

Good morning,

Please see the below consultee response from Coastal Partners.

Site Address: Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR

Proposed Development: Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.

Reference: APP/23/00779

Response:

Thank you for consulting with Coastal Partners on the above application. I can confirm that we have no objection in principle from a tidal flood risk perspective but are able to offer the following comments and advice.

The site is shown to lie partially within the Environment Agency's present day Flood Zones 3 and is therefore at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event.

For information, the Partnership for South Hampshire's Strategic Flood Risk Assessment shows the present day 1:200 year extreme tidal flood level for Chichester Harbour to be 3.4 mAOD, increasing to 4.5 mAOD by 2115, due to the effects of climate change. However, the PfSH SFRA is currently being updated to reflect current climate change guidance. The latest guidance for calculating climate change sea level allowances can be found here: www.gov.uk/guidance/flood-risk-assessments-climate-changeallowances#sea-level-allowances

The applicant has submitted a Flood Risk Assessment, compiled by Aegaea and dated June 2023, sufficiently outlining how tidal flood risk at the site will be mitigated over the lifetime of the development.

As outlined within the FRA, Product 4 data provided by the Environment Agency shows the 1:200 year extreme tidal flood level for 2122 (design tide level) to be 5.10 mAOD using the UKCIP18 Higher Central allowances and 5.46 mAOD using the Upper End allowances.

Ground finished floor levels (FFLs) of the reconstructed dwelling are to be raised from 4.26 mAOD to 4.86 mAOD, with the proposed garage to also be raised by 300mm to 4.56 mAOD. Under the Upper End 2122 scenario, the proposed replacement dwelling could experience up to 0.6m of tidal flooding, whilst the garage could experience up to 0.9m. Notwithstanding this, the proposals provide a betterment on the existing dwelling and will not place additional persons at risk or increase the vulnerability classification of the site. Furthermore, safe internal refuge above the design tide level will also be available for occupants on the first floor.

In addition, the FRA also proposes a variety of flood resilience measures and recommends for occupants to sign up to the Environment Agency's Flood Warning Service. Given the depths of tidal flooding that could still be experienced at the dwelling, we concur with the Environment Agency's recommendation for a condition that the development be built in accordance with the FRA.

Kind regards,



Amy Adams AMIEnvSc BSc(Hons)

Coastal Engineer | M: 07702 516 472

Coastal Partners, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX



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