

Flood risk

Ordinance survey shows the site as 7m above datum. This puts it at least 3m above any of the surrounding area known to flood in winter. It is curious that the proposed site has been included as risk 3 when the land either side of the application is exactly the same and has not. The EA mapping does not show some areas that do flood. I have lived on this area for 43 years and do not agree with the mapping.

Higher town bay/ Par beach is bordered by extensive sand dunes of varying depth. The dunes themselves do not flood but the low laying land behind them can and does from rain water runoff. It tends not to exceed 600mm depth as it drains away through the dunes once it has reached this height .

There is anecdotal evidence of the sea overtopping the dunes at a point by the cricket field /(pool green) in the early 1960s after which soft sea defences were installed. These were Marram grass & Tamarisk. Since then it has regenerated after each severe storm. The cricket field is shown as 4m above datum compared to the site @7m.

The proposed development is close to the sea with around 12m + of sand dunes & marram grass between the top of the beach and the field and as such carries a small risk of coastal erosion. I estimate that the 12m of dunes plus the further 7m border with the boundary should provide adequate protection for the lifetime of the pod against erosion and presents no immediate danger to life or property. The winter storms of 2013-14 were the worst in living memory and whilst the Valentine's day storm 2014 cut back the dunes considerably to within 10m of the field ,it did not flood the area and the dunes & grass have regenerated to their previous extent.

The cricket field to the west and much of the low laying farmland behind the dunes can and does flood from rain water but never reaches the height of the proposed site. No flooding of these areas by the sea has happened in the last 60 years.

The development application is for a campsite for a movable camping pod ie non permanent. The drains it would be attached to are in place for another property already. Significant coastal erosion could undermine the site but any breakthrough the dunes is likely at their narrowest point, bordering pool green cricket field. If this were to happen then all the low lying land for the entire length of the bay would be at risk of flooding with the proposed site still being above the flood plain.

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