

Day 2, Issue 1

Can the Council prepare a note with Mr Thornton agreeing the extent of the Adur Tidal Walls scheme (height of new flood bank and whether landscaping conditions have been discharged). In addition, to try and agree whether there are factual errors in the Council's Landscape Study in relation to the Council's landscape evidence.

The Council has sought to agree any factual inaccuracies in relation to the Landscape Study undertaken to underpin the Plan with the site promoters. The Adur Landscape Study Update – Shoreham Gateway (2016) (CD14/12) took into account a number of issues raised by Mr Thornton (see the appended email from Mr Daines to Mr Thornton dated 12 February 2016). Nevertheless, the Council and its landscape consultant firmly believe that this does not alter the conclusions regarding the landscape impact of any development on this site. However, the site promoters still remain concerned about the Study and a recent email from William Thornton dated 21 February 2017 is appended.

The cross section drawing included with the Adur Tidal Walls application and appended to this response shows that the existing flood defence and Downs Link recreational path will be raised by 1.3m to 1.48m adjacent the site (sections L & K) and 0.7m further south adjacent to the tollbridge (section J). The cross section also shows the height of the new flood defence in its approved position cutting across the existing field. As indicated by the site promoters, this will change the current flat appearance of the site.

There is some uncertainty about the amount of existing vegetation that can be retained adjacent to the Downs Link footpath and as yet the detailed landscaping condition has not been discharged for this Reach. In accordance with the EA's general standing advice it is apparent that tree planting on the flood defence banks would not be allowed on the basis that it would compromise the integrity of the flood defence.

The site promoters remain concerned about the Council's landscape evidence, however, the current planning application highlights that the site constraints are such that any development would have a significant impact on this sensitive site on the edge of the town and the National Park. This is reflected in the consultation responses from the Landscape Officers from the South Downs National Park and West Sussex County Council. The Council's position on the current planning application is set out in the email dated 25th March 2017 sent to the site promoters and appended to this response.