

Mr Nick Gibb MP
House of Commons
London
SW1A 0AA



24 October 2016

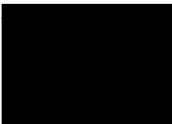
Your Ref: NG0108

Our Ref: KR/sdb

Please ask for:



Strategy Department
Direct Dia 

Dear 

Pagham Spit

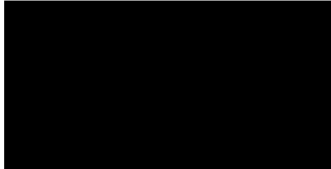
Thank you for your letter dated 13 October 2016 in respect of the progress of the planning application for the proposed breach of the Pagham Spit.

There are two current reasons for the delay of the application. Firstly, work is ongoing regarding the wording of the proposed planning conditions. Comments on the draft conditions have been obtained from the applicant and these are now being reviewed by Natural England. We have recently received their final comments, but are just querying one of their specific points.

Secondly, and more crucially, we (and Chichester District Council) are presently seeking a commitment from Pagham Parish Council as to how they intend to guarantee the funding of future works to the Spit if, as a direct result of the breaching works, the harbour then closes up. We jointly wrote to Pagham Parish Council on 28 September and we are currently awaiting their response. I enclose a copy of our letter to them for your information.

I understand local residents are anxious that a decision is made as quickly as possible. The Council has no desire to delay making a final decision. However, we need to respond positively to the consultation replies we receive to make sure that any final decision we reach is legally robust.

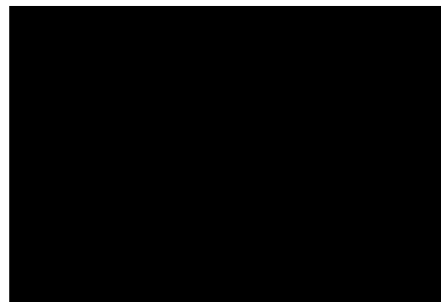
I trust this information is of assistance to you.



Karl Roberts
Director of Planning & Economic Regeneration

Enc

Ms Nicola Jones, Clerk,
Pagham Parish Council,
The Village Hall,
Pagham Road,
Pagham,
Bognor Regis,
PO21 4NJ



Our Ref: P/97/15/PL

Please ask for:

Planning Department
Direct Dial: 

Dear Nicola,

Re: Application P/97/15/PL – Managed Breach of the Spit at Pagham Harbour

Thank you for your letter of the 19th September. I have read through its content and I note in particular that you consider it unclear as to why ADC would think that Pagham Parish Council (PPC) are the appropriate body to offer a bond in lieu of future maintenance works.

Our first reason for requesting this of you is on the basis that you have submitted the application. I would then refer you to the Further Information document (May 2016) submitted to us by APBmer on your behalf.

Paragraph 1.5.4 of that document sets out a key mitigation measure which is the ongoing maintenance of the breach. This states that in the event of a Red Light event (having regard to the proposed Traffic Light model), the Stakeholder Group will carry out post-construction shingle excavation/recycling work to maintain the breach open. Although it is accepted that the risk of the harbour closing as a result of the managed breach is likely to be very small, the risk remains and therefore there remains the need to ensure that works can be carried out in the future.

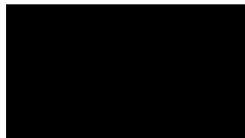
Such future maintenance works will have a financial cost and this is why we have asked PPC, as the applicants and as the proposer of this mitigation measure, to provide assurances that there will be sufficient funding in place to allow such future works to take place.

As you are aware, we have so far requested the payment of a bond to be held in abeyance pending the need within a 15 year period (this period being the length of the Marine Management Organisation's licence) to reopen the harbour. However, it is not necessarily the case that a sum of money needs to be provided upfront. Alternatively you could agree to enter into an insurance policy or put forward a guarantor to cover the need for future works.

If you are unable to agree to either of these options then perhaps you can suggest an alternative method of securing the funding to guarantee that any future works are able to take place. You may also wish to seek legal advice regarding the method of guaranteeing funding.

I trust that this clarifies our position and I look forward to hearing from you.

Yours sincerely,



Simon J Davis MRTPI
Principal Planning Officer

cc Chichester District Council
 Marine Management Organisation
 Natural England