

Addendum

LA01/2020/0235/F

1.0 Update

- 1.1 Section 7 refers to the assessment of relevant planning policy. Planning Policy Statement 15 'Planning and Flood Risk', is considered in addition to the relevant policies already stated.
- 1.2 Policy FLD 1 applies as the site is located within the coastal flood zone. Development is permitted in such areas where the development meets the exceptions test as listed in FLD 1. If the proposal meets with the test a Flood Risk Assessment is required.
- 1.3 As the proposed ramp and steps are within the coastal water floodplain they are considered an exception under part F. The proposal involves the replacement and alteration to existing access structures onto the West Bay Strand.
- 1.4 Policy FLD 1, 'Part F, the use of land for sport and outdoor recreation, amenity open space or for nature conservation purposes, including ancillary buildings'. As the proposal involves the access onto the West Strand which is a place for outdoor recreational amenity open space for the public, it is considered to meet this test of policy.
- 1.5 A Flood Risk Assessment has been submitted with the application and DfI Rivers Agency have been consulted as the competent authority. DfI Rivers Agency have accepted the Flood Risk Assessment. DfI Rivers state that while not being responsible for the preparation of the Assessment, accepts its logic and has no reason to disagree with its conclusions. Therefore, the proposal meets with Policy FLD 1 of PPS 15.
- 1.6 Policy FLD 2 - Protection of Flood Defence and Drainage Infrastructure states that "development will not be permitted that would impede the operational effectiveness of flood defences or hinder access to enable their maintenance". A small portion of a watercourse is culverted through the site, before it discharges into the sea. It is noted by DfI Rivers Agency that the existing culverted

section will not be affected, as per the information provided within the Environmental Statement Report, 3.3.2, page 21. As the proposal involves the replacement of existing steps and ramps and an existing culvert, it does not impede the operational effectiveness of surrounding flood defences or hinder access to enable their maintenance. Therefore the proposal meets this test of policy.

- 1.7 FLD 4 'Artificial Modification of watercourses'. Any artificial modification of a watercourse is normally not permitted unless it is necessary to provide access to a development site or for engineering reasons. The proposal involves replacing existing steps and ramp access and the existing culvert. As there are no reasonable or practical alternative courses of action and as the culvert is already in existence. It considered that the proposal meets as an exception within with Policy FLD 4.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve the proposed development in accordance with paragraph 9.1 of the Planning Committee report.