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ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/1821/17
DATE VALID	21 NOV 2017

Mr Gary Peck
Development Management
Adur & Worthing Councils
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Your Reference
AWDM/1614/15

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Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for the Variation of Condition 16 Attached to Planning Permission AWDM/1614/15

21 November 2017

Dear Gary,

Following on from our discussions with you in relation to various design changes to the scheme in Reach W1, please accept this application to vary condition 16 of the original planning permission.

1 Background

In June 2016, Planning Permission (reference: AWDM/1614/15) was granted by Adur & Worthing Councils to the Environment Agency (EA) for the Shoreham Adur Tidal Walls scheme which is summarised below.

The scheme involves improvements to 1.8km of tidal defences on the east bank of the River Adur at Shoreham-by-Sea between coronation green and the A27 Road Bridge, and 5.4km of defences on the west bank of the River Adur between Shoreham Old Fort and Shoreham Toll Bridge. The development consists of seven development reaches on the west bank (designated W1 – W7 inclusive) and three reaches on the east bank (designated E1-E3 inclusive). The tidal defences include steel sheet piling, new concrete walls, the installation of flood glass and the development and extension to existing earth embankments. Additional works include road raising of the A283 Steyning Road, scour protection in the form of rock revetment, planted terraces and gabions, the creation of 1.3 ha of intertidal salt marsh in reach W7, and landscape improvements throughout the scheme and in particular at Town Quay and the Shoreham Old Fort Car Park

2 Proposed Change to Condition 16

The planning permission for the scheme (reference: AWDM/1614/15) was granted subject to conditions, including Condition 16 as follows:

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 Shoreham Fort Scheduled Ancient Monument.

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The EA has been liaising with the Council regarding the design for Shoreham Fort car park and the majority of the design has been agreed in principal. There are however a few outstanding matters and we are not yet in a position to submit the details required in respect of condition 16. In the meantime, the EA would like to proceed with the main flood defence works in Reach W1 as planned. The EA is keen for these works not to slip, as not achieving the current programme will have knock-on implications for the sailing season and the stakeholder engagement undertaken to date with residents.

We therefore propose that condition 16 is reworded as follows (changes underlined):

16. Prior to the commencement of any permanent works within the car park at Shoreham Fort ~~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.

This variation would allow for works to proceed on the main flood defence works within Reach W1, whilst the design for works within the Shoreham Fort car park are finalised and agreed.

This application comprises one electronic copy of the following details:

- this letter; and
- completed application form;

I trust that the application is in order and I look forward to hearing from you soon. If you have any queries, or if you require any further information, please do not hesitate to contact me.

Yours sincerely,

[redacted]

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