

Consultee Comments for Planning Application APP/23/01057

Application Summary

Application Number: APP/23/01057

Address: Land opp 56 Bath Road, Emsworth, PO10 7ES

Proposal: Erection of a 0.77 m high flood prevention wall running 13.2 m in length and incorporating a temporary flood barrier gate at the top of the beach access steps.

Case Officer: Joseph Toole

Consultee Details

Name: Consultee HBC Drainage Civil Engineering Team Leader

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Engineering/Drainage

Comments

I am not convinced by the structural integrity, the suitability or of the viability of this proposal. From the plans submitted the proposal appears to be to build a low wall on the outer (south) edge of the promenade (on top of the concrete capping beam) with a sealable gate at the west end of this new wall. However this wall (and gate) will surely serve no purpose because the east end of the wall is open to the promenade at its existing level, and hence to any water which will bypass the works, around the gate and into the property.

A better solution would be to reconstruct the boundary wall along the frontage of the property with the promenade, and locate the sealable gate within that boundary wall. This would be wholly within the applicant's ownership and control (subject to necessary approvals from EA etc.)

The structure of the Mill Pond wall is uncertain and to tie the wall into the outer edge of the promenade would require adequate bonding to withstand direct wave action - otherwise it will just be pushed off the promenade. I also do not understand the need for a sealable gate if there is no water being retained (because the east end is open to the promenade).

Notwithstanding the above, the promenade structure at this point is public highway and colleagues at Hampshire County Council may have a view on permitting this work on land under their control.

As an observation, the flood risk assessment refers to the Mill Pond having significant storage when drained; whilst this is true, the key level is that close to Quay Mill where the concreted-up former lock gate allows water from the open harbour to enter the Mill Pond when this reaches 2.509m above Ordnance Datum (5.249 above Chart Datum) and this level can be reached at spring tides with minimal surge. There have been fairly regular events (at least three in the past ten years) when the level of water in the open harbour has exceeded the height of the promenade

- hence the above suggestion that a better solution would be to place the defence directly along the property frontage on land within the control of the applicant.