

**Broadland Flood Alleviation Project:
Compartment 37 (Upton Dyke) - Variation of Condition 1 of Planning
Permission BA/2015/0364/FUL to allow removal of piling and realignment of
floodbank close to existing culvert
(chainage 3962 to 3980)
(Planning Ref no. BA2016/0422/COND)**

Report by Planning Officer

Summary: This report provides Members with details of Broadland Environmental Services Ltd (BESLs) application that seeks to vary the existing planning permission flood defence works for a short section of the dyke (18 metres in length) adjacent to an existing culvert (following earlier permission for more extensive works granted earlier this year. It concludes that the proposed change to the approved scheme should safeguard and enhance navigation interests (subject to the imposition of the same planning conditions imposed on consent BA/2015/0364/FUL).

1 Background

- 1.1 In November 2015, a planning application was submitted for the removal of piling (via driving piles into the bed of the dyke) along much of the southern bank of Upton Dyke (extending to over 500 metres). The application also included associated re-grading the dyke edge and the original bank, and crest raising the existing bank with the material gained from the old bank (ref no BA/2015/0364/FUL). This application was subject to considerable local interest and was approved by Planning Committee at their meeting in February 2016 (subject to the imposition of a number of conditions to safeguard navigation interests).
- 1.2 The 2015 application excluded a short section of piling (some 18 metres) close to a culvert located approximately halfway between the head of the dyke and the river. It is marked by an IDB drainage dyke running perpendicular to the boat dyke and the culvert itself, which consists of a pipe that goes underneath the boat dyke to allow water to join the drainage dyke network on the other side. The floodbank makes a 'kink' at this point as it passes around the drainage dyke and associated culvert headwall.
- 1.3 BESL have now been informed of a recent decision by the IDB to improve the culvert that runs under Upton Dyke to avoid the 'kink' in the floodbank.
- 1.4 This planning application proposes a variation to the approved scheme (and approved drawing). In summary, the change proposes the extension of the

culvert pipe to allow the floodbank to be rolled back to follow the same alignment as that either side (to straightening the bank). This will then also allow the river edge piles to be removed (by pile driving) rather than retaining (see details shown in Appendix 1).

- 1.5 As BESL have recently started works to implement the consent, this new planning application has been submitted to allow the floodbank works and the adjacent piling removal to take place this winter (concurrent with BESL's piling removal works in the Dyke). The nature of the application means that should consent be granted, the conditions imposed on the previous pile driving / removal application would apply to the works proposed in this application (and Members will recall they considered the details submitted to discharge the relevant pre-commencement conditions at their last meeting in October).

