

**Broadland Flood Alleviation Project:
Planning Application for Compartment 19
(Claxton Marshes)**

Report by Senior Waterways and Recreation Officer

Summary: This report provides members with a summary of BESL's planning application proposals for Compartment 19 (Claxton Marshes) on the true right bank of the River Yare between the Carleton Beck near the Beauchamp Arms public house and Langley Dyke. The report also outlines officers' comments on the planning application upon which members comments are welcomed.

1 Background

- 1.1 Compartment 19 is located on the true right bank of the River Yare between the Carleton Beck near the Beauchamp Arms public house and Langley Dyke. Land in the compartment is protected by 3.5km of earth floodbank defences and concrete wall. The condition of the floodbanks has been assessed and they are rated as being in 0.5% good condition, 42% average condition and 57.5% poor condition.
- 1.2 Erosion protection in Compartment 19 is provided by reeded rond (55%) and piling (45%). Of the piling 51% is timber with a residual life of between 1 and 20 years 45% is steel with a residual life of between 10 and 30 years and there is also a small amount of asbestos piling in the Compartment (4%).
- 1.3 The majority of the land in the Compartment is currently used as grazing marsh and is in the Broads Environmentally Sensitive Area (ESA) Scheme. The compartment also contains Langley Abbey, Buckenham Sailing Club and the Beauchamp Arms public house. There are no designated sites within the compartment but Ducan's Marsh SSSI lies adjacent to Carleton Beck in Compartment 18.
- 1.4 Mooring takes place in the Compartment in Langley Dyke where there are private long stay moorings and on the River Yare near the Beauchamp Arms public house and Buckenham Sailing Club. In the adjacent flood defence compartment (Compartment 20) there is a Broads Authority 24-hour mooring at the head of Langley Dyke.
- 1.5 Recreational access is also important in this Compartment. The bank between Rockland and Langley Dykes is leased by Great Yarmouth and Norfolk County Angling Association who organise high profile angling matches along the bank during the fishing season.

- 1.6 Additionally the Buckenham sailing club is situated in the compartment immediately downstream of the Beauchamp Arms Public House. Buckenham Sailing Club organises regular club racing events and longer races including the “Triple B” event between the club and Breydon Water. Other sailing events also take place on this reach of the River Yare and the area is well used for sailing and general recreational boating. There is also a slipway facility between the Beauchamp Arms and the club premises which is used by the sailing club, boatyard and public on a fee paying basis.

2 Need for Flood Defence Improvements

- 2.1 As in most Broadland Flood Defence compartments the effectiveness of the flood defences in Compartment 19 have reduced over time due to the combined effects of bank settlement and deterioration of piling. Some maintenance schemes were carried out in the compartment between 2001 and 2010 which mainly involved the installation of erosion protection in the form of rock rolls (tube shaped net containers filled with rock), alder pole piling to deal with scour pockets which threatened to undermine the floodbank and crest raising. Officers accept that there is now a need for a comprehensive scheme to deal with ongoing settlement of the banks in order to protect the land and properties which lie within the compartment.

3 BESL’s Planning Application Proposals for Compartment 19

- 3.1 BESL’s proposals for Compartment 19 are summarised in table 1 and shown in detail on the plans at appendix 1.

Table 1

Proposed Works	Length (m)
Floodbank	
Strengthen floodbank	1770
Rollback floodbank	1792
Piling	
Remove piling	722
Retain existing piling	341
Maintain existing piling	9
Install piling	106
Erosion protection	
Maintain existing erosion protection	51
Retain existing erosion protection	211
Install erosion protection	16

- 3.2 In the main BESL's proposals for Compartment 19 are to strengthen or rollback the existing floodwall. Officers consider that these works will have little or no affect on the navigation.
- 3.3 After the rollback bank is established piling removal is proposed for a number of areas particularly the area immediately downstream of Langley Green pump. This area of piling is not used for mooring and is currently marked by BESL as a navigation hazard as it regularly overtops at high water. Officers accept that rollback and piling removal is the most appropriate solution for this location.
- 3.4 BESL is proposing to retain some areas of piling which is used for private mooring at the request of the landowners. The responsibility for maintaining this piling will be passed to the landowners. Other piling, not used for mooring purposes, will be retained to provide continued erosion protection until it is removed during the maintenance period of the flood defence project which runs until 2021.
- 3.5 Officers will request that conditions requiring compliance with the agreed piling removal and erosion monitoring protocol and the installation of channel marking prior to natural vegetation establishment are placed on any planning permission granted for the removal of piling in the compartment.

