

Application for Determination

Parish: Loddon

Reference: BA/2013/0276/FUL **Target Date:** 7 November 2013

Location: Land at Pyes Mill Road, Loddon

Proposal: Temporary flood embankment trial shaping of engineered dredged sediment into a flood bank profile

Applicant: Broads Authority

Reason for referral: Broads Authority application

Recommendation: Approve with conditions.

1 Description of Site and Proposal

- 1.1 The application is for the construction of an embankment on agricultural land between Loddon Basin and Pyes Mill, set back 80 metres from the rivers edge and not forming part of the flood defence (see Appendix 1 – Location Plan).
- 1.2 The application submitted is associated with the Broads Authority dredging project and PRISMA trial. It proposes an embankment / bund to be created to act as a trial of a new technique for the formation of floodbanks.
- 1.3 As explained in the Method Statement that accompanies this application, to enable the new bund (experimental floodbank) to be created, dredged sediment material from Loddon Basin is to be sourced using a submersible pump. The dredged material (sediment water mixture) is transported via pipeline to the site which allows for the mixture to be 'dewatered'. Dredged dewatered sediment is then to be spread on agricultural land. However, a small amount of sediment is proposed to be mixed with additives to create a 'claylike' substance potentially suitable for flood embankments.
- 1.4 Following the addition of additives to a small amount of sediment, it is proposed to create a bund 25 metres by 5 metres with a height of 1.1 metres and this embankment will be tested on a range of geo-technical requirements. It is this embankment that is the subject of this planning application
- 1.5 The Method Statement explains that the embankment is to be created in early 2014 with testing of its geotechnical qualities taking place in the

following months (with removal anticipated in June 2014 - although the timetable may slip dependent upon weather conditions). At the end of the trial period, the bund will be 'dismantled' and the material will be spread over an extensive area of grazing land (using a muck spreader in the same way that other dewatered sediment would be spread).

- 1.6 The application site has been selected to minimise transport costs, is outside the flood zone (as requested by the Environment Agency), on an area of low quality grazing land and away from any area of significant ecological / habitat interest.
- 1.7 Traffic movements associated with this planning application will be limited to the mobilising and demobilising of two excavators by low load trailer via Pyes Mill Road.

2 Planning History

None.

3 Consultations

- 3.1 Loddon Parish Council – Awaited.

Broads Society – Awaited.

NCC Highways – Awaited.

SNDC – EHO – Awaited.

- 3.2 Note: The application proposal is for a temporary trial flood bank on agricultural land. It does not significantly affect the use or enjoyment of the whole or any part of the navigation area. It is assessed as being in accordance with development plan policies does not materially conflicts with any policy, plan, strategy or procedure of the Authority. It has not, therefore, been referred to the Navigation Committee.

4 Representations

- 4.1 None received.

5 Planning Policy

- 5.1 The following policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

Core Strategy (CS) (2007)

[Core Strategy \(Adopted Sept 2007\).pdf](#)

Policy CS1 – Landscape protection and enhancement
Policy CS4 – Creation of new resources

Development Management Plan DPD (DMP) (2011)

[DMP DPD - Adoption version.pdf](#)

Policy DP1 – Natural environment

- 5.2 The following policy has been assessed for consistency with the NPPF and has been found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Development Management Plan DPD (DMP) (2011)

Policy DP28 - Amenity

- 5.3 Material Planning Consideration

National Planning Policy Framework (NPPF) (2012)

[NPPF](#)

6 Assessment

- 6.1 The proposed bund is to be formed to test a new technique for the creation of floodbanks using dewatered dredged sediment. Whilst not adjacent to the river (or forming part of flood protection), the creation of the bund would allow the geo-technical integrity to be initially tested.
- 6.2 The trial is important in seeking to establish whether this new technique can be used for future flood bank creation. If successful, this could deliver a number of longer term benefits by the
- Sustainable use of dredgings
 - Reduction in the need to create widened or new soke dykes to source material for floodbank creation / strengthening
 - Reduction in need for imported clay in locations where locally sourced material are not available / suitable
- 6.3 To test this technique, a site close to the river is needed to allow dewatered sediment to be pumped economically to the site. The proposed site is considered suitable for the test as it is away from the highest flood risk area and outside any area with a heritage or biodiversity designation. In addition, it is also in an area of limited agricultural value, forming low grade grazing land, and away from residential properties. These factors will ensure no unacceptable harm or conflict with development plan Policies CS1, CS4 and DP28.
- 6.4 The creation of a bund some 1.1 metres in height will introduce a new

feature into the landscape. Whereas floodbanks are an established feature in the Broads, they are normally close to rivers and have a green well vegetated appearance. In this case, the floodbank will be seen in the context of an existing hedge (to the north) and will represent a short term feature (for between four and six months). Therefore it is not considered that the bund will have an unacceptable impact on the landscape of the area, or conflict with the aims of development plan policy DP1.

7 Conclusion

- 7.1 The proposal will allow for a technique to create new floodbanks using dredged materials to be trialled, which if successful, may have significant use in the Broads area. It is considered that the proposal is not inconsistent with development plan policy aims and will not have any unacceptable long term impact on landscape or other considerations.

8 Recommendation

- 8.1 Subject to no substantive representation / comment being raised from any outstanding consultees during the consultation period for this application, Committee Members delegate authority to officers to approved subject to the following conditions:

- Temporary permission – removal of flood bank by 31 July 2014.
- Submitted plans / details
- Site traffic access route

Background Papers: Application File BA/2013/0276/FUL

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Date of report: 25 September 2013

Appendices: APPENDIX 1 - Location Plan

APPENDIX 1

BA/2013/0276/FUL - Land At Pyes Mill Road, Loddon
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