Development Management – Delegated Officer Report

Application Number: AWDM/0790/18 Recommendation: APPROVE

Site: **Reach W7, Adur Tidal Walls Scheme**

Proposal: **Non-Material Amendment to AWDM/1614/15 for minor alterations to the design and construction of the Environment Agency tidal defences along part of eastern boundary of Brighton City (Shoreham) Airport (Reach W7).**

Date of Site Visit: **5 June (site notice displayed)**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This non material amendment application seeks the following changes to reach W7 as a result of stakeholder liaison:

Four new vehicle passing bays installed at the toe of the embankment over the ditch. This will mean additional culverted sections and hardstanding with concrete slab. Some sections showing ditch will now change to show passing places and culverts.

Extending the Enkamat around the structures, previously noted on the drawings but not fully shown.

Adjustments to the sections where labels were wrong and Enkamat not shown correctly.

Six additional pedestrian passing places proposed at the top of the embankment.

The two headwalls and culvert at chainage 425 have been replaced by continuing the ditch through this section and then spanning it with a simple concrete slab with handrails and additional access steps to tie in the adjacent land.

The headwalls at the sluice structure have been realigned to suit the construction of the ditch, this means that the two culverts will incorporate a transition section to put them back onto the original alignment.

The headwall types have changed at the culverts and also include handrail and a trash screen. The access gate has been moved landward to fit around the culvert. The culvert bedding detail has also changed.

The alignment of the gabions adjacent to the sluice structure has been adjusted to suit the headwall change and their level has been altered to act as a better support structure. Subsequently the local ditch profile has changed with various transitions to improve the flow in the area.

An additional transition section has been included to show how the ditch ties-in to the new headwalls at each culvert.

The pile alignment has been adjusted within the limits of deviation through the northern section of the reach to straighten the line for ease of construction and the footpath has been slightly adjusted to ensure it fits around the pill box.

The pipe connection detail has been changed where the culvert connects to the headwall at the sluice.

At the sluice structure the location and profile of the access steps on the landward side has changed.

A new gate has been included in the line of the marker posts to allow access through to the pumping station if necessary.

Embankment profile adapted to suit the inclusion of a passing place on the riverward side.

The type of headwall has changed with the wing walls, toe detail, handrailing and landing surface.

The relocated stairs are now shown on the section and the landing has been adjusted to suit the arrangement.

A timber knee rail has been included spanning the culverts at the passing places.

Edge marking and reflective road studs have been included on the passing bay transition detail.

The embankment has been steepened where the footpath is wider. The bank changes from 1:2.5 to 1:2. There is also the inclusion of handrailing on the landward side of the footpath where it ramps down to tie in with the original path to the rear of the steel sheet piles. A length of guard rail has been added to the western edge of the footpath at the southern tie-in for the embankment.

Planning History:

The Tidal Walls scheme was permitted in June 2016 (AWDM/1614/15). There have been 4 subsequent amendment applications approved – 4 non material amendments and 1 variation of condition but none of those consents have related to this part of the site.

Consultations:

Lancing Parish Council: No objection

Representations:

None received

Relevant Planning Policies:

Adur Local Plan: Policy 15

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. The alterations are understood to have been submitted following engagement with the relevant stakeholders.

It is also understood that a further Section 73 application will be made for more fundamental changes to the reach, as a result of a need to remove a ditch, which will require a technical statement regarding nature conservation.

Recommendation

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

Drawing List: IMSO000648-MMC-01-W7-DR-C-2794 P01 received 25 May 2018

Reach Overview IMSO000648-MMC-01-W7-DR-C-2778 P01 received 25 May 2018

General Arrangement IMSO000648-MMC-01-W7-DR-C-2779 P01 received 25 May 2018

Sections Sheet 1 IMSO000648-MMC-01-W7-DR-C-2780 P01 received 25 May 2018

Sections and Details Sheet 2 IMSO000648-MMC-01-W7-DR-C-2781 P01 received 25 May 2018

Detail W7-1 IMSO000648-MMC-01-W7-DR-C-2782 P01 received 25 May 2018

Sections and Details Sheet 3 IMSO000648-MMC-01-W7-DR-C-2783 P01 received 25 May 2018

Detail W7-2 IMSO000648-MMC-01-W7-DR-C-2784 P01 received 25 May 2018

Sections Sheet 4 IMSO000648-MMC-01-W7-DR-C-2785 P01 received 25 May 2018

Detail W7-3 IMSO000648-MMC-01-W7-DR-C-2786 P01 received 25 May 2018

Sections and Details Sheet 5 IMSO000648-MMC-01-W7-DR-C-2787 P01 received 25 May 2018

Detail W7-4 IMSO000648-MMC-01-W7-DR-C-2788 P01 received 25 May 2018

Sections Sheet 6 IMSO000648-MMC-01-W7-DR-C-2789 P01 received 25 May 2018

Sections Sheet 7 IMSO000648-MMC-01-W7-DR-C-2790 P01 received 25 May 2018

Detail W7-5 IMSO000648-MMC-01-W7-DR-C-2791 P01 received 25 May 2018

Sections Sheet 8 IMSO000648-MMC-01-W7-DR-C-2792 P01 received 25 May 2018

Detail W7-6 IMSO000648-MMC-01-W7-DR-C-2793 P01 received 25 May 2018
Sections Sheet 9 IMSO000648-MMC-01-W7-DR-C-2795 P01 received 25 May 2018

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:

Drawing List MMD-339663-C-DR-01-W7-2700 P03
Reach Overview MMD-339663-C-DR-01-W7-2730 P05
General Arrangement MMD-339663-C-DR-01-W7-2731 P07
Sections Sheet 1 MMD-339663-C-DR-01-W7-2732 P05
Sections and Details Sheet 2 MMD-339663-C-DR-01-W7-2733 P05
Detail W7-1 MMD-339663-C-DR-01-W7-2734 P05
Sections and Details Sheet 3 MMD-339663-C-DR-01-W7-2735 P08
Detail W7-2 MMD-339663-C-DR-01-W7-2736 P05
Sections Sheet 4 MMD-339663-C-DR-01-W7-2737 P04
Detail W7-3 MMD-339663-C-DR-01-W7-2738 P04
Sections and Details Sheet 5 MMD-339663-C-DR-01-W7-2739 P02
Detail W7-4 MMD-339663-C-DR-01-W7-2740 P04
Sections Sheet 6 MMD-339663-C-DR-01-W7-2741 P04
Sections Sheet 7 MMD-339663-C-DR-01-W7-2742 P04
Detail W7-5 MMD-339663-C-DR-01-W7-2743 P04
Sections Sheet 8 MMD-339663-C-DR-01-W7-2744 P04
Detail W7-6 MMD-339663-C-DR-01-W7-2745 P04
Sections Sheet 9 MMD-339663-C-DR-01-W7-2746 P04

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

Case Officer: Date: 29/6/2018

Authorised by: Date: 29/6/2018