Development Management – Delegated Officer Report

Application Number: AWDM/1374/17 **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 minor alterations to the design and construction of the Environment Agency tidal defences to the north of Riverside Road (Reach W3).**

Date of Site Visit: **8 September**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

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:

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

Technical Services – no issues

Representations:

None received (neighbour consultation was undertaken)

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

The principle of development has been established by the original permission. Cumulatively there are a number of alterations, but individually none appear to be of material impact to the overall scheme. This particular reach can be said to have more of an impact upon the property owners within it rather than the wider area and hence the relevant properties were given the opportunity to comment on this non material amendment application. No objections have been received and accordingly the application is considered acceptable.

Recommendation

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

- Planning Drawing – Overview IMSO000648-MMC-01-XX-DR-C-1030 P03 received 5 September 2017
- 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 and Elevations IMSO000648-MMC-01-W3-DR-C-2334 P06 received 5 September 2017
- Area of Interest 1 – W2-W3 Tie-in IMSO000648-MMC-01-W3-DR-C-2336 P04 received 5 September 2017
- Area of Interest 2 – Mr Graville Jetty - 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 – No 45 Riverside Road 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 – Mr Phillips 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 9 –Canoe Shed IMSO000648-MMC-01-W3-DR-C-2345 P04 received 5 September 2017
- Area of Interest 10 – No 5 Riverside Road IMSO000648-MMC-01-W3-DR-C-2346 P04 received 5 September 2017
- Typical Sections at House Boat 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

..... 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

- Planning Drawing – Overview-MMC-33963-C-DR-01-W3-1030 P01
- Reach Overview - MMC-339663-C-DR-01-W3-2330 P05
- General Arrangement - MMC-339663-C-DR-01-W3-2331 P06
- Sheet Pile Wall Alignment Sheet 1 MMC-339663-C-DR-01-W3-2332 P06
- Sheet Pile Wall Alignment Sheet 2 MMC-339663-C-DR-01-W3-2333 P02
- Typical Sections and Elevations MMC-339663-C-DR-01-W3-2334 P05
- Area of Interest 1 – W2-W3 Tie-in MMC-339663-C-DR-01-W3-2336 P03
- Area of Interest 2 – Mr Graville Jetty – MMC-339663-C-DR-01-W3-2337 P03
- Area of Interest 3 – MMC-339663-C-DR-01-W3-2338 P03
- Area of Interest 4 – MMC-339663-C-DR-01-W3-2339 P03
- Area of Interest 5 – Sheet 1 of 2 MMC-339663-C-DR-01-W3-2340 P03
- Area of Interest 5 – Sheet 2 of 2 MMC-339663-C-DR-01-W3-2341 P03
- Area of Interest 6 – MMC-339663-C-DR-01-W3-2342 P04
- Area of Interest 7 – MMC-339663-C-DR-01-W3-2343 P03
- Area of Interest 9 –Canoe Shed MMC-339663-C-DR-01-W3-2345 P04
- Area of Interest 10 – No 5 Riverside Road MMC-339663-C-DR-01-W3-2346 P03
- Typical Sections at House Boat Locations MMC-339663-C-DR-01-W3-2347 P04

- Typical Details – MMC-339663-C-DR-01-W3-2355 P03

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

Case Officer: [redacted] Date: 29/9/2017

Authorised by: [redacted] Date: 29/9/2017