

Application for Determination

Parish: Langley -w- Hardley

Reference: BA/2013/0277/FUL **Target Date:** 7 November 2013

Location: Land at Church Farm, Hardley Staithe Road, Hardley

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 the second planning submission seeking consent for the construction of a trial embankment. This application site is located on agricultural land adjacent to Church Farm to the north Hardley Dyke, set back some 120 metres from the dyke and not forming part of the flood defence (see Appendix 1 – Location Plan).
- 1.2 The application is also submitted by the Broads Authority linked to the PRISMA project. 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 Hardley Dyke 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' (with drainage water pumped directly back to the Dyke). 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 to avoid potential impact on breeding birds and spawning fish. Therefore construction is proposed later this year with removal of the bund by April 2014. In the period up to April 2014, the testing of the geotechnical features of the embankment will take place. At the end of the trial period, the bund will be 'removed' and the material will be spread over an extensive area of land in close co-operation with the tenant (using a muck spreader in the same way that other dewatered sediment would be spread).
- 1.6 The application site has been selected following careful assessment of ecological issues, to minimise transport costs, is outside the flood zone, on an area of land which will not be in use following the lifting of this years sugar beet crop.
- 1.7 Traffic movements associated with this planning application will be limited and access the site by road via Hardley Staithe Road.

2 Planning History

- 2.1 None.

3 Consultations

Langley -w-Hardley Parish Council – Awaited.

Broads Society – Awaited.

NCC Highways – Awaited.

SNDC – EHO – Awaited.

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 This is the second planning application to test a new technique for the creation of embankments using dewatered dredged sediment. The site is not adjacent to the river (or forming part of flood protection) but will 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 bank strengthening
 - Reduction in need for imported clay in locations where locally sourced material are not available / suitable
- 6.3 Again, a site close to the water 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 designation. In addition, it is not required for agricultural use in the next few months and is away from residential properties. The site has the potential to affect ecological interest, but the applicant has sought to limit impact by seeking to undertake the work outside the main bird breeding and fish spawning periods. 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. Embankments 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 is set back on higher land. However it is not to be unacceptably prominent and will represent only a short term feature (to be removed no later than April 2014). 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 30 April 2014.
- Submitted plans / details.
- Site traffic access route.

Background Papers: BA/2013/0277/FUL

Author: Andy Scales
Date of report: 25 September 2013

Appendices: APPENDIX 1 - Location Plan

APPENDIX 1

BA/2013/0277/FUL - Church Farm, Lower Hardley Road, Hardley
Temporary flood embankment trial shaping of engineered dredged sediment into a flood bank profile