4 Broads Authority Officer Comments on the Planning Application

- 4.1 Generally the proposed scheme will have minimal effect on the navigation. Works will take place from the land and be timed to avoid working behind moorings and on the section of bank that has a right of way on it during the main holiday season.
- 4.2 Currently the crest of the floodbank in Compartment 19 is narrow and uneven in places and the floodbank strengthening works will provide an even, wide crest which will benefit angling access. As the floodbank crest will be significantly improved as a result of the proposed works and regularly cut for inspection purposes there may also be scope for diverting the Wherryman's Way from the road to part of the improved floodwall. This is an objective in the draft Broads Integrated Access Strategy and discussions have already taken place with some of the landowners in the compartment regarding this proposal.
- 4.3 The proposals in the area of Buckenham Sailing Club scheme also involve the rebuilding and enhancement of the slipway and this is considered to be of benefit to navigation.

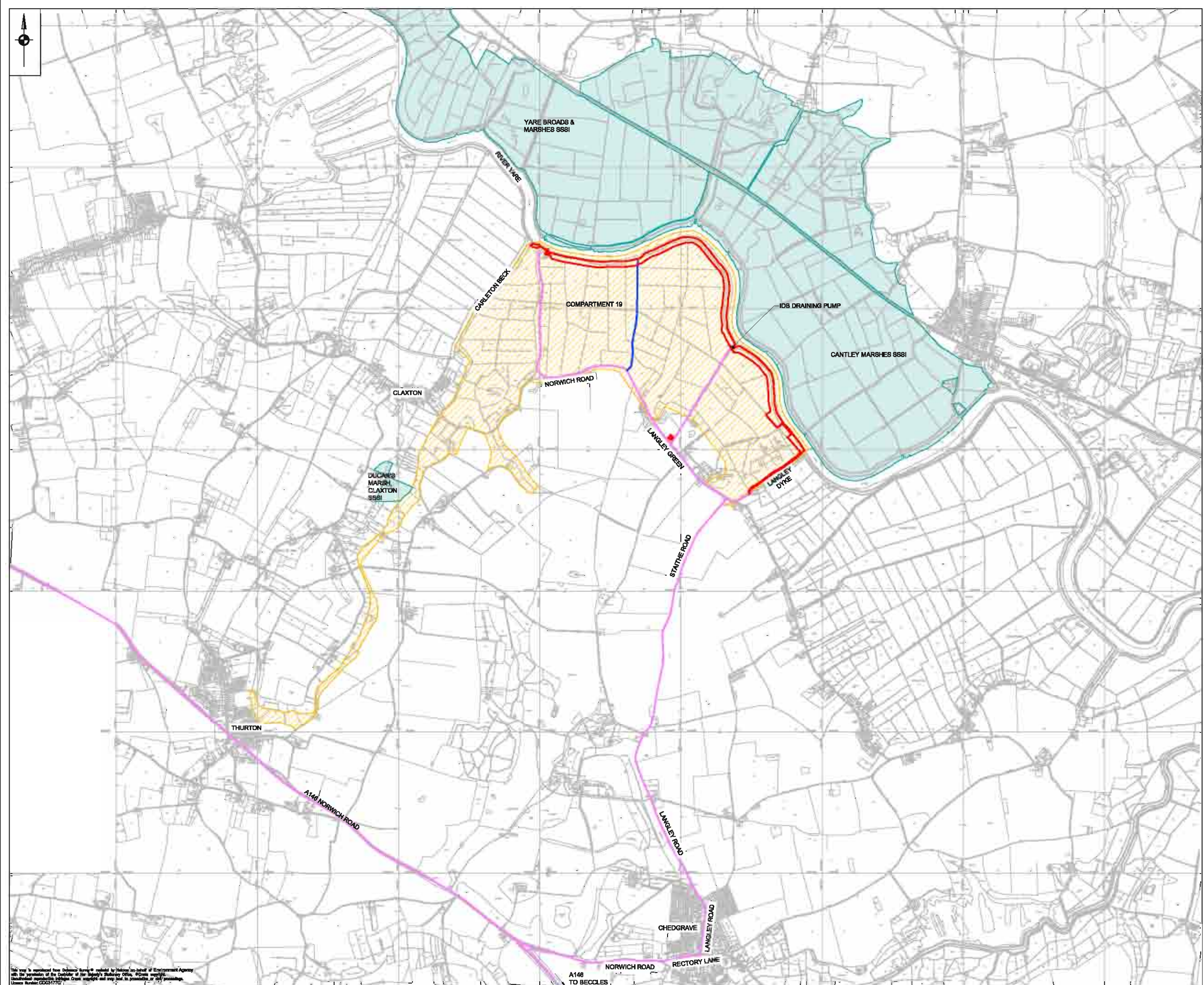
5 Conclusions

- 5.1 Provided that the appropriate conditions relating to erosion protection, piling removal, new piling, erosion protection, erosion monitoring, channel marking

