Development Management – Delegated Officer Report

Application Number: AWDM/0320/17 **Recommendation: APPROVE**

Site: Foreshore North of Adur Outdoor Activities Centre and East and West of River Adur, Brighton Road, Shoreham-By-Sea

Proposal: Non-Material Amendment to AWDM/1614/15 for improvements to tidal defences on the River Adur to include new section of piling to west side of tidal lagoon at south-west end of Adur Recreation Ground.

Date of Site Visit: 20 March

Neighbours Checked: Site Notice displayed

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application proposes a non material minor amendment to that part of the previously approved Adur Tidal Walls development which relates to the Tidal lagoon in reach W6. The supporting information states that in the original planning application a new embankment was proposed that coincides with the lagoon. The embankment was to be clipped to a row of existing sheet piles but after vegetation clearance it has been found that an increase in pile height is required to curtail the new embankment slope to prevent encroachment into the existing drainage channel.

The lagoon sits to the south west of Adur Recreation ground and is visible from Brighton Road.

Planning History:

Planning permission was granted in June 2016 for *Improvements to 1.8km of tidal defences on the east bank between Coronation Green and the A27 road bridge and 5.4km of defences on the west bank between Shoreham Old Fort and Shoreham Toll Bridge. Proposed development (referred to as the Shoreham Adur Tidal Walls scheme) consists of seven reaches on the west bank (designated W1 - W7 inclusive) and three reaches on the east bank (designated E1 - E3 inclusive). The proposed defences include steel sheet piling, concrete walls, flood glass and earth embankments. Additional works to include a section of road raising, scour protection in the form of rock revetment, matting, planted terraces and gabions and the creation of 1.3 ha of intertidal salt marsh in reach W7 and landscape improvements at Town Quay and the Shoreham Old Fort car park. The application is accompanied by an Environmental Impact Assessment.* (AWDM/1614/15).

Consultations:

Technical Services – no objection

Environmental Health – site is potentially contaminated land so the full contamination condition can be used if appropriate

Representations:

None received

Relevant Planning Policies:

Adur District Local Plan

Relevant policies include AG1 AB1, AB16, AB27, AP9

Adur Submission Local Plan

Relevant policies include 2 (Spatial Strategy), 4 (Economic Growth), 7 (Shoreham Airport), 11 (Shoreham-by-Sea), 37 (Flood Risk and Sustainable Development).

National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

It is stated that the alignment of the embankment will remain as previously approved and it is only the finished crest level which will be elevated above the level of the existing piles in order to curtail the embankment slope. It is clear that the works are required to facilitate the flood defence project and the necessity to alter the plans has come about following the clearance of vegetation which made a previous topographical survey difficult.

It is considered that the proposal represents an acceptable non material minor amendment.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

IMSO000648-MMC-01-W6-SK-C-2631 rev P08 received 9 March 2017
IMSO000648-MMC-01-W6-SK-C-2643 rev P04 received 9 March 2017
IMSO000648-MMC-01-W6-SK-C-1030 rev P01.1 received 9 March 2017

..... existing planning permission AWDM/1614/15 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 Numbers

MMD-339663-C-DR-01-W6-2631 P07 received 2 November 2015
MMD-339663-C-DR-01-W6-2643 P03 received 2 November 2015
MMD-339663-C-DR-01-XX-1030 P01 received 2 November 2015

Is recommendation contrary to letter(s) of representation? N

Case Officer: G Peck Date: 4/4/2017
Authorised by: Appleton Date: 12/4/2017