Development Management – Delegated Officer Report

Application Number: AWDM/1134/17 **Recommendation: APPROVE**

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

Proposal: **Non material amendment to approved application AWDM/1614/15 for minor changes to design as detailed design and construction progresses (Reach W6)**

Date of Site Visit: **7 August**

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

This application seeks the following non material minor amendments to Reach W6

- Northernmost embankment around the tidal lagoon has been shifted by a maximum of 5m to the north in order to avoid works within the rootzone of existing trees.
- Geometry of the access ramp on the northern side of the tidal lagoon has been amended to align with the public right of way.
- Enkamat erosion protection has been extended to protect the whole area at risk of erosion.
- A security fence will be constructed on top of flood wall at Shoreham Sea Scouts, comprising of chain link, up to 2m in height.
- At the north-western extent of the reach by the railway bridge, the grassed ramps and ramp leading to the public right of way have been redesigned with DDA compliant gradients.
- Minor change to the alignment of the southernmost embankment around the tidal lagoon where it links in to the footpath at Brighton Road. The wall will now also be clad in bricks to match the bridge abutment.
- The section of the embankment running from Shoreham Sea Scouts to Norfolk Bridge is not on a designated public right of way, therefore a footpath is not required along this section. This section will be topsoil and grass seeded.
- At the north-eastern extent of the reach where the flood wall ties in to Brighton Road adjacent to the Adur Outdoor Activities Centre, the handrail has changed from 'Bridgewater' ductile iron handrailing by Broxap, to timber fencing to match the existing fencing on Brighton Road.

Previous non material amendments to W6, affecting the lagoon, were approved in April.

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

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

As with the non material amendment application considered under AWDM/0320/17, a number of the proposed alterations have come about as the result of further survey work. In the context of the overall works to this reach, which is one of the larger reaches, it is not considered that the works are significant and indeed are likely to ensure that a greater number of trees remain and there is a more cohesive alignment with the public footpath. The works are therefore considered acceptable.

Recommendation

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

- Sections and Details IMSO000648-MMC-01-W6-DR-C-2646 P03 received 20 July 2017
- Area of Interest 5 - Shoreham Sea Scouts IMSO000648-MMC-01-W6-DR-C-2644 P03 received 20 July 2017
- Area of Interest 2 - Floodwall Arrangement by Adur River Area of Interest 2 - Floodwall Arrangement by Adur River IMSO000648-MMC-01-W6-DR-C-2641 P03 received 20 July 2017
- Area of Interest 1 - Tie-in at Railway Bridge IMSO000648-MMC-01-W6-DR-C-2640 P03 received 20 July 2017
- Cross Section Sheet 2 IMSO000648-MMC-01-W6-DR-C-2633 P06 received 20 July 2017
- Cross Section Sheet 1 - Tidal Pool IMSO000648-MMC-01-W6-DR-C-2632 P04 received 20 July 2017
- General Arrangement IMSO000648-MMC-01-W6-DR-C-2631 P05 received 20 July 2017
- Reach Overview IMSO000648-MMC-01-W6-DR-C-2630 P06 received 20 July 2017
- Tidal Pool Cross Sections Sheet 1 IMSO000648-MMC-01-W6-DR-C-2635 P01 received 20 July 2017
- Planning Drawing – Overview IMSO000648-MMC-01-XX-DR-C-1030 P02 received 20 July 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

- Reach Overview MMD-339663-C-DR-01-W6-2630 P07 received 2 November 2015
- General Arrangement MMD-339663-C-DR-01-W6-2631 P07 received 2 November 2015
- Cross Section Sheet 1 - Tidal Pool MMD-339663-C-DR-01-W6-2632 P05 received 2 November 2015
- Cross Section Sheet 2 MMD-339663-C-DR-01-W6-2633 P06 received 2 November 2015
- Area of Interest 1 - Tie-in at Railway Bridge MMD-339663-C-DR-01-W6-2640 P04 received 2 November 2015
- Area of Interest 2 - Floodwall Arrangement by Adur River MMD-339663-C-DR-01-W6-2641 P01.1 received 2 November 2015
- Area of Interest 5 - Shoreham Sea Scouts MMD-339663-C-DR-01-W6-2644 P03 received 2 November 2015
- Sections and Details MMD-339663-C-DR-01-W6-2646 P01.1 received 2 November 2015

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

Case Officer: [redacted] Date: 25/8/2017

Authorised by: [redacted] Date: 25/8/2017.