Adur District Council

Development Management

Ms Helen Ashworth
Mott McDonald
Endeavour House
Pynes Hill
Exeter
EX2 5WH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1491/17

Details of Development
VARIATION OF CONDITION 24 OF AWDM/1614/15 RELATING TO AMENDED DRAWINGS FOR THE DESIGN AND CONSTRUCTION OF THE ENVIRONMENT AGENCY'S SHOREHAM ADUR TIDAL WALLS SCHEME AT RIVERBANK REACH (REACH W5).

Location of Development
FORESHORE NORTH OF ADUR OUTDOOR ACTIVITIES CENTRE AND EAST AND WEST OF RIVER ADUR BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 3rd October 2017.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
20/12/2017

Adur District Council
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SCHEDULE

Conditions

01. 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.*

02. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

    Reason: *To enable the recording of any items of historical or archaeological interest, in accordance with Local Plan policy and the requirements of paragraphs 129, 131, 132, 135, 139 and 141 of the National Planning Policy Framework 2012.*

03. The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers and water apparatus prior to the commencement of development of each reach.

    Reason: *To ensure the public sewers and water apparatus are adequately protected.*

04. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

    Reason: *The site is close to potentially contaminated land and precautionary measures are necessary to protect public health and safety, and the environment from any pollution resulting from the approved works in compliance with The National Planning Policy Framework.*

05. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated December 2015 and the following mitigation measures detailed within the FRA:

- That the scheme be designed in accordance with the recommended defence crest levels and details contained within Table 2.1 of the FRA.

These measures shall be fully implemented in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority (LPA).

Reason: *To ensure the appropriate level of flood defences being provided, thereby reducing the risk of flooding.*

06. The following measures must be taken for all piling activities during Shoreham Adur Tidal walls Scheme implementation:

- Use silent or vibrational piling methods whenever possible
- Use gradual ramping-up/slow start of piling, to enable fish avoidance
- Avoid or minimise piling during high tide (if works are located in intertidal zone), during agreed key migration periods'
- Piling activities should be avoided or kept to a minimum during the key migration periods March to June for sea trout smolts & elvers
- July - October for adult sea trout.

Reason: *Sea Trout (Salmo trutta) & European Eel (Anguilla anguilla) migrate along the River Adur into freshwater. Piling has been identified as having potential to impact upon migratory salmonids / migratory fish. The mitigation techniques outlined in this planning condition, should reduce the impact of the work on fish in this tidal water.*

Paragraph 109 of the NPPF recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity.

07. No development shall take place until a scheme for the provision and management of compensatory habitat creation including the provision of 1.32 ha of saltmarsh and mudflat and its timescale for provision has been submitted to and agreed in writing by the LPA and implemented as approved. Thereafter the development shall be implemented in accordance with the approved scheme.

Reason: *Development that encroaches on intertidal habitats has a potentially severe impact on its ecological value, particularly in terms of fish. Paragraph 118 of the NPPF states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),*

adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

08. All actions outlined in the Nature Conservation sections of the Environmental Action Plan must be implemented in full unless agreed otherwise in writing.

Reason: *To ensure the environmental and ecological impacts of the scheme are adequately monitored and mitigated.*

09. (Reach E1) Prior to the commencement of the construction of any part of the flood defence within the curtilage of the Bridge Inn, details shall be submitted to the Local Planning Authority demonstrating that there is no significant adverse impact upon the use of the pub garden at the Bridge Inn by way of loss of view to the River.

Reason: *In the interests of ensuring that the amenity of a well-used facility is not adversely affected by the flood defence work.*

10. The use of permeable protective matting for the duration of the works to protect habitats (for haul roads and access tracks);

- Avoidance of saltmarsh and mudflat wherever possible to minimise impacts to the SSSI;
- Ensure saltmarsh channels are not blocked by any works;
- Manage and minimise any dust -generating activity
- It is envisaged that upon removal of the protective matting that habitats will vegetate naturally. We advise that monitoring is undertaken both prior to and post the placement of matting to ensure that SSSI habitats re-establish upon completion of works in each relevant section .The habitat should be allowed to re-establish naturally but monitoring is required to assess whether remedial action may be required.

Reason: *To ensure suitable protection of habitat.*

11. The use of a Giken (compression piling) and vibro piling in W5 and W7 to lessen the level of noise disturbance:

- No piling or heavy earthworks to be undertaken on opposite reaches (E3/W7, E2/W6, E1/W5) within the SSSI
- The provision of acoustic screening where required.
- During severe winter weather (as defined by JNCC, 2015) between November and February inclusive, construction activities likely to generate impulsive noise in excess of 55db will cease completely in reaches E2, E3, W6 and W7, and cease within two hours of high tide in Reaches E1, W4 and W5
- Ensure that the timing of the works is consistent with works to maintain the railway bridge which spans the river to ensure works are not compounding disturbance on opposite banks. (Disturbance to birds)

Reason: *To ensure disturbance to birds is kept to a minimum.*

12. Prior to the commencement of development in each reach there shall be submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping for it, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of development. The scheme shall include methods of planting. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development in that particular parcel. All vegetative screening to the SSSI that will be removed as part of the proposals shall be replaced with native species-preferably thorny shrubs.

