

Houghton, Michelle

From: Stevens, Amy
Sent: 04 November 2020 14:20
To: Havant Planning and Development Mailbox New
Cc: Reid, Nicola
Subject: APP/20/00376 | Fowley Cottage, 46 Warblington Road, Emsworth

Good afternoon,

Site Address: Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Proposed Development: Retain the existing 'Fowley Cottage' dwelling and tennis court and construct nine new dwellings and 1No. garden studio.(Revised).

Reference: APP/20/00376

Response:

Thank you for your consultation on the above application, I apologise for the delay in getting this response to you. The Eastern Solent Coastal Partnership (ESCP) have no objection in principle to the proposed development.

The site is shown to lie within the Environment Agency's present-day Flood Zone 1 and is therefore considered to be at low risk (less than 1 in 1000 year / 0.1% annual probability) of experiencing an extreme tidal flood event. By 2115, a small portion of the south of the development site is predicted to be located between Flood Zones 2 & 3 and may therefore be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event.

For information, the present day 1:200-year extreme tidal flood level for Chichester Harbour is 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change.

The applicant has submitted a revised Flood Risk Assessment (FRA), dated 7th August 2020, which sufficiently outlines how flood risk at the site will be mitigated.

The ESCP would concur with the following proposed planning conditions as requested by the Environment Agency, to be implemented prior to occupation of the development:

1. The proposed dwellings will have a minimum finished floor level (FFL) of 4.89 mAOD, equivalent to the 2115 design tide level and including a 300mm freeboard allowance.
2. To ensure safe access and egress for all vehicles in the event of extreme tidal flooding, the road will also be set at 4.89 mAOD.
3. Appropriate flood resistance and resilience measures will be incorporated into the construction of the development, where practical to do so.

Kind regards,

 **Amy Stevens** AMIEnvSc BSc(Hons)
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Coastal Partners, Havant Borough Council, Southmoor Offices, PO9 1QH



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