

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 February 2021 11:11
To: Planning Scanning
Subject: FW: Planning Consultation - P/121/20/HH

Amanda Scholes

T: 01903 737453

E: amanda.scholes@arun.gov.uk



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **[here](#)**



From: Karl McLaughlin <Karl.McLaughlin@arun.gov.uk>
Sent: 10 February 2021 11:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Planning Consultation - P/121/20/HH

Dear Sir/Madam,

Erection of a detached single garage
(P/121/20/HH)

Mulberry View 31
West Front Road
Pagham
PO21 4SZ32

Thank you for the consultation on the above mentioned application.

Coast Protection have **no objection** to the aforementioned application as it does not constitute a habitable room. Therefore, the development will not increase flood risk.

Background:

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 observed growth, breach and re-distribution of a shingle spit that emanates 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 over considerable distanced and over long time scales.

Pagham beach has suffered from erosion over the past 10 years or so in various places – primarily those places have correlated to spit length. The spit breached naturally in 2016 but the effects of the system development are still evident.

A Coastal Change Management Area has not been declared for this part of the coastline but the issues above highlight Pagham as a dynamic area and that leads me to question the appropriateness of the development, at this time . Therefore, all development should be considered with this in mind.

Other general comments that may be of interest to the Applicant are as follows:

- The Environment Agency flood maps indicate that the proposal is located in close proximity to Flood Zone 2 & Flood Zone 3. It should be understood that the mapping provided by the Environment Agency is indicative and subject to change as new information / modelling becomes available.
- There can be no guarantee that homes situated next to the sea are 100% safe. Living close to any expanse of water always carries some level of risk; homeowners should be aware of this and should take appropriate precautionary measures if they consider it necessary.
- The Beachy Head to Selsey Bill Shoreline Management Plan (SMP) provides a high level assessment of the risks associated with coastal evolution and presents a policy framework to address these risks. <http://www.se-coastalgroup.org.uk/wp-content/uploads/2013/10/Beachy-Head-to-Selsey-Bill-SMP-FINAL.pdf>
- The 'Pagham to East Head Coastal Defence Strategy' sits below the SMP and suggests how best to manage coastal flooding and erosion risk over a 100 year strategy period for smaller lengths of coastline. The Strategy has identified shortlisted options on how this can be achieved, provided funding is available. Full documentation can be found at: <https://drive.google.com/file/d/1kLyfHYo-4grjVWLpiGmYjWP7idZpJFG/view>
- The Government's current strategy for funding capital works (e.g. major groyne replacement schemes) is known as Partnership Funding. If or when any Partnership Funding might be required direct beneficiaries of the defence are likely to be approached. I.e. those likely to be at risk from flooding or erosion within the timescale of the scheme. I have provided a link which explains partnership funding in greater detail - <https://www.gov.uk/government/publications/flood-and-coastal-resilience-partnership-funding>

Regards,

Karl McLaughlin

Coastal Engineer, Engineering Department

T: 01903 737814

E: Karl.McLaughlin@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



Sign up to our newsletter [here](#)