    All vegetative clearance works should take place outside bird breeding season (March-August inclusive). If clearance works need to take place during this period a nesting bird check must be undertaken immediately prior to clearance by a suitably qualified ecologist. Where nests are identified, works will be curtailed and a no-work zone erected to ensure all legal obligations are met. This would remain in place until all young have fledged.

    Any trees or plants outside areas to be transferred as open space which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the completion of works to the individual reach to which it relates.

    Reason: *To ensure appropriate landscaping provision for the development.*

13. Prior to the commencement of development on any affected reach, details of the proposed fencing shall be submitted to and approved in writing by the Local Planning Authority.

    Reason: *To ensure the approval of appropriate details.*

14. Prior to the commencement of development in each reach or other area of the development a scheme for the suppression of dust during construction shall be submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of construction of that parcel or area unless otherwise agreed in writing by the Local Planning Authority.

    Reason: *To ensure suitable dust compression measures.*

15. Prior to the commencement of development in each reach, a schedule of materials and finishes to be used for the proposed flood defence walls, footpath surfacing, flood glass, new flood gates, slipway surfacing, handrails and all street furniture shall be submitted to and approved in writing by the Local Planning Authority. In respect of the flood gate to the western end of reach W3, this shall

include details of any revision in position and size of the proposed flood gate. In respect of reach W5, the submitted details should also include the lifespan of the materials to be used. Thereafter, the development shall be completed fully in accordance with the agreed materials unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of visual amenity.*

16. Prior to the commencement of any development in reach W1, full details of all works to the car park at Shoreham Fort shall be submitted to and approved by the Local Planning Authority. The submitted details should include final details of the proposed car park layout, the materials used for the proposed boardwalk, consideration of the removal of vegetation outside of the car park, provision of bike racks, lighting details, information boards, provision for waste, proposed hard and soft landscaping.

Reason: *To ensure satisfactory works are carried out to the car park which serves the Shoreham Fort Scheduled Ancient Monument.*

17. The working hours for the construction of the proposed development would be between 08:00 and 18:00 Monday through to Friday and 09:00 to 13:00 on Saturdays with no works on Saturday afternoon, Sundays or bank holidays (without approval).

Reason: *In the interests of amenity.*

18. Details of all replacement or new lighting within Reach W2 and W5 shall be submitted to and approved in writing, by the Local Planning Authority. Thereafter, the approved details of the scheme shall be implemented and permanently retained.

Reason: *In the interests of amenity.*

19. No construction work within any reach shall be carried out unless and until details of the proposed compounds and their access routes associated with the development of each reach. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development of each reach. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on that development parcel. Details shall also be submitted of any works required to restore the land to a condition to be agreed in writing with the Local Planning Authority.

Reason: *To ensure adequate satellite compound provision and any necessary restoration of the land thereafter.*

20. The existing public rights of way across the site shall remain undisturbed unless and until they have been legally stopped up or diverted. The alignment of any public rights of way shall be protected by being clearly demarcated, surfaced and

fenced in accordance with details to be submitted to and agreed in writing by the Local Planning Authority throughout the course of the development.

Reason: *To ensure that satisfactory provision is made for users of the Public Rights of Way.*

21. A pollution (including sediment release) management and response plan will be produced prior to works commencing within each reach to include the following mitigation measures:

    forewarning of local users of the river;
    minimisation of silt release;
    monitoring of any silt plume generated during piling or earthworks; and
    appropriate response plan in the event of an 'incident'.

    Reason: *To ensure an adequate pollution plan is produced.*

22. No works associated with the raising of the A283 Steyning Road within Reach E3 shall commence until such time as the details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. These details shall include the provision of a design audit to demonstrate the highway design standards applied and how the scheme complies with such standards.

    Reason: *In the interests of highway safety.*

23. No development shall take place, within each reach and 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,
    the erection and maintenance of security hoarding,
    the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
    details of public engagement both prior to and during construction works.