and timing of works, are attached to any planning permission granted for the proposed scheme officers consider that the flood defence works proposed in the planning application will have a limited effect on the navigation.

- 5.2 There are also opportunities presented by BESL's proposals for the provision of access enhancements and officers will pursue these with the relevant landowners. Officers therefore support the works proposed in the planning application.

Background papers:	Nil
Author:	Adrian Clarke
Date of report:	14 February 2013
Broads Plan Objectives:	CC3.1, NA1.1
Appendices:	APPENDIX 1 – Compartment 19 detailed drawings



Key:

- COMPARTMENT EXTENT
- SITE COMPOUND
- SSSIs
- PLANNING APPLICATION BOUNDARY
- MAIN ACCESS ROUTES
- PRIVATE ACCESS ROUTE ONLY

- Drawing List:
- 001 - COMPARTMENT BOUNDARY
 - 002 - KEY PLAN
 - 003 - DETAILED PLAN & SECTIONS 1 OF 2
 - 004 - DETAILED PLAN & SECTIONS 2 OF 2
 - 005 - DETAILED PLAN BUCKENHAM SAILING CLUB & BEAUCHAMP ARMS

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Rev	By	Chd	Appr	Date	Description

Client: **Broadland Environmental Services Limited**
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Project:
BROADLAND FLOOD ALLEVIATION PROJECT

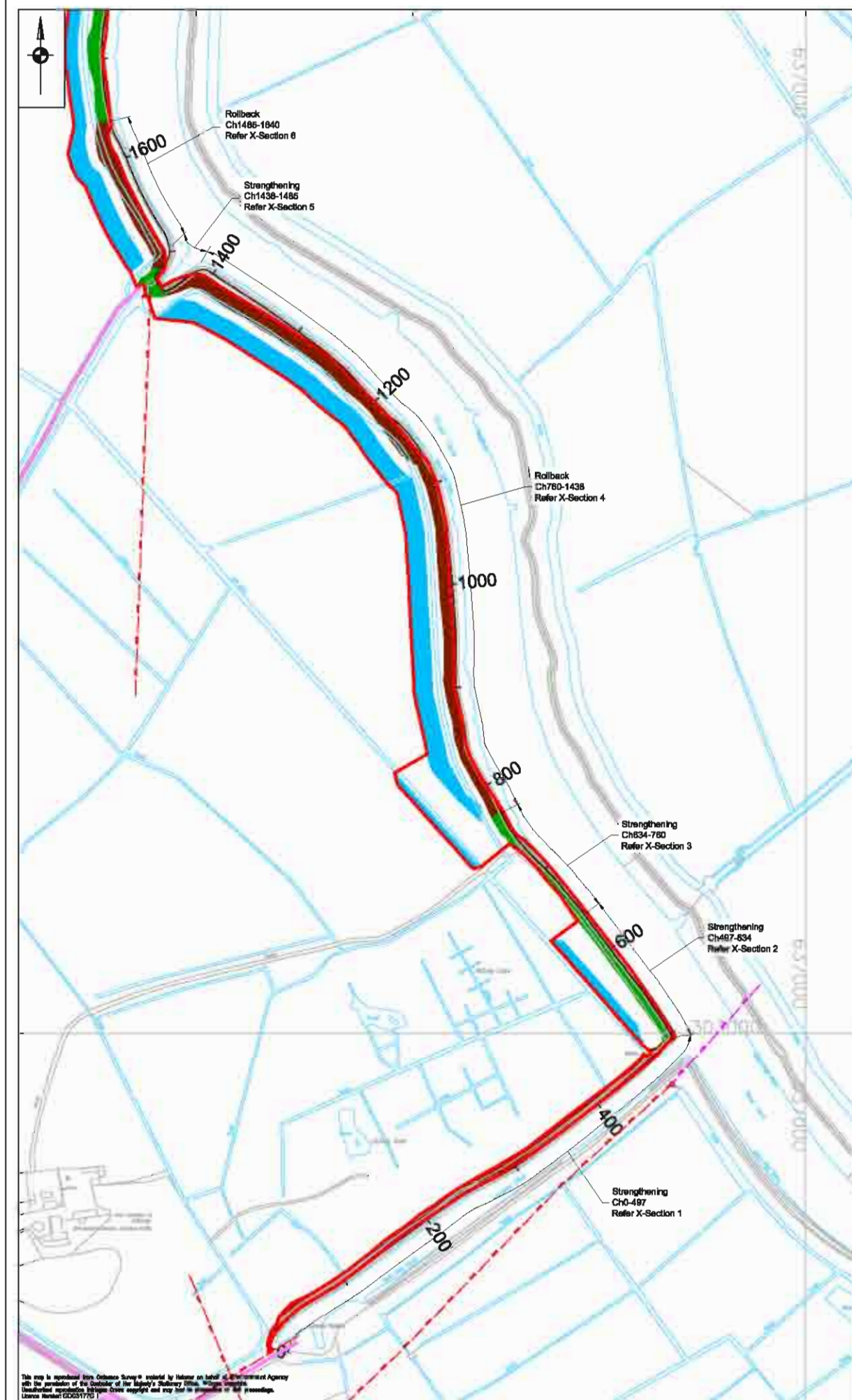
Drawing:
**COMPARTMENT 19
RIVER YARE
LOCATION PLAN**

