

Dear Ms Wells,

Site Address: Land to the rear of 15-27 Horndean Road, Emsworth, PO10 7PT

Proposed Development: Erection of 16 new dwellings with associated access, parking and open space.

Reference: APP/19/00768

Response:

Thank you for your consultation on the above application, I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed development.

The site is shown to lie within the Environment Agency's Flood Zone 1 and is therefore considered to be at low risk (less than 1:1000 year / 0.1% annual probability) of experiencing an extreme tidal flood event. A small portion to the south west of the site is shown to lie within Flood Zone 3 and may be at risk from a 1:200 year (0.1% 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 2115, due to the effects of climate change.

The applicant has submitted a Flood Risk Assessment (FRA) compiled by Aqua Callidus Consulting and dated July 2019, which sufficiently outlines how residual flood risk at the site will be mitigated. As stated within the FRA, the proposed dwellings will be located on land at 8.3 - 8.5 mAOD to the north and eastern boundaries of the site, well above the design tide level of 4.5 mAOD for Chichester Harbour in 2115. A small portion of the lower lying land to the south west of the site falls within the present day Flood Zone 3, however this is to be retained as open space and will not increase the flood risk vulnerability of the site. Furthermore, no sleeping accommodation is proposed to be located on the ground floor of the properties, therefore safe internal refuge will be available during an extreme tidal flood event.

Kind regards,

Amy Stevens StMIEEnvSc
Apprentice Coastal Technician