

Condition 7

“To safeguard the amenities of the locality and occupiers of neighbouring property.....”

1. *“To safeguard the occupiers of neighbouring property”*

The flood defence wall was required to get permission for residential development on a site already known to flood. It was to be part of a Lower Queen Street Flood Defence Scheme, much referred to in the pre decision documents, but then very late in the day described as “conceptual.” It has now been confirmed that no such plan was, or even is, under consideration.

In isolation this section of sea wall cannot defend the site from flooding. and will adversely affect all the surroundings. It will deflect tidal flood water onto and through the lower sections of the neighbouring properties (Lord Raglan, Chequers Quay and Dolphin House) and into Queen Street, where it will join fluvial flood waters in flooding the site from the north.

In order to “safeguard the occupiers of neighbouring properties” HBC must be confident that an effective flood defence boundary is incorporated into the scheme before this Condition can be discharged.

2. *“To safeguard the amenities of the locality”*

The planning officer gave assurances that Condition 7 would ensure there was permanent access from Queen Street to both pontoons, and that “no moorings would be lost”. The plans now submitted show a somewhat confusing combination of ramps and steps and a very welcome flood gate. These will presumably provide the required access. However there is no indication of how the access is to be guaranteed during the “16 months” work programme, without which these moorings will cease to be viable.

Before Condition 7 can be discharged, clarification of the above is necessary.

Shirley Farmer

On behalf of the Queen Street Group.

26th March 2019