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

24. The development hereby permitted shall be implemented in accordance with the following approved plans:

Planning Drawing - Overview IMSO000648-MMC-01-XX-DR-C-1030 P01 received 5 September 2017

Detail Plans Reach E1

Drawing List MMD-339663-C-DR-01-E1-1100 P04 received 2 November 2015
Map of Existing Services MMD-339663-C-DR-01-E1-1113 P02 received 2 November 2015
Reach Overview MMD-339663-C-DR-01-E1-1130 P06 received 2 November 2015
General Arrangement Plan MMD-339663-C-DR-01-E1-1131 P06 received 2 November 2015
Plan View - Area of Interest 1 MMD-339663-C-DR-01-E1-1132 P08 received 12 January 2016
Plan View - Area of Interest 2 MMD-339663-C-DR-01-E1-1133 P07 received 12 January 2016
Plan View - Area of Interest 3 MMD-339663-C-DR-01-E1-1134 P07 received 12 January 2016
Plan View - Area of Interest 4 MMD-339663-C-DR-01-E1-1135 P07 received 12 January 2016
Sheet Pile Wall Alignment MMD-339663-C-DR-01-E1-1136 P07 received 12 January 2016
Sections - Sheet 1 MMD-339663-C-DR-01-E1-1137 P08 received 12 January 2016
Sections - Sheet 2 - Slipway at Norfolk House (1/2) MMD-339663-C-DR-01-E1-1138 P07 received 12 January 2016
Sections - Sheet 3 MMD-339663-C-DR-01-E1-1139 P07 received 12 January 2016
Sections - Sheet 4 - Toll House MMD-339663-C-DR-01-E1-1140 P03 received 12 January 2016
Sections - Sheet 5 - Slipway at Norfolk House (2/2) MMD-339663-C-DR-01-E1-1141 P02 received 2 November 2015
Town Quay River Wall Elevation MMD-339663-C-DR-01-E1-1142 P04 received 12 January 2016
Details and Sections MMD-339663-C-DR-01-E1-1143 P07 received 12 January 2016
Elevation of the Reach MMD-339663-C-DR-01-E1-1144 P03 received 2 November 2015
Flood Gate & Stop Log Details - Sheet 1 MMD-339663-C-DR-01-E1-1145 P03 received 2 November 2015
Flood Gate & Stop Log Details - Sheet 2 MMD-339663-C-DR-01-E1-1146 P05 received 12 January 2016
Drainage MMD-339663-C-DR-01-E1-1147 P01 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 1 of 2 MMD-339663-L-DR-03-E1-1181 P05 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 2 of 2 MMD-339663-L-DR-03-E1-1182 P05 received 2 November 2015
Landscape Proposals - Planting Plan MMD-339663-L-DR-03-E1-1183 P03 received 12 January 2016

Landscape Proposals - Scheme Wide Key Plan and Drawing Reference MMD-339663-L-DR-03-E1-1185 P01 received 2 November 2015
Landscape Proposals - Scheme Wide Masterplan Sheet 1 of 4 MMD-339663-L-DR-03-E1-1186 P03 received 2 November 2015
Landscape Proposals - Scheme Wide Masterplan Sheet 2 of 4 MMD-339663-L-DR-03-E1-1187 P03 received 2 November 2015
Landscape Proposals - Scheme Wide Masterplan Sheet 3 of 4 MMD-339663-L-DR-03-E1-1188 P03 received 2 November 2015
Landscape Proposals - Scheme Wide Masterplan Sheet 4 of 4 MMD-339663-L-DR-03-E1-1189 P03 received 2 November 2015

Detail Plans Reach E2

Drawing List MMD-339663-C-DR-01-E2-1200 P04 received 2 November 2015
Map of Existing Services MMD-339663-C-DR-01-E2-1213 P01 received 2 November 2015
Reach Overview MMD-339663-C-DR-01-E2-1230 P05 received 2 November 2015
General Arrangement MMD-339663-C-DR-01-E2-1231 P09 received 12 January 2016
Typical Sections Sheet 1 MMD-339663-C-DR-01-E2-1232 P09 received 12 January 2016
Typical Sections Sheet 2 MMD-339663-C-DR-01-E2-1233 P08 received 12 January 2016
Typical Details MMD-339663-C-DR-01-E2-1234 P05 received 2 November 2015
Setting Out Points and Services MMD-339663-C-DR-01-E2-1236 P06 received 12 January 2016
Landscape Proposals - General Arrangement Sheet 1 of 2 MMD-339663-L-DR-03-E2-1281 P06 received 12 January 2016
Landscape Proposals - General Arrangement Sheet 2 of 2 MMD-339663-L-DR-03-E2-1282 P02 received 2 November 2015
Landscape Proposals - Planting Plan MMD-339663-L-DR-03-E2-1283 P03 received 12 January 2016

