

Site Address: 66 Bath Road, Emsworth, PO10 7ES

Proposed Development: Erection of detached garage and potting shed following demolition of existing garage; single storey rear extension; extend porch; new brick wall and entrance gates to west boundary; extend flood defence wall to north and east boundary.

Reference: APP/16/00960

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 lies within Flood Zone 3, and is therefore at high risk of experiencing a 1 in 200 year (0.5% annual probability) tidal flood event.

As outlined in the Flood Risk Assessment (FRA) submitted by the applicant, the nature of the proposed garage and potting shed will mean its usage is occasional, and will therefore not place any additional lives at risk during an extreme tidal flood event. The FRA also indicated that flood resilient measures will be incorporated into the construction of the garage. The proposed single storey extension to the main building is not designed for sleeping accommodation, and so will also not increase the residual flood risk to the occupants. In the event of an extreme tidal flood event, the upper floor rooms will still provide safe refuge until flood water has receded.

Finally, the proposed extension to the existing flood defence wall will match the current wall height, and is in line with the North Solent Shoreline Management Plan policy for this frontage – policy unit 5A16 Emsworth Yacht Harbour to Maisemore Gardens – which recommends a policy of Hold the Line for the coastline for the next 100 years. Extension of the flood defence wall will provide increased protection to occupants of the property.

Kind Regards,

Amy Stevens

Apprentice Coastal Technician/Surveyor