

# Hythe and Dibden Neighbourhood Development Plan

Advice from Environment Agency on flood defence  
(communications from Charlotte Lines, Rob Waite)

5 October 2018

**Re: 180511 :GE2995:Neighbourhood Plan - Hythe and Dibden**

From [Neil Williamson](#)

To [Charlotte Lines](#)

Date 2018-10-05 13:21

Thanks Charlotte

Just had a very useful conversation with Rob [Waite], who advised that for Hythe we should ideally be aiming for 4.3 + 0.6m AOD, to take account of wave action on top of still water levels.

Kind regards  
Neil

----- Original Message -----

**Subject:**Re: 180511 :GE2995:Neighbourhood Plan - Hythe and Dibden

**Date:**2018-10-05 13:41

**From:**[Neil Williamson](#)

**To:**Charlotte Lines

Dear Charlotte

Thanks for the clarification regarding the height of sea defences, which we will consider.

We are advised by the local planning authorities that it is not possible for neighbourhood plans to include policies for the collection of developer contributions, since that is a Local Plan function.

You may wish to note that it is intended to proceed to formal Regulation 14 public consultation on the pre-submission draft of the neighbourhood plan next month, so you will have another opportunity to comment on the revised policies at that stage.

Kind regards  
Neil Williamson

On 2018-10-05 13:12, Lines, Charlotte A. wrote:

Hi Neil,

Thank you for your email.

As per our previous comments we would advise that a policy seeking developer contributions towards any future flood alleviation schemes across the plan area would be more beneficial than specifying a constant height for the reasons set out below:

The level quoted, 3.1mAOD, is the current day 1 in 200 tide level, but ideally we would want defences to be designed to the climate change level + freeboard (residential = 4.3m AOD + freeboard), however, the actual defence height will depend upon the type of development and also the funding available. It might be better therefore not to quote an actual level and just say that defences should be designed taking into account climate change/sea level rise and advice from the Environment Agency, in addition to seeking developer's contributions.

Many thanks,  
Charlotte

Charlotte Lines | Principal Planning Officer Sustainable Places West | Solent and South Downs Area | Environment Planning and Engagement | Environment Agency | Romsey | Canal Walk | Romsey | SO51 7LP