

Flood Risk note.

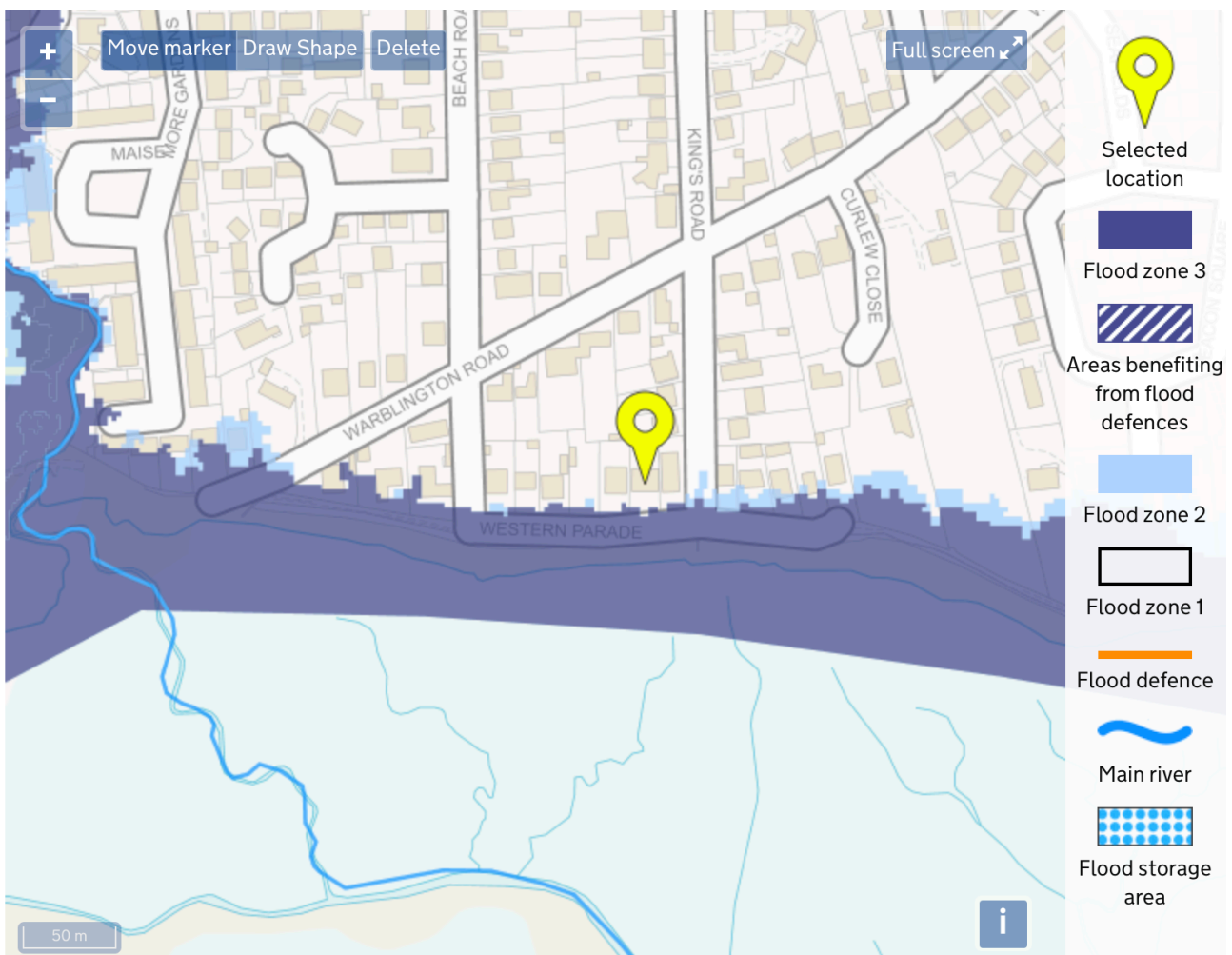
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF A REPLACEMENT 1 NO. 3 BED DETACHED DWELLING TO INCORPORATE AN EXISTING OUTBUILDING WITH MODIFICATIONS, WITH BALCONY TO THE FRONT ELEVATION (REVISION TO APP/19/00421).

10 WESTERN PARADE, EMSWORTH, PO10 7HS.

The Environment Agency in its consultation response dated 19th February 2020 objected to the proposal until a Flood Risk Assessment has been submitted and recommended the application be refused.

This application is a resubmission of planning permission granted on the same site on 29 January 2020 under reference APP/19/00421.

The application site is largely in Flood Zone 1 with some of the south part of the site within Flood Zone 3. The assertion of the EA that the site is within Flood Zones 2 and 3 does not mirror the information on Flood map for planning website (<https://flood-map-for-planning.service.gov.uk/confirm-location?easting=474243&northing=105370&placeOrPostcode=po10%207hs>) accessed 19 February 2020.



The application is for a replacement dwelling which is set back into the site, set wholly within Flood Zone 1. The above flood map clearly shows the extent of the flood zone does not reach the existing dwelling.

The access road to the dwelling, Western Parade, is wholly within Flood Zone 3 and is an existing situation outside of the application site or ownership of the applicant.

The levels raise from the south of the site and as such, the dwelling is sited higher than the extent of the flood zone.

The proposal does not increase the number of dwellings on the plot nor does it increase the number of bedrooms. As such, the development is considered safe and would not increase the risk of flooding on site or elsewhere.