

# **Design and Access Statement to accompany the Planning Application for flood defence improvements and enhancement works to Cantley Parish Staithe**

## **Background**

As part of the Broadland Flood Alleviation Project, the floodbank close to Cantley Parish Staithe requires raising and strengthening in order to provide an improved flood defence to protect the Cantley Sugar Beet factory, the Reedcutter Public House and Cantley village.

The Parish Staithe is situated between the western end of the factory and the Reedcutter pub (see location plan on drawing WNCLNH/413/001). The staithe area is owned by Cantley Parish Council and has been formally registered as a Village Green (VG180). The staithe is currently poorly utilised and although there is provision for mooring, the wooden jetties are very dilapidated and becoming unsafe. The land also has poor access due to the current alignment of the flood defence bank.

The Parish Council would like to improve public access in this area for informal recreation, improve the mooring facilities and provide a new slipway. They have been working with the Broads Authority (BA) since 2005 and are now looking to implement this scheme in partnership with Broadland Environmental Services Limited (BESL) as part of the flood alleviation proposals. British Sugar is also contributing to the project together with other funding organisations: Broadland District Council, WREN, BIFFA and the Environment Agency.

This written summary, which includes the information required for a design and access statement, provides further information about the proposals shown on the planning drawings

## **Proposals**

In addition to the floodbank close to the Parish Staithe a further 700m of flood defence run in front of the factory and constitute compartment 13. Most of the defences comprise of a concrete wall protecting the factory; only minor maintenance work is necessary to this and will be undertaken through the Environment Agency's permitted development rights. However, the new floodbank, landscaping and enhancement works proposed for the staithe area will require planning permission. A planning application is being submitted for the flood defence works but incorporating the proposals for the Parish Staithe enhancements.

The current flood defence consists of a clay floodbank that runs from the concrete wall at the Beet Factory through the middle of the staithe area, around the boat dyke and ties in with the floodbank at the pub car park (Drawing WNCLNH/413/001). The current location of the bank makes easy access to the staithe area difficult and therefore impedes recreational use of the site. It has also settled over time and no longer provides the required level of flood defence. The site is very uneven and the mooring jetties and quay heading are dilapidated making it dangerous and already necessitating the removal of parts of the structures. Drawing WNCLNH/413/001 shows a plan and photos of the site in its current condition.

The proposed flood defence solution has been chosen as it will not only provide a sustainable flood defence but will also enhance the potential of the staithe area to be used for informal recreation, complimenting the plans of the Parish Council and BA. It is proposed to level the existing bank and to construct a new floodbank to the rear (landward) side of the site. This will allow the space between the bank and the river to be landscaped into a flat area, providing safer recreational use. It is also proposed to construct a new slipway in the boat dyke as well as associated ramps over the floodbank for car and pedestrian access to the site. This will also greatly improve disabled access, since the current pedestrian access is narrow and restrictive.

The dangerous and unsightly mooring structures will be removed, the area re-piled or regarded and the mooring jetties replaced with floating pontoons. This will increase the number of available moorings and improve access and safety. Drawing WNCLNH/413/002 shows details of the layout of the proposals.

### **Material Sourcing**

The clay required for the core of the floodbank will need to be imported as there is no suitable material available on site. Approximately 430 cubic metres will be required, which equates to 45 deliveries using 20 tonne lorries. Access will be from the A47 onto the B1140 up to Station Road and Cantley Railway Station. The manned level crossing will be used to cross the railway, then following the road to the Reedcutter pub car park and the proposed works site.

The remaining fill material, approximately 700 cubic metres, will be sourced from British Sugar. This will include general fill for the recreation area and dyke, hard standing for the car park area and topsoil for landscaping. This will minimise off-site haulage distances and make use of recycled materials.

### **Site Accommodation**

A temporary site welfare unit will be placed in the Reedcutter PH car park to provide facilities for the workforce during the construction works.

### **Navigation**

There are currently 5 – 7 boats moored within the current staithe area. On completion of the works it is anticipated that there will be:

- 3 permanent moorings for use by the “Reedcutter” PH. (western side of slipway)
- 7 permanent moorings for the parish (pontoons)
- 3 temporary moorings (eastern side of slipway)

The new slipway will provide public access for launching small dingys and fishing boats.

### **Ecology & Environment**

There are no key environmental issues identified. However, BESL will carry out their standard mitigation for water voles prior to backfilling the existing dyke.

### **Public Footpath**

During the works the footpath to the rear of the staithe will be temporarily closed. However, an alternative route already exists through the factory which can be utilised during the works. On completion the ramp up to the slipway and recreational area will be provided from the existing footpath to allow disabled access.

### **Programme**

The works are to be split into two phases. The first phase will consist of the floodbank and slipway construction and the associated river edge piling. The second phase will consist of the installation of the floating pontoons, landscaping and surfacing as well as other associated works.

The first phase will be undertaken by BESL with the work currently programmed to take place between July and August 2009, lasting for 6-8 weeks. The second phase will be completed when the full funding has been secured by the Parish Council. It is hoped that this will be secured before August 2009 and that the work will follow sequentially.