Detail Plans Reach E3

Drawing List MMD-339663-C-DR-01-E3-1300 P05 received 18 January 2016
Map of Existing Services MMD-339663-C-DR-01-E3-1313 P03 received 2 November 2015
Reach Overview MMD-339663-C-DR-01-E3-1330 P05 received 12 January 2016
General Arrangement MMD-339663-C-DR-01-E3-1331 P05 received 2 November 2015
Cross Sections Sheet 1 MMD-339663-C-DR-01-E3-1332 P05 received 2 November 2015
Cross Sections Sheet 2 MMD-339663-C-DR-01-E3-1333 P05 received 2 November 2015
Cross Sections Sheet 3 MMD-339663-C-DR-01-E3-1334 P05 received 2 November 2015
Cross Sections Sheet 4 MMD-339663-C-DR-01-E3-1335 P05 received 2 November 2015

Elevation and Detail Sheet 1 MMD-339663-C-DR-01-E3-1336 P04 received 2 November 2015
Detail Sheet 2 MMD-339663-C-DR-01-E3-1338 P03 received 2 November 2015
Detail Sheet 3 MMD-339663-C-DR-01-E3-1339 P03 received 2 November 2015
Area of Interest 1 - Railway Bridge MMD-339663-C-DR-01-E3-1341 P04 received 2 November 2015
Area of Interest 2 - Pipe Crossing MMD-339663-C-DR-01-E3-1342 P04 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 1 of 4 MMD-339663-L-DR-03-E3-1381 P04 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 2 of 4 MMD-339663-L-DR-03-E3-1382 P03 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 3 of 4 MMD-339663-L-DR-03-E3-1383 P04 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 4 of 4 MMD-339663-L-DR-03-E3-1384 P04 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 1 of 4 MMD-339663-L-DR-03-E3-1387 P02 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 2 of 4 MMD-339663-L-DR-03-E3-1388 P02 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 3 of 4 MMD-339663-L-DR-03-E3-1389 P02 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 4 of 4 MMD-339663-L-DR-03-E3-1390 P01 received 2 November 2015
Alignment and Cross-Sections Sheet 1 of 4 MMD-339663-C-DR-01-E3-1430 P01 received 2 November 2015
Alignment and Cross-Sections Sheet 2 of 4 MMD-339663-C-DR-01-E3-1431 P01 received 2 November 2015
Alignment and Cross-Sections Sheet 3 of 4 MMD-339663-C-DR-01-E3-1432 P01 received 2 November 2015
Alignment and Cross-Sections Sheet 4 of 4 MMD-339663-C-DR-01-E3-1433 P01 received 2 November 2015
Site Clearance MMD-339663-C-DR-01-E3-1434 P01 received 2 November 2015
Drainage MMD-339663-C-DR-01-E3-1440 P01 received 2 November 2015
VRS MMD-339663-C-DR-01-E3-1441P01 received 2 November 2015
Fencing MMD-339663-C-DR-01-E3-1442 P01 received 2 November 2015
Pavement Plan MMD-339663-C-DR-01-E3-1450 P01 received 2 November 2015
Pavement Details MMD-339663-C-DR-01-E3-1451 P01 received 2 November 2015
Drawing Index MMD-339663-C-DR-01-E3-1452 P01 received 2 November 2015
Signs and Lines MMD-339663-C-DR-01-E3-1460 P01 received 2 November 2015

Detail Plans Reach W1

Drawing List MMD-339663-C-DR-01-W1-2100 P03 received 2 November 2015
Map of Existing Services MMD-339663-C-DR-01-W1-2113 P03 received 2 November 2015
Reach Overview MMD-339663-C-DR-01-W1-2130 P04 received 2 November 2015
General Arrangement MMD-339663-C-DR-01-W1-2131 P05 received 2 November 2015

Plan View - Area of Interest 1 MMD-339663-C-DR-01-W1-2132 P05 received 12 January 2016
Plan View - Area of Interest 2 MMD-339663-C-DR-01-W1-2133 P05 received 12 January 2016
Plan View - Area of Interest 3 MMD-339663-C-DR-01-W1-2134 P05 received 12 January 2016
Plan View - Area of Interest 4 MMD-339663-C-DR-01-W1-2135 P05 received 12 January 2016
Sheet Piling Arrangement MMD-339663-C-DR-01-W1-2136 P05 received 12 January 2016
Sections Sheet 1 MMD-339663-C-DR-01-W1-2137 P06 received 2 November 2015
Sections Sheet 2 - New Slipway at Harbour Club MMD-339663-C-DR-01-W1-2138 P05 received 12 January 2016
New Slipway at Sailing Club - Sheet 1 MMD-339663-C-DR-01-W1-2139 P06 received 12 January 2016
Sections Sheet 3 - Ramp Access to the Beach from Shoreham Fort MMD-339663-C-DR-01-W1-2140 P06 received 12 January 2016
Sections Sheet 4 MMD-339663-C-DR-01-W1-2141 P03 received 12 January 2016
New Slipway at the Sailing Club - Sheet 2 MMD-339663-C-DR-01-W1-2143 P03 received 12 January 2016
Elevation A - Partial Elevation at East Side MMD-339663-C-DR-01-W1-2144 P02 received 2 November 2015
Elevation B - Partial Elevation at North Side MMD-339663-C-DR-01-W1-2145 P02 received 2 November 2015
Details MMD-339663-C-DR-01-W1-2146 P05 received 12 January 2016
Cross Section - Car Park MMD-339663-C-DR-01-W1-2147 P02 received 2 November 2015
Drainage - Car Park MMD-339663-C-DR-01-W1-2148 P02 received 12 January 2016
Landscape Proposals - General Arrangement Sheet 1 MMD-339663-L-DR-03-W1-2180 P05 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 2 MMD-339663-L-DR-03-W1-2181 P05 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 3 MMD-339663-L-DR-03-W1-2182 P05 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 4 MMD-339663-L-DR-03-W1-2183 P05 received 2 November 2015
Detail Plan MMD-339663-L-DR-03-W1-2188 P05 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 1 of 4 MMD-339663-L-DR-03-W1-2189 P03 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 2 of 4 MMD-339663-L-DR-03-W1-2190 P01 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 3 of 4 MMD-339663-L-DR-03-W1-2191 P02 received 12 January 2016
Landscape Proposals - Planting Plan Sheet 4 of 4 MMD-339663-L-DR-03-W1-2192 P01 received 2 November 2015

