

Please see the consultation response below from Coastal Partners.

Site Address: Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

Proposed Development: Alterations, extension and change of use to the single storey offices, store and garage from B1a to residential. Alterations to APP/21/01120 to allow for pedestrian access and the reallocation of parking.

Reference: APP/24/00293

Response:

Thank you for consulting Coastal Partners on the above application. I can confirm we have no objection in principle to the proposed development but are able to offer the following comments and advice.

The site is shown to lie within the Environment Agency's present day Flood Zones 2 and 3 and is therefore at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event.

The applicant has submitted a Flood Risk Assessment (FRA), prepared by Bright Plan Civils and dated 30th April 2024, outlining how flood risk will be mitigated at the site.

The FRA states that existing ground levels at the site range between 3.35 mAOD to 3.87 mAOD. Updated flood modelling has been provided by the Environment Agency, showing a revised design flood level (1:200 year / 0.5% annual probability for 2121) of 4.74 mAOD for Chichester Harbour.

The proposed development will not increase the existing ground floor footprint, with the proposed extension taking place at first floor level, above the design tide level. Therefore, occupants will have access to safe internal refuge in the event of tidal flooding. Furthermore, access and egress to the building will be at 3.8 mAOD, above the present day 1:200 year level. The FRA also states that ground floor levels will be raised to 3.82 mAOD.

A variety of flood resistance and resilience measures have also been proposed for incorporation into the development, in accordance with "Improving the Flood Performance of New Buildings – Flood Resilient Construction", produced for Communities and Local Government and the Environment Agency, May 2007, as well as in accordance with standing advice and Flood Resilient Construction guidance ((<https://www.gov.uk/government/publications/flood-resilientconstruction-of-new-buildings>) (<https://www.gov.uk/guidance/flood-risk-assessment-standingadvice#extra-flood-resistance-and-resilience-measures>)).

Finally, the applicant has proposed a Flood Warning & Evacuation Plan will be prepared. Coastal Partners recommend that this is prepared in accordance with advice from the Environment Agency, prior to occupation of the proposed development.

Kind regards,


Coastal Partners
Amy Adams AMIEnvSc BSc(Hons)

Coastal Engineer | M: 07702 516 472

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