

Design and Access Statement for Netley Cliff Sheet Pile Wall Replacement

Introduction

This Design and Access Statement (DAS) supports the planning application for the replacement of a failing sheet pile wall at Netley Cliff, Southampton.

The existing wall, which retains the slope beneath the Netley Cliff apartments, is structurally compromised, with soil washout occurring during tidal cycles. The proposed development involves installing a new steel sheet pile wall immediately in front of the existing one to protect the cliff face from further erosion.

The submission includes the following:

- Location plan
- Block plan
- Ecological Impact Assessment
- Shadow Habitat Regulation Assessment
- Existing site plan
- Proposed site plan
- Methodology drawing
- Outline Construction Environmental Management Plan (including noise management plan)
- Outline Method Statement
- Topographic survey
- Section view
- Photos of existing wall
- Design and Access Statement

Site Context

Netley Cliff is located on the Solent, with the sheet pile wall situated at the foot of a slope leading to the apartments above. The site coordinates are Easting 445597, Northing 108169 (Lat 50.871233, Long -1.3533732). The beachfront area, accessible via a public slipway, is a critical element of the local landscape, with constraints due to public access and environmental considerations.

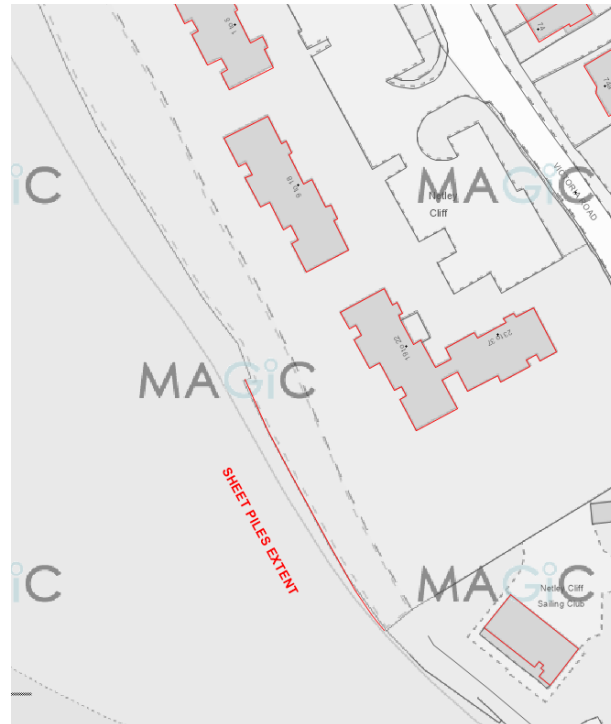


Figure 1 - Magic Map with SPW boundary shown

As can be seen from the photographs below, the existing sheet pile wall has deteriorated significantly since 2020, with sections of the slope washed away and occasionally large, localised failures are occurring, particularly during the winter months.



Figure 2 - Photo of the existing sheet pile wall from 2020



Figure 3 - Photo of the existing sheet pile wall from 2024

Numerous planning applications for coastline defence replacement schemes have been submitted for the Netley Cliff shore in recent years. These typically involve sheet pile wall replacements

The gabions along the Malmesbury Court frontage and the steel sheet piling for Ferrymans Quay, led by Eastleigh Borough Council in 2013. Additionally, private residences within Chalcot have funded similar projects in support of dwelling extensions in 2022. Furthermore, Hampshire County Council is currently proposing emergency sea wall repair works within the Royal Victoria Country Park.

The persistent issue of coastal erosion in the area underscores the importance of this application to protect the cliff face from further deterioration.

Proposal

The replacement scheme centres around addressing the ongoing structural failure of the existing sheet pile wall with a like-for-like product. To protect the shoreline from further erosion.

The new steel sheet pile wall will be approximately 60 metres in length and positioned 300mm seaward of the current wall. The finish level of the new wall will be approximately 700mm higher than the original to match the adjacent sheet pile wall height of Netley Cliff Sailing Club.

Access Considerations

Access to the site will be primarily from the beachfront via the public slipway, with additional access for personnel and materials from Victoria Road. Temporary storage and site facilities are proposed to be located in the nearby public car park.

The following access-related measures are planned:

- Public Safety:

Erecting barriers and signage to prevent unauthorised access and ensure public safety during construction.

- Site Management:

Using tracked mats on the beachfront to protect the surface and ensure stable access for machinery.

- Operational Hours:

Limiting work to Monday to Friday (08:00 to 18:00) and Saturday (08:00 to 13:00) to minimise disruption to residents and the public.

Consultation and Policy Compliance

The DAS considers feedback from consultations with local authorities and stakeholders, including compliance with the Local Plan policies and statutory requirements such as the Marine and Coastal Access Act 2009 and the Marine Works Regulations 2007.

Conclusion

The proposed replacement of the sheet pile wall at Netley Cliff addresses an urgent structural issue while respecting the site's environmental and visual context. Pre-planning advice was sought with Eastleigh Borough Council in March 2024.

This DAS considers the feedback from the initial consultation with the likely consultees. In terms of the relevant policies within the Local Plan, the proposal is in accordance with each, subject to relevant planning conditions.