Detail Plans Reach W2

Drawing List MMD-339663-C-DR-01-W2-2200 P04 received 2 November 2015
Map of Existing Services MMD-339663-C-DR-01-W2-2213 P02 received 2 November 2015
Reach Overview MMD-339663-C-DR-01-W2-2230 P05 received 2 November 2015
General Arrangement Plan MMD-339663-C-DR-01-W2-2231 P06 received 2 November 2015
Area of Interest 1 - North Point Slipway MMD-339663-C-DR-01-W2-2232 P06 received 2 November 2015
Area of Interest 2 - Marina MMD-339663-C-DR-01-W2-2233 P05 received 2 November 2015
Area of Interest 3 - Emerald Quay & South Wharf Tie-in MMD-339663-C-DR-01-W2-2234 P03 received 2 November 2015
Area of Interest 4 - South Wharf & Sussex Wharf Tie-in MMD-339663-C-DR-01-W2-2235 P07 received 2 November 2015
Area of Interest 5 - Marina Entrance and Weir Chamber MMD-339663-C-DR-01-W2-2236 P04 received 2 November 2015
Sections and Details Sheet 1 MMD-339663-C-DR-01-W2-2237 P06.1 received 2 November 2015
Sections and Details Sheet 2 MMD-339663-C-DR-01-W2-2238 P05 received 2 November 2015
Sections and Details Sheet 3 MMD-339663-C-DR-01-W2-2239 P06 received 2 November 2015
Sections and Details Sheet 4 MMD-339663-C-DR-01-W2-2240 P04 received 2 November 2015
Sections and Details Sheet 5 MMD-339663-C-DR-01-W2-2241 P04 received 2 November 2015
Sections and Details Sheet 6 MMD-339663-C-DR-01-W2-2242 P01 received 2 November 2015
Sections and Details Sheet 7 MMD-339663-C-DR-01-W2-2243 P06 received 2 November 2015
Sections and Details Sheet 8 MMD-339663-C-DR-01-W2-2244 P05 received 2 November 2015
Elevation 1 - North Point Slipway MMD-339663-C-DR-01-W2-2251 P03 received 2 November 2015
Elevation 2 - Emerald Quay Frontage MMD-339663-C-DR-01-W2-2252 P02 received 2 November 2015
Elevation 3 - Emerald Quay Marina MMD-339663-C-DR-01-W2-2253 P02 received 2 November 2015
Elevation 4 - Emerald Quay and South Wharf Ramp MMD-339663-C-DR-01-W2-2254 P01 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 1 of 3 MMD-339663-L-DR-03-W2-2281 P04 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 2 of 3 MMD-339663-L-DR-03-W2-2282 P04 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 3 of 3 MMD-339663-L-DR-03-W2-2283 P04 received 2 November 2015
Landscape Proposals - Planting Plan MMD-339663-L-DR-03-W2-2284 P01 received 2 November 2015

