

Ongoing maintenance of marina basin and channel

[43] At the 2004 hearing, Ms Sheffield pointed to the fact (which is common ground) that the marina basin and channel will require periodic dredging in the future to avoid sedimentation build-up, liable to prevent ready entry/exit via the channel and use of the marina in varying tidal conditions. At the 2005 hearing we were satisfied from further evidence received from Mr Caldwell that dredging of the basin and channel, (estimated at no more, and expectedly less, than 6000m³ per annum), could be readily undertaken – TCDC already having an (albeit lesser) dredging programme in place incidental to the existing slipway to be removed. As to disposal of such dredgings, we conclude, having listened to the society's case over the successive hearing phases, that viable long-term options exist, without the need to insist that a pre-arranged consent or series of consents be in place prior to the development proceeding. In short, we accept that the dredgings would be readily disposable, whether via appropriate coastal permit authorisation within the marine environment, or by land-based means as illustrated by the trucking consent.

[44] Ms Sheffield went on to suggest that tidal flushing of the marina would not occur over a two-day tidal cycle, contrary to evidence adduced for the society. Mr Caldwell stated in response that, in the light of calculations undertaken with the flushing rate, based upon a marina water depth of approximately 4.0m and a neap tidal range of greater than 1m, "the ebb and flow during the tidal cycle and the mixing that that induces in the marina will be sufficient to 'turn over' the complete volume of the marina in two days (four tide cycles)". He went on to explain the reasoning supporting his view, and, having considered it against the concerns raised by Ms Sheffield, we accept that poor water quality due to lack of flushing is not likely to be an issue on the basis of the works proposed in creating the marina basin and channel and the maintenance dredging intended.

[45] Before leaving this head, we record that the evidence given originally by Mr Caldwell prior to the 2001 decision, coupled with his subsequent evidence in 2005, served to provide adequate assurance that the hydrological and drainage issues for the seaward and landward components of the proposed marina development have been adequately addressed, and that, subject to compliance with relevant consent conditions, the effects of the proposal as regards those issues will be minimal.

