Development Management – Delegated Officer Report

Application Number: AWDM/0255/25 Recommendation: APPROVE

Site: Foreshore North And East Of Shoreham Sailing Club And Land At East Corner Of Car Park, Harbour Way, Shoreham-by-Sea

Proposal: Non material amendment to approved AWDM/0461/24 to:
Change 1: Change profile of rock revetment to deepen the extent of the rock and extend the toe.
Change 2: Increase in rock revetment roundhead to be continued circa 25 degrees anti-clockwise approximately to the 9 o clock position.

Date of Site Visit: March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application follows on from the planning application AWDM/0461/24. The purpose of that application was that following changes to the local environment and coastal processes, the condition of flood risk management assets under the Adur Tidal Walls scheme had deteriorated and hence remedial works were required. Following the previous grant of permission, it has emerged that further works are required relating to the profile of the rock revetment and the position of its roundhead. This non material amendment has been further amended during its consideration to reflect further ongoing changes to the original design.

The application site is between Shoreham Fort and The Harbour Club. It is adjacent to Shoreham Sailing Club and a car park off Harbour Way. The site is bounded by a public beach and the River Adur to the north, and the River Adur to the east.

Planning History:

The site was part of the Adur Tidal Walls flood defence scheme originally granted permission in 2016 and which has been subject to around a dozen subsequent applications amending the scheme, largely consisting of non material amendments and variations to condition, all approved.

AWDM/0461/24: Remedial work to rock armour and surrounding area of Soldier's Point, Shoreham, including addition of a roundhead and improvements to landscaping - approved September 2024.

Consultations:

No comments received

Representations

N/A

Relevant Planning Policies

Adur Local Plan 2017 Policy 1: Presumption in favour of sustainable development • Policy 8: Shoreham Harbour Regeneration Area • Policy 11: Shoreham-by-Sea • Policy 13: Adur's countryside and coast • Policy 14: Local green gaps • Policy 15: Quality of the built environment and public realm • Policy 16: A strategic approach to the historic environment • Policy 17: The historic environment • Policy 18: Sustainable design • Policy 29: Delivering infrastructure • Policy 31: Biodiversity • Policy 32: Open space, recreation, and leisure • Policy 33: Planning for sustainable communities • Policy 34: Pollution and contamination • Policy 36: Flood risk and sustainable drainage

Shoreham Harbour Joint Area Action Plan 2019
South Inshore and South Offshore Marine Plan (2018)
National Planning Policy Framework (February 2025)

Planning Assessment

It is stated that the changes are required due to an evolution of the current beach levels, meaning the original design would not provide the levels of erosion protection necessary. In this scenario, the sea would undercut the rock leading to collapse and increased flood risk and erosion. It is further stated that the change in rock profile will offer better resilience to the flood wall from outflanking erosion. The change in profile has been carefully considered to minimise the additional rock imports by reducing the thickness of the rock layer.

The duration of the works and methodology will be unchanged from that previously permitted under reference AWDM/0461/24 and within the red line boundary and within the description of the original planning application. A variation to the Marine Management Organisation (MMO) licence is also being processed separately.

The Adur Tidal Walls scheme was an extensively detailed scheme in 10 different reaches where detailed consideration was given to assessing the impacts of the proposal balanced against the critical need to provide flood protection to the town. It is considered that these further works are necessary as a matter of principle.

Previously it was concluded that the location of the site has little impact upon public views nor upon the nearby heritage assets including Shoreham Fort and the Kingston Lighthouse. It is further considered, having regard to the previous permission that the additional changes are considered acceptable as minor amendments.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans.

For the avoidance of doubt these plans comprise:

SUPPORTING LETTER 2022s0982 received 27 February 2025
SITE LOCATION PLAN DR-CW-0100 P05 received 27 February 2025
LANDSCAPE & ECOLOGY PLAN DR-L-0001 REV RL03 received 5 June 2025
GENERAL ARRANGEMENT PLAN DR-CW-0002-RL01 received 5 June 2025
PROPOSED REVETMENT LAYOUT DR-CW-0003-RL02 received 5 June 2025
PROPOSED REVETMENT SECTIONS DR-CW-0004-RL02 received 5 June 2025
CONSTRUCTION SEQUENCE AND SITE CONSTRAINTS DR-CW-0005-RL02 received 5 June 2025
PROPOSED REVETMENT SETTING-OUT DR-CW-0006-RL01 received 5 June 2025
GENERAL ARRANGEMENT SK-0001 REV C01 received 5 June 2025
AS-BUILT SECTIONS BAYS 1-4 / CHAINAGE 0-17 SK-0002 REV C01 received 5 June 2025
AS-BUILT SECTIONS BAYS 5-8 / CHAINAGE 17-33 SK-0003 REV C01 received 5 June 2025
AS-BUILT SECTIONS BAYS 9-12 / CHAINAGE 33-49 SK-0004 REV C01 received 5 June 2025
AS-BUILT SECTIONS BAYS 13-16 / CHAINAGE 49-Q3 ROUNDHEAD SK-0005 REV C01 received 5 June 2025
AS-BUILT SECTIONS BAYS 17-18 Q4 ROUNDHEAD ADDITIONAL SECTION SK-0006 REV C01 received 5 June 2025
LANDSCAPE & ECOLOGY PLAN DR-EN-0002 REV RL02 received 5 June 2025

existing planning permission AWDM/0461/24 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos.

GROUND INVESTIGATION REPORT PE241896 JUNE 2024 12.07.2024
TECHNICAL NOTE REVIEW OF GI FINDINGS 24.06.2024 Rev 1.0 12.07.2024
SUPPORTING AGENT COVER LETTER 2022s0982 17.04.2024

PRELIMINARY ECOLOGICAL APPRAISAL March 2024 RP-EN-0001 A3-C03 17.04.2024
HERITAGE STATEMENT March 2024 RP-EN-0007 A3-C02 17.04.2024
PHASE 1 - CONTAMINATED LAND DESK STUDY October 2023 RP-EN-0001_SOP01.01 17.04.2024
CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN (CEMP) March 2024 RP-EN-0009- A3-C03 17.04.2024
FLOOD RISK ASSESSMENT March 2024 RP-EN-0010 A3-C02 17.04.2024
PLANNING, DEIGN & ACCESS STATEMENT + SUSTAINABILITY STATEMENT March 2024 RP-PL-0001-PDAS A3-C03 17.04.2024
LANDSCAPE & ECOLOGY PLAN DR-EN-0001 A3-C04 17.04.2024
SITE LOCATION DR-CW-0100 P05 17.04.2024
AS BUILT REVETMENT LAYOUT & DETAILS DR-CW-0101 P03 17.04.2024
GA PLAN DR-CW-0102 P04 17.04.2024
PROPOSED REVETMENT LAYOUT DR-CW-0103 P04 17.04.2024
PROPOSED REVETMENT SECTIONS DR-CW-0104 P04 17.04.2024

Is recommendation contrary to letter(s) of representation N/A

Case Officer: Gary Peck Date: 17 July 2025

Authorised by: Stephen Cantwell Date: 21st July 2025