOURNE HOUSE, CHATSWORTH ROAD, WORTHING WEST SUSSEX. BN11 1LD	2/12/15

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

WEST SUSSEX GAZETTE

On the following date (which must not be earlier than 21 days before the date of the application):

19/11/15

Signed - Applicant:

Signed - Agent:

Date (DD/MM/YYYY):

2/12/15

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Signed - Agent:

Date (DD/MM/YYYY):

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The correct fee:

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 14 Certificate (Agricultural Holdings):

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

NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper and, where relevant, on a website or to be served on an owner or a tenant**)*

Proposed development at:

Property number or name	Church Norton Spit, Pagham Harbour
Street	
Locality	Pagham Beach
Town	Pagham
County	
Postcode	PO21 4TB

I give notice that:

Applicant's name	Title	Mr	Forename	Ray
	Surname	Radmall, Pagham Parish Council		

Is applying to the: Council Arun District Council and Chichester District Council

For planning permission to: *(Description of proposed development)*

Managed breach of shingle spit and blocking of adjacent tidal inlet channel with shingle barrier.
Formation of shingle island within harbour following excavation of adjacent area of spit.

**Any owner* of the land or tenant
** who wishes to make representation
about this application should write to
the Council at :**

(Address of the Council as appropriate)

Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF
Chichester District Council, 1 East Pallant, Chichester, West Sussex PO19 1TY

by: 24/12 2015

(dd/mm/yyyy) Date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed:	Title	Mr	Forename	Ray
	Surname	Radmall		
	Signature			

On behalf of	<u>Pagham Parish Council</u>	<u>02/12/2015</u>
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Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

+ Delete where inappropriate