Detail Plans Reach W3

Drawing List MMD-339663-C-DR-01-W3-2300 P04 received 2 November 2015
Map of Existing Services MMD-339663-C-DR-01-W3-2313 P01 received 2 November 2015
Reach Overview IMSO000648-MMC-01-W3-DR-C-2330 P06 received 5 September 2017
General Arrangement IMSO000648-MMC-01-W3-DR-C-2331 P06 received 5 September 2017
Sheet Pile Wall Alignment - Sheet 1 IMSO000648-MMC-01-W3-DR-C-2332 P06 received 5 September 2017
Sheet Pile Wall Alignment - Sheet 2 IMSO000648-MMC-01-W3-DR-C-2333 P02 received 5 September 2017
Typical Sections Sheet 1 IMSO000648-MMC-01-W3-DR-C-2334 P06 received 5 September 2017
Area of Interest 1 IMSO000648-MMC-01-W3-DR-C-2336 P04 received 5 September 2017
Area of Interest 2 IMSO000648-MMC-01-W3-DR-C-2337 P04 received 5 September 2017
Area of Interest 3 IMSO000648-MMC-01-W3-DR-C-2338 P04 received 5 September 2017
Area of Interest 4 IMSO000648-MMC-01-W3-DR-C-2339 P04 received 5 September 2017
Area of Interest 5 - Sheet 1 of 2 IMSO000648-MMC-01-W3-DR-C-2340 P04 received 5 September 2017
Area of Interest 5 - Sheet 2 of 2 IMSO000648-MMC-01-W3-DR-C-2341 P04 received 5 September 2017
Area of Interest 6 IMSO000648-MMC-01-W3-DR-C-2342 P04 received 5 September 2017
Area of Interest 7 SBBOA IMSO000648-MMC-01-W3-DR-C-2343 P04 received 5 September 2017
Area of Interest 8 MMD-339663-C-DR-01-W3-2344 P04 received 2 November 2015
Area of Interest 9 IMSO000648-MMC-01-W3-DR-C-2345 P04 received 5 September 2017
Area of Interest 10 IMSO000648-MMC-01-W3-DR-C-2346 P04 received 5 September 2017
Typical Sections at House Boats Locations IMSO000648-MMC-01-W3-DR-C-2347 P02 received 5 September 2017
Reinforcement Details - Capping Beams IMSO000648-MMC-01-W3-DR-C-2350 P03 received 5 September 2017
Reinforcement Details - L Shaped Walls IMSO000648-MMC-01-W3-DR-C-2351 P03 received 5 September 2017
Reinforcement Details - Capping Beams IMSO000648-MMC-01-W3-DR-C-2352 P01 received 5 September 2017
Typical Details - Sheet 2 IMSO000648-MMC-01-W3-DR-C-2354 P01 received 5 September 2017
Typical Details - IMSO000648-MMC-01-W3-DR-C-2355 P03 received 5 September 2017
Area of Interest 5 - IMSO000648-MMC-01-W3-DR-C-2357 P01 received 5 September 2017

No 43 Riverside Road - IMSO000648-MMC-01-W3-DR-C-2358 P01 received 5 September 2017
Area of Interest 1 - W2-W3 Tie-In IMSO000648-MMC-01-W3-DR-C-2359 P01 received 5 September 2017
No 51 Riverside Road - Mr Graville IMSO000648-MMC-01-W3-DR-C-2360 P01 received 5 September 2017
No 51 Riverside Road - Sections IMSO000648-MMC-01-W3-DR-C-2361 P01 received 5 September 2017

Landscape Proposals - General Arrangement Sheet 1 of 3 MMD-339663-L-DR-03-W3-2381 P03 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 2 of 3 MMD-339663-L-DR-03-W3-2382 P03 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 3 of 3 MMD-339663-L-DR-03-W3-2383 P03 received 2 November 2015
Landscape Proposals - Planting plan MMD-339663-L-DR-03-W3-2384 P02 received 2 November 2015

Detail Plans Reach W4

Drawing List MMD-339663-C-DR-01-W4-2400 P04 received 2 November 2015
Map of Existing Services MMD-339663-C-DR-01-W4-2413 P03 received 2 November 2015
Reach Overview MMD-339663-C-DR-01-W4-2430 P05 received 2 November 2015
General Arrangement MMD-339663-C-DR-01-W4-2431 P07 received 2 November 2015
Typical Sections MMD-339663-C-DR-01-W4-2432 P06 received 12 January 2016
Area of Interest 1 MMD-339663-C-DR-01-W4-2433 P05 received 2 November 2015
Area of Interest 2 MMD-339663-C-DR-01-W4-2434 P06 received 12 January 2016
Sections & Details Sheet 1 MMD-339663-C-DR-01-W4-2435 P05 received 12 January 2016
Sections & Details Sheet 2 MMD-339663-C-DR-01-W4-2436 P05 received 12 January 2016
Sections & Details Sheet 3 MMD-339663-C-DR-01-W4-2437 P04 received 2 November 2015
Flood Gate Details MMD-339663-C-DR-01-W4-2438 P04 received 2 November 2015
Sections & Details Sheet 4 MMD-339663-C-DR-01-W4-2440 P02 received 2 November 2015
Landscape Proposals - Detail Plan MMD-339663-L-DR-03-W4-2481 P03 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 1 of 2 MMD-339663-L-DR-03-W4-2482 P04 received 2 November 2015
Landscape Proposals - General Arrangement Sheet 2 of 2 MMD-339663-L-DR-03-W4-2483 P03 received 2 November 2015
Landscape Proposals - Planting Plan MMD-339663-L-DR-03-W4-2484 P01 received 2 November 2015

