

MANAGED BREACH OF SHINGLE SPIT AT PAGHAM – Design and Access Statement and other Planning Documentation.

JUNE 2021.

- 1.0** **Introduction -** The Design and Access Statement and Other Planning Documentation dated November 2015; Report R2559 (DASPD) was submitted in support of application P/97/15/PL and this application was granted consent in June 2017. In between the application submission date and the granting of consent there were natural process changes at the site of the proposed development.
- 1.1** Rather than a managed breach occurring (as consented in June 2017) there was a natural process breach occurred between January 2016 and April 2016. Although this breach did not occur initially at the precise location of the proposed managed breach it evolved by widening to locate near the proposed breach location by June 2017.
- 1.2** As a consequence the proposed managed breach was effectively established by June 2017 (date of planning consent P/97/15/PL).
- 1.3** The Planning Authority deemed the development location conditions in June 2017 did not materially affect the conclusions and application of results from the studies, investigations and consultations undertaken for the application and consent was therefore granted.
- 1.4** The experience and knowledge gained from the natural breach evolution up to June 2021 has informed the present application (P/93/21/PL). as a consequence the present application seeks consent for a much smaller intervention (15% by volume of shingle to be removed to form the breach compared to that included in application P/97/15/PL.
- 1.5** The revised proposal for a managed breach is presented in section 5.0 of the Pagham Adaptive Management Report (PAMR) No.1 – May 2021. A copy of this report is attached to this Design and Access Statement and Other Planning Documentation;

1.6 The ADC validation checklist and the Biodiversity checklist presented in Appendix B of the DASPD are to apply to this report subject to any modifications arising from the changes to the Environmental Statement report R2446 stated in the Environmental Statement (June 2021) supporting this application (P/93/21/PL) and to the figures 1 to 4 as described below;

1.7 The figures 1 to 4 included in the DASPD Appendix B ADC validation checklist are to apply to this application as follows –

Figure 1 – to apply as presented with the proposed access to the alternative Tern Island location shown on Drawing B (PAMR No1);

Figure 2 – to be replaced by Drawing A (PAMR No1);

Figure 3 – to apply in conjunction with Drawing B (PAMR No1);

Figure 4 – to be replaced by Drawing A (PAMR No1).

In addition –

Figure 5 – to apply in conjunction with Drawing B (PAMR No1);

Figure 2.2 – to be replaced by Drawing A (PAMR No1).

2.0 Design and Access Statement – Section 2 of the DASPD to apply to the present application (P/93/21/PL) – May 2021, subject to the following –

- Introduction and Project Concept (p2 of DASPD) to be modified in accordance with section 5.0 of PAMR No1;
- Social/Economic Context and Planning Context (p7 of DASPD) to be modified to include the flooding risk to Church Farm Holiday Village and adjacent low-lying properties as shown in section 4.0 and on figure 5 of the PAMR No1;
- Design Principles (p20 of DASPD) to be modified in accordance with section 5.0 of PAMR No1;
- Scale (p22 of DASPD) to be modified in accordance with section 5.0 of PAMR No1;

- Conclusion (p25 of DASPD) to confirm that the existing foreshore morphology referred to in the DASPD now applies to conditions in June 2021.

3.0 Appendix C – Flood Risk Assessment – The report R2520, October 2015 is to apply to this application subject to the following –

- replacement of relevant parts of section 1.1 – Project Background – with the application details contained in section 5.0 and Drawing A of the PAMR No1;
- Sources of Flood Risk (p17 of R2520) to be supplemented with the flood risks identified in section 4.0 and on figure 5 of the PAMR No1;
- Proposed Community Project and its Objectives (p20 of R2520) – objectives to be supplemented by the present application goals set down in section 2.0 of PAMR No1. (These application goals to be added also to section 5.1 (p23 of R2520));
- Impact on Flood Risk (p25 of R2520) to be supplemented by the flood risks identified in section 4.0 and on figure 5 of the PAMR No1 and the reduction of these further flood risks by implementation of the proposed scheme as set down in section 5.0 of PAMR No1;
- Sequential and Exception Tests (p40 of R2520) to be as set out in section 8 together with the Flood Risk Assessment checklist (p42 of R2520);
- Conclusions (p45 of R2520) to be supplemented for this application with the presence of a high risk of flooding of properties and businesses during winter storms in 2021/2022 unless the proposed managed breach of the spit is carried out. A potential configuration of the harbour outlet channel to cause this flooding is shown on figure 5 of the PAMR No1 using recent historic configurations of the channel using recently surveyed rates of change.