Drawn by: L MERSEY	Date: 23/01/12
Checked by: A RICHARDSON	Date: 23/01/12
Approved by: K MARSH	Date: 23/01/12
Drawing No:	Revision
WNCCLX/400/001	0

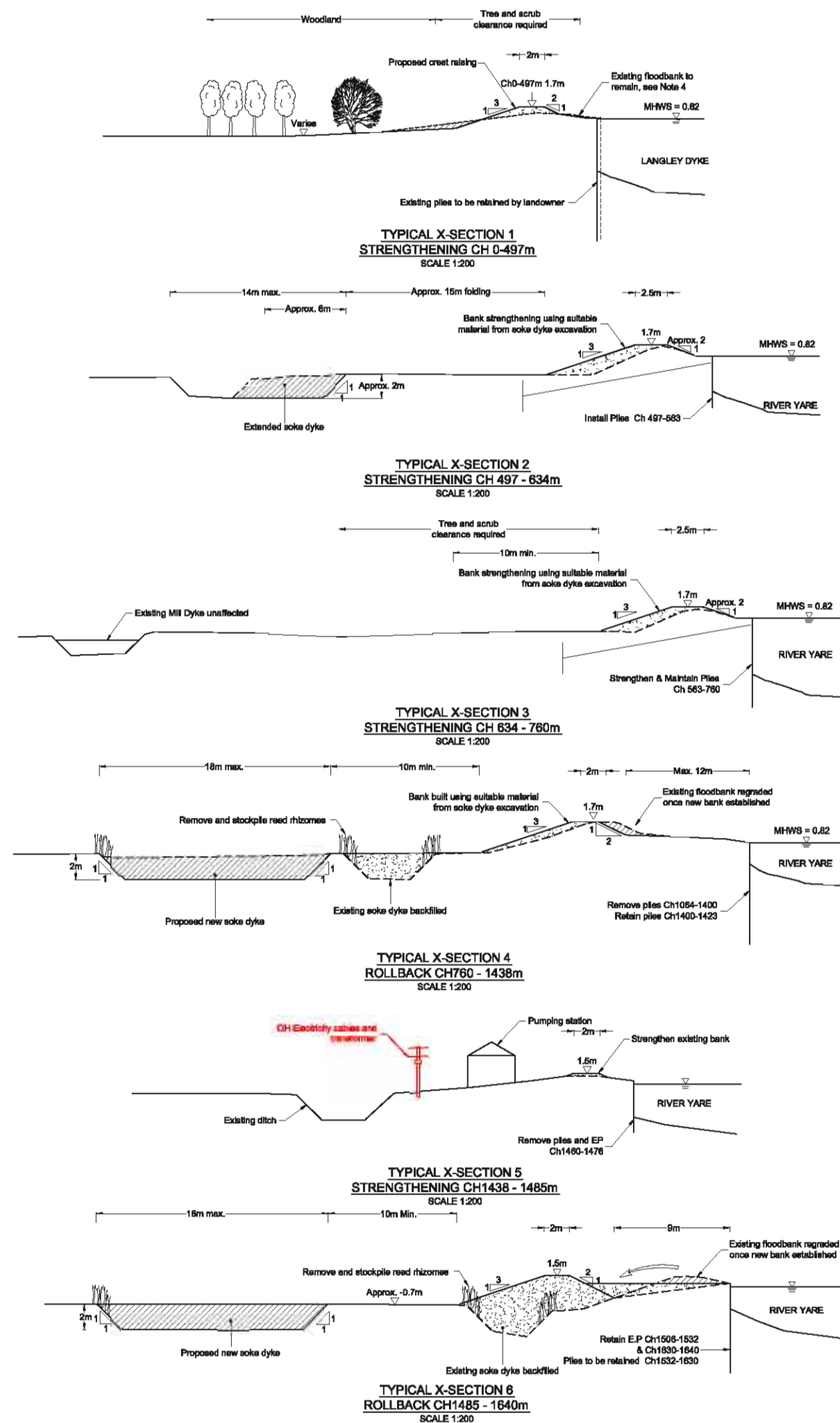
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Drawing Title: COMPARTMENT 19 RIVER YARE LOCATION PLAN
Drawing Date: 23/01/12
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PLAN OF WORKS
SCALE 1:2500