Detail Plans Reach W5

Drawing List IMSO000648-MMC-01-W5-DR-C-2900 P01.1 received 5 September 2017
Map of Existing Services IMSO000648-MMC-01-W5-DR-C-2913 P01.1 received 5 September 2017
Site Clearance & Demolition IMSO000648-MMC-01-W5-DR-C-2915 P01.1 received 5 September 2017
Reach Overview IMSO000648-MMC-01-W5-DR-C-2930 P01.1 received 5 September 2017
General Arrangement IMSO000648-MMC-01-W5-DR-C-2931 P01.1 received 5 September 2017
Typical Upstand Wall IMSO000648-MMC-01-W5-DR-C-2934 P01.1 received 5 September 2017
Typical Step and Ramp Details MMD-339663-C-DR-01-W5-2535 P02 received 2 November 2015
Stanchion Post Details IMSO000648-MMC-01-W5-DR-C-2936 P01.1 received 5 September 2017
Typical Upstand Wall Further Details IMSO000648-MMC-01-W5-DR-C-2937 P01.1 received 5 September 2017
Typical Upstand Wall Cantilever Details MMD-339663-C-DR-01-W5-2538 P02 received 12 January 2016
Typical L Steps MMD-339663-C-DR-01-W5-2541 P03 received 12 January 2016
Typical I Steps MMD-339663-C-DR-01-W5-2542 P02 received 2 November 2015
Area of Interest 3 MMD-339663-C-DR-01-W5-2543 P01 received 12 January 2016
Area of Interest 4 MMD-339663-C-DR-01-W5-2544 P02 received 12 January 2016
Area of Interest 5 MMD-339663-C-DR-01-W5-2545 P02 received 12 January 2016
Area of Interest 6 MMD-339663-C-DR-01-W5-2546 P02 received 12 January 2016
Area of Interest 7 MMD-339663-C-DR-01-W5-2547 P02 received 12 January 2016
Area of Interest 8 MMD-339663-C-DR-01-W5-2548 P02 received 12 January 2016
Area of Interest 9 MMD-339663-C-DR-01-W5-2549 P02 received 12 January 2016
Landscape Proposals - General Arrangement Sheet 1 of 5 MMD-339663-L-DR-03-W5-2582 P06 received 9 February 2016
Landscape Proposals - General Arrangement Sheet 2 of 5 MMD-339663-L-DR-03-W5-2583 P06 received 9 February 2016
Landscape Proposals - General Arrangement Sheet 3 of 5 MMD-339663-L-DR-03-W5-2584 P06 received 9 February 2016
Landscape Proposals - General Arrangement Sheet 4 of 5 MMD-339663-L-DR-03-W5-2585 P06 received 9 February 2016
Landscape Proposals - General Arrangement Sheet 5 of 5 MMD-339663-L-DR-03-W5-2586 P06 received 9 February 2016

Detail Plans Reach W6

Drawing List MMD-339663-C-DR-01-W6-2600 P05 received 2 November 2015
Map of Existing Services MMD-339663-C-DR-01-W6-2613 P01 received 2 November 2015
Reach Overview IMSO000648-MMC-01-W6-DR-C-2630 P06 received 20 July 2017
General Arrangement IMSO000648-MMC-01-W6-DR-C-2631 P05 received 20 July 2017
Cross Section Sheet 1 - IMSO000648-MMC-01-W6-DR-C-2632 P04 received 20 July 2017

Cross Section Sheet 2 MMD-339663-C-DR-01-W6-2633 P06 received 2 November 2015
Tidal Pool Cross Sections Sheet 1 IMSO000648-MMC-01-W6-DR-C-2635 P01 received 20 July 2017
Area of Interest 1 - Tie-in at Railway Bridge IMSO000648-MMC-01-W6-DR-C-2640 P03 received 20 July 2017
Area of Interest 2 - Floodwall Arrangement by Adur River IMSO000648-MMC-01-W6-DR-C-2641 P03 received 20 July 2017
Area of Interest 3 - Tie-in at Brighton Road MMD-339663-C-DR-01-W6-2642 P01.1 received 2 November 2015
Area of Interest 4 - IMSO000648-MMC-01-W6-SK-C-2643 rev P04 received 9 March 2017
Area of Interest 5 - Shoreham Sea Scouts IMSO000648-MMC-01-W6-DR-C-2644 P03 received 20 July 2017
River Bank Erosion Protection - Typical Section MMD-339663-C-DR-01-W6-2645 P04 received 2 November 2015
Sections and Details IMSO000648-MMC-01-W6-DR-C-2646 P03 received 20 July 2017