2 Summary of Officers comments

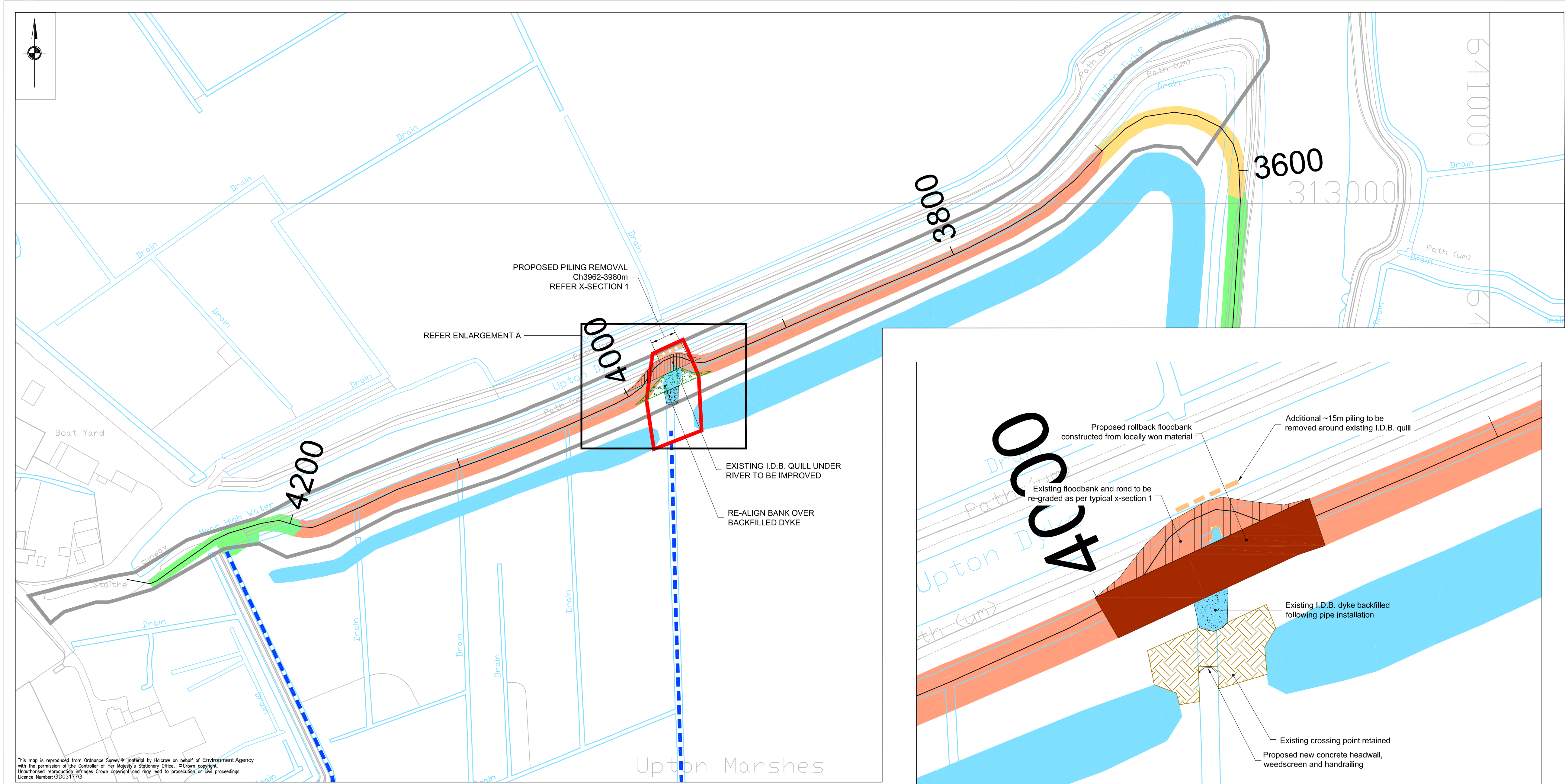
- 2.1 The application effectively seeks consent to permit an additional 18 metres of flood defence works in the form of rollback and re-profiling of the bank to match the scheme approved along the rest of the Upton Dyke bank.
- 2.2 All previous consents for works in the Dyke recognise the potential for erosion and siltation associated with flood defence and pile driving works. In this application BESL have devised works to limit risk, notably in relation to the shallow profile of edge proposed in the 18 metre length of Dyke edge where pile driving / removal is proposed. In addition, the proposed variation will ensure that all previously agreed erosion monitoring and mitigation measures associated with the remaining works in Upton Dyke will apply.
- 2.3 The application, if approved, would remove a pinch-point in the dyke that should benefit navigation, given the current limited width of the dyke at this point. The piling is no longer needed for erosion protection purposes and its removal (subject to safeguards) and associated rollback of the floodbank would deliver flood defences in a more sustainable manner (consistent with other works approved in Upton Dyke).
- 2.4 Therefore the proposed additional 18 metres of works is welcomed and would increase width (and remove a pinch point in the Dyke) and that should represent a modest navigation improvement
- 2.5 Members' views are invited on these proposed works.

Background Papers: BA/2015/0364/FUL

Author: Andy Scales
Date of report: 2 December 2016

Broads Plan Objectives: None

Appendices: APPENDIX 1 - Drawing no WNCFSH/420/002/A



- Key:
- PROPOSED PLANNING BOUNDARY = 1351m²
 - B.A. PLANNING PERMISSION GRANTED - BA\2015\0364\FUL
 - PROPOSED ROLLBACK BANK
 - ESTABLISHED STRENGTHENED BANK
 - ESTABLISHED SETBACK BANK
 - ESTABLISHED ROLLBACK BANK
 - ESTABLISHED SOKE DYKE
 - PILES TO BE REMOVED
 - IDB MAIN DRAIN

- Notes:
- ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - ALL LEVELS IN METRES ABOVE ORDNANCE DATUM.
 - NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
 - PILES AT CULVERT TO BE EXTRACTED RATHER THAN DRIVEN.

FOR
PLANNING
PURPOSES
ONLY

Rev	By	Chkd	Apprvd	Date	Description
A	LM	JM	KM	11/11/15	ADDITIONAL EXTENT OF PILING REMOVAL

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Project

BROADLAND FLOOD ALLEVIATION PROJECT

Drawing

**COMPARTMENT 37
RIVER BURE
ADDITIONAL PILING REMOVAL
DETAILED PLAN 1 OF 1**

Drawn by: L MERSEY Date: 26/10/15
Checked by: J NORRIS Date: 28/10/15
Approved by: K MARSH Date: 28/10/15

Drawing No.	Revision
WNCFSH/420/002	A

Drawing Scale: AS SHOWN AT A1