Key:

- BANK STRENGTHENING
- ROLLBACK BANK
- PROPOSED NEW SOKE DYKE
- PLANNING APPLICATION BOUNDARY
- MAIN ACCESS ROUTE
- OVERHEAD ELECTRICITY CABLES
- UNDERGROUND ELECTRICITY CABLES

Notes:

1. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
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3. ALL LEVELS IN METRES ABOVE ORDNANCE DATUM.
4. CYANIDE SPENT OXIDE (BLUE BILLY) CONTAMINANT PRESENT IN FLODBANK ALONG LANGLEY DYKE AND WOODLAND BLOCK CH0-760m, EXISTING BANK NOT TO BE EXCAVATED OR REGRADED.

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Project: **BROADLAND FLOOD ALLEVIATION PROJECT**

Drawing: **COMPARTMENT 19**

**RIVER YARE
 DETAILED DRAWING
 PLAN 1 OF 2**

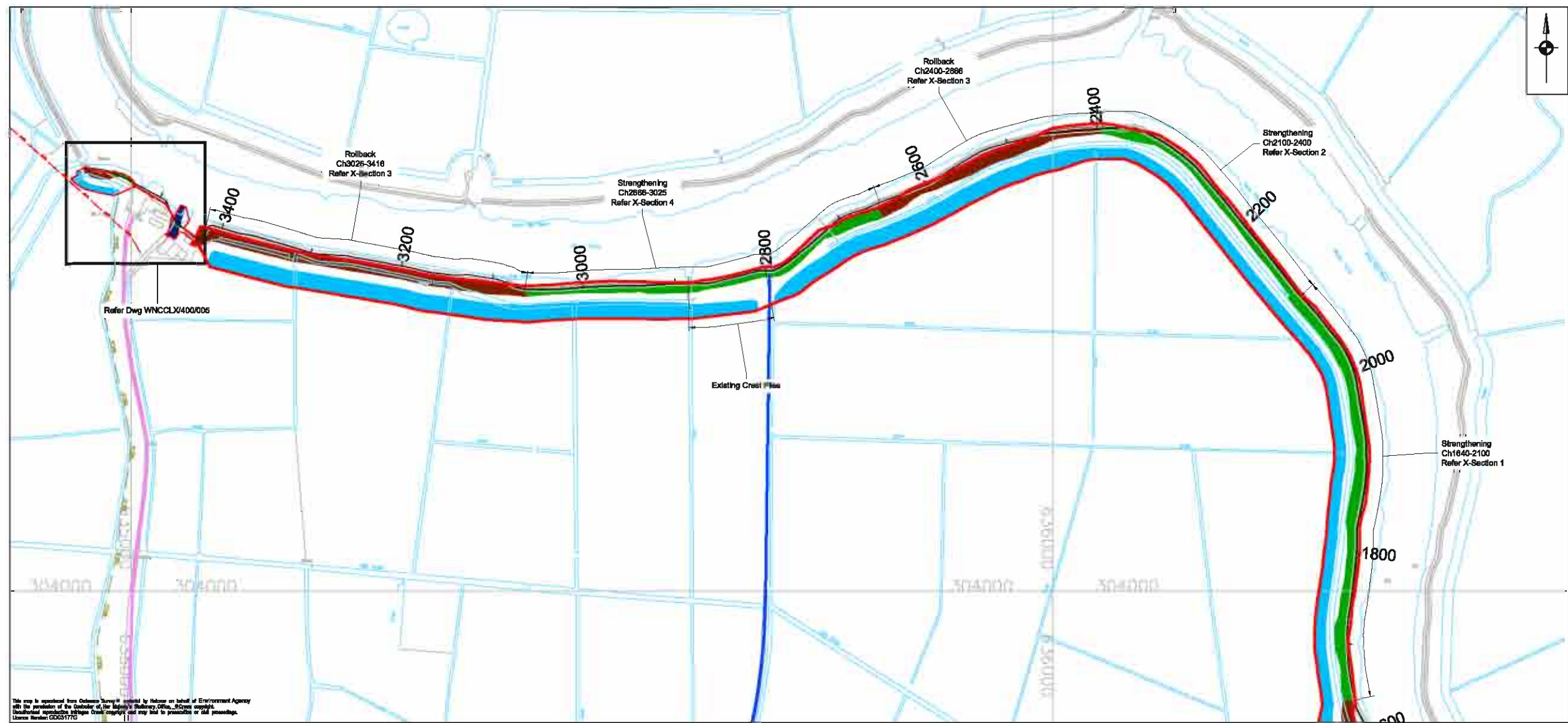
Drawn by: L. MERSEY Date: 21/01/13
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 Approved by: K. MARSH Date: 21/01/13

