

Sue Payne

From: Sue Payne
Sent: 09 November 2015 13:31
To: lucy.seymour-bowdery@westsussex.gov.uk; Selsey Town Council;
angie.fenton@quod.com
Cc: Hannah Hyland
Subject: Selsey Neighbourhood Plan - further information

Good afternoon

Please find below the response received from the Environment Agency with regard to the Examiner's questions on the Selsey Neighbourhood Plan.

Kind regards

Sue Payne

Planning Policy Officer

Planning Policy

Chichester District Council

Tel: 01243 53 4722 | Fax: 01243 776766 | spayne@chichester.gov.uk | <http://www.chichester.gov.uk>

www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Hyland, Hannah [<mailto:hannah.hyland@environment-agency.gov.uk>]

Sent: 05 November 2015 15:30

To: Sue Payne

Subject: Selsey Neighbourhood Plan - further information

Sue,

Please find below further information to inform the hearings regarding the Selsey Neighbourhood Plan. I would be grateful if you could forward this on to the Examiner:

"The following statement provides further clarification with regard to the flood zone classification for the Thawscroft site. It is hoped that this information will help address the question posed in the Examiner's initial comments, specifically "what is the nature of the flooding risk on the site and what is the timescale for the Environment Agency reconsidering the flooding status of the site having regard to the effectiveness of the Medmerry defences".

The site is currently identified within Flood Zone 3 (high risk) on the Environment Agency Flood Map for Planning.

This map is based on coastal modelling from 2011. We have a continuous process for updating our flood maps through new modelling. We are currently producing a new flood model for the coastline between Emsworth and Littlehampton which will consider undefended and defended scenarios for flood risk. It is anticipated that the outputs from this work will be available in the next couple of months. Whilst we expect some changes to the flood zones as a result of the modelling it is not expected that the Thawscroft site would be removed from Flood Zone 3.

Please note that the flood map for planning provides the level of flood risk from an undefended scenario. Whilst the Medmerry Managed Realignment is now working as an effective flood defence and protects a number of homes and infrastructure its presence will not significantly affect the reclassification of flood zones being carried out through the above modeling.

Whilst the site is identified within Flood Zone 3, in accordance with the NPPF, we support its removal as a site allocation.

I hope the above is of use. Unfortunately due to resources and other priorities the Environment Agency is unable to attend the hearing sessions on the 18th November. If you require any further information on this matter please let me know.”

Kind regards,

Hannah

Hannah Hyland
Sustainable Places - Planning Specialist
Environment Agency - Solent and South Downs Area

✉ Guildbourne House, Chatsworth Road, Worthing, West Sussex, BN11 1LD
☎ 01903 703952 (7 23 3952) or 07774 437421

Please note I do not work on Fridays.

Please note as of April 2015 our Flood Risk Standing Advice has been updated.

From January 2014 we introduced a new charging scheme for some of our planning advice

Please do not print this email unless you really need to.

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes. Click [here](#) to report this email as spam.