Recreation Ground Earthworks Typical construction Sequence MMD-339663-C-DR-01-W6-2660 P03 received 12 January 2016
Landscape Proposals - General Arrangement MMD-339663-L-DR-03-W6-2681 P02 received 2 November 2015
Landscape Proposals - Tie in at Railway Bridge MMD-339663-L-DR-03-W6-2682 P02 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 1 of 2 MMD-339663-L-DR-03-W6-2683 P01 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 2 of 2 MMD-339663-L-DR-03-W6-2684 P01 received 2 November 2015

Detail Plans Reach W7

Drawing List MMD-339663-C-DR-01-W7-2700 P03 received 2 November 2015
Map of Existing Services MMD-339663-C-DR-01-W7-2713 P02 received 2 November 2015
Reach Overview MMD-339663-C-DR-01-W7-2730 P05 received 2 November 2015
General Arrangement MMD-339663-C-DR-01-W7-2731 P07 received 12 January 2016
Sections Sheet 1 MMD-339663-C-DR-01-W7-2732 P05 received 2 November 2015
Sections and Details Sheet 2 MMD-339663-C-DR-01-W7-2733 P05 received 2 November 2015
Detail W7-1 MMD-339663-C-DR-01-W7-2734 P05 received 2 November 2015
Sections and Details Sheet 3 MMD-339663-C-DR-01-W7-2735 P08 received 12 January 2016
Detail W7-2 MMD-339663-C-DR-01-W7-2736 P05 received 2 November 2015
Sections Sheet 4 MMD-339663-C-DR-01-W7-2737 P04 received 2 November 2015
Detail W7-3 MMD-339663-C-DR-01-W7-2738 P04 received 2 November 2015
Sections and Details Sheet 5 MMD-339663-C-DR-01-W7-2739 P02 received 2 November 2015

Detail W7-4 MMD-339663-C-DR-01-W7-2740 P04 received 2 November 2015
Sections Sheet 6 MMD-339663-C-DR-01-W7-2741 P04 received 2 November 2015
Sections Sheet 7 MMD-339663-C-DR-01-W7-2742 P04 received 2 November 2015
Detail W7-5 MMD-339663-C-DR-01-W7-2743 P04 received 2 November 2015
Sections Sheet 8 MMD-339663-C-DR-01-W7-2744 P04 received 2 November 2015
Detail W7-6 MMD-339663-C-DR-01-W7-2745 P04 received 2 November 2015
Landscape Proposals - General Arrangement MMD-339663-L-DR-03-W7-2781 P03 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 1 of 2 MMD-339663-L-DR-03-W7-2782 P01 received 2 November 2015
Landscape Proposals - Planting Plan Sheet 2 of 2 MMD-339663-L-DR-03-W7-2783 P01 received 2 November 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informatives / Notes to Applicant

01. The applicant is requested to contact Network Rail's Asset Protection Team at AssetProtectionSussex@networkrail.co.uk and agree to an Asset Protection Agreement prior to any works taking place on site. More information can also be obtained from our website at www.networkrail.co.uk/aspx/1538.aspx.

02. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

03. Under the terms of the Water Resources Act 1991, and our Byelaws, the prior written internal consent of the Environment Agency is required for any proposed permanent works or structures, in, under, over or within 8 metres from the top of the banks of the River Adur or within 15 metres from the landward toe of a flood defence embankment or the rear face of any flood defence wall.

04. Consent is required from the Environment Agency for any temporary works in, under, over or within 8 metres from the top of the banks of the River Adur or within 15 metres from the landward toe of a flood defence embankment or the rear face of any flood defence wall.

05. Where temporary closures of paths are required to prohibit public access during works for the public's safety, e.g. Reach W5, the County Council can facilitate this. The County Council, however, only has powers for a temporary closure of maximum 6 months duration and any extension is at the discretion of the local government office; where a temporary closure is sought but the path concerned is also to be subject to a path diversion Order, then that diversion Order process must first be completed before any temporary closures will be granted; during any temporary closure, an alternative route for the public is to be encouraged. This may, or may not, follow existing public highway and it is possible the applicant will need to undertake some minor improvement works along the alternative route.

Any alternative route that does not follow highway will be at the liability of the applicant and not the County Council.

06. Any works affecting the current legal line of a public footpath must not start until the footpath has been legally diverted and West Sussex County Council Public Rights of Way section has agreed a specification.

07. Section 59 of the 1980 Highways Act - Extra-ordinary Traffic
The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

08. Section 278 Agreement of the 1980 Highways Act - Works within the Highway
The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

09. 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.

Ref: AWDM/1491/17

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. 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 Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. 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.

4. 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.

5. 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

6. If either the local planning authority or the Secretary of State refuses 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.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.