Drawing No. **WNCCLX/400/003** Revision **0**

Drawing Scale: AS SHOWN AT A1

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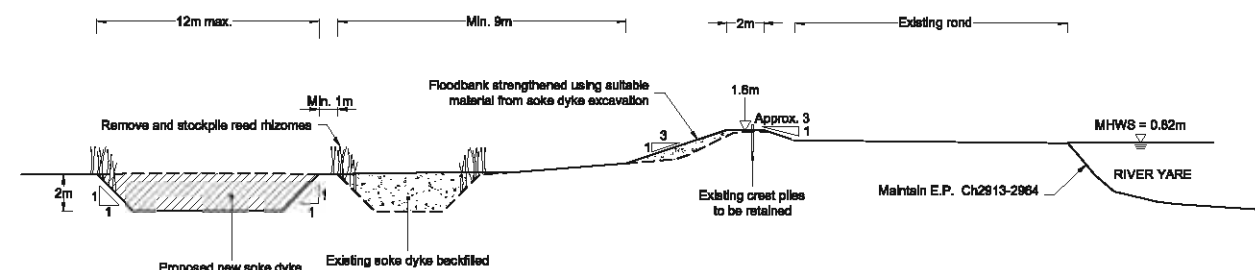
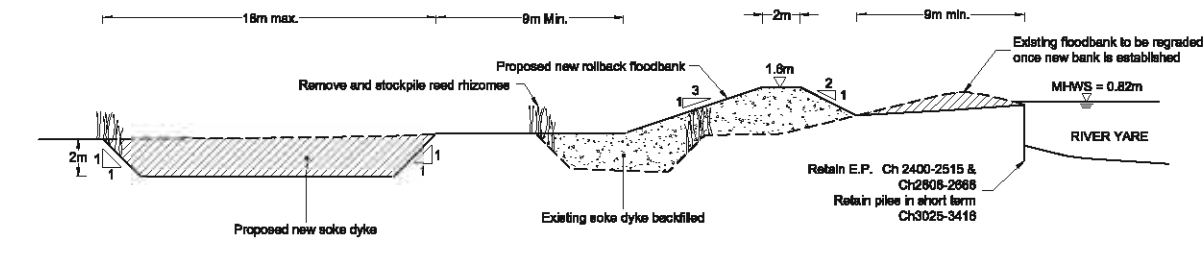
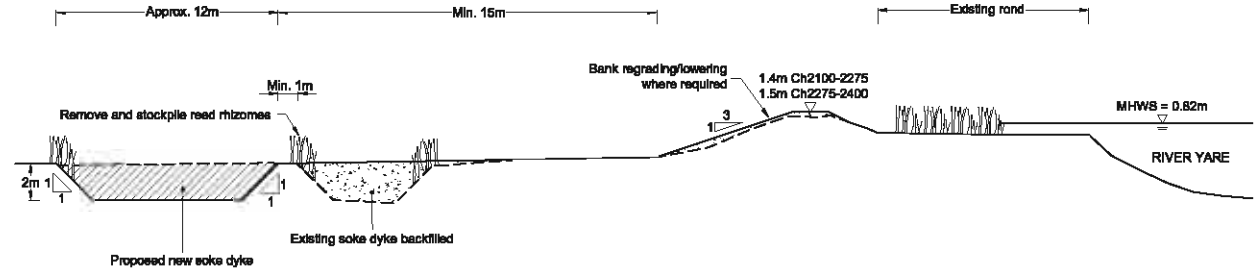
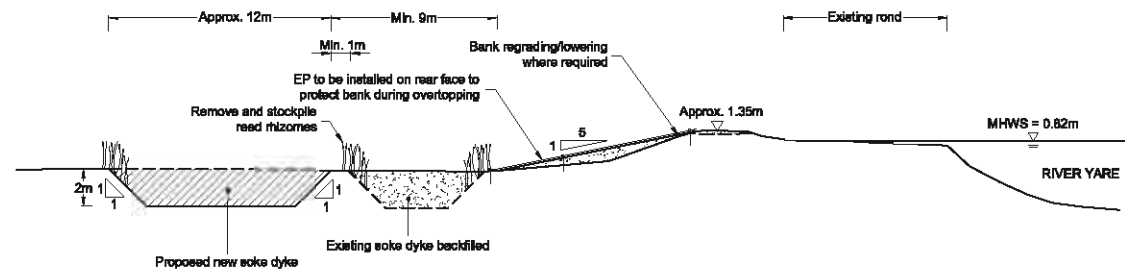
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- Key:
- BANK STRENGTHENING
 - ROLLBACK BANK
 - PROPOSED NEW SOKE DYKE
 - PLANNING APPLICATION BOUNDARY
 - MAIN ACCESS ROUTES
 - PRIVATE TRACK ACCESS
 - OVERHEAD ELECTRICITY CABLES
 - UNDERGROUND BT CABLES

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BROADLAND FLOOD ALLEVIATION PROJECT

Drawing	
COMPARTMENT 19 RIVER YARE DETAILED DRAWING PLAN 2 OF 2	
Drawn by: L. MERSEY	Date: 21/01/13
Checked by: A. RICHARDSON	Date: 21/01/13
Approved by: K. MARSH	Date: 21/01/13
Drawing No.	Revision
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- | | |
|---|---|
|  | BANK STRENGTHENING |
|  | ROLLBACK BANK |
|  | PROPOSED NEW SOKE DYKE |
|  | PROPOSED EXTENTS OF
RAISED SLIPWAY |
|  | EXISTING FLOODWALL |
|  | PROPOSED NEW PILING |
|  | PLANNING APPLICATION
BOUNDARY |
|  | OVERHEAD ELECTRICITY
CABLES |
|  | UNDERGROUND BT CABLES |
|  | MAIN ACCESS ROUTES |

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Client

Broadland Environmental Services Limited

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Hidrow is a CH2M HILL company



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Project

BROADLAND FLOOD ALLEVIATION PROJECT

Drawing

COMPARTMENT 19

RIVER YARE
BUCKENHAM GOLFING CLUB

BUCKENHAM SAILING CLUB &
BEAUCHAMP ARMS

Drawn by: L. MERSEY Date: 21/01/13

Checked by: A RICHARDSON	Date: 21/01/13
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Approved by: R. KUMARSH	Date: 21/01/13
Revision No.	Revision

