

1436

Subject: FW: Development Management DPD

From: Richard Atkins
Sent: 17 June 2011 13:36

Subject: Development Management DPD

I've doing some work with Halcrow to develop a Cliffs Management Strategy. Among their recommendations is that we provide Planning guidance to steer development away from areas of ground instability. The DMPD would seem to be the document to use.

I understand the DM DPD has been published for consultation and the deadline for responses has now passed. Whilst I worked with Andrew Ransome on the original policy wording for Policy DM15, Halcrow's recent advice changes the circumstances quite significantly and I consider there is now a strong reason to make 'focussed' changes to the document as follows:

Suggest we re-word DM15.2 thus:-

"All development proposals in the vicinity of the cliff frontages shall take full account of the risk of ground instability. The Council is developing a Cliffs Management Strategy which will include location specific guidance to developers on areas which the Council consider unsuitable for development and those which require mitigation works to facilitate development. Pending issue of this strategy, potential developments should be discussed with the Council at an early stage to establish the suitability of the proposal. Development that is at risk from land instability or that is likely to increase risk to the site or surrounding areas will not be acceptable. Proposals will only be considered where:-

- (i) *It has been demonstrated to the satisfaction of the Council that the development of unstable or potentially unstable land will be constructed and used safely without increasing instability in the site or surrounding land*
- (ii) *It can be demonstrated that mitigation measures to stabilise land are environmentally acceptable and will not adversely impact upon neighbouring uses."*

Regards

Richard

*RICHARD ATKINS B.SC, C.ENG, MICE
SEA DEFENCES ENGINEER
HIGHWAYS AND TRAFFIC MANAGEMENT SERVICES*

*Project Implementation
Department of Enterprise Tourism & Environment
Southend-on-Sea Borough Council
PO Box 5560 Civic Centre, Victoria Avenue
Southend-on-Sea
Essex SS2 6ZQ*