



To: Rachael McMurray Havant Borough Council	From: James Addicott Coastal Project Engineer Tel: 02392 446223
Date: 18 July 2014	On behalf of The Eastern Solent Coastal Partnership

LOCATION: Dolphin Quay, Queen Street, Emsworth

PROPOSAL: Demolition of the single storey shop, two-storey office building and associated outbuilding and the boatyard. Erection of 4no. houses (3x 3no. bedrooms and 1x 2no. bedrooms) fronting onto Queen Street and associated parking and erection of an apartment building (4 x 2no bedrooms and 1 x 3no. bedrooms) fronting onto to the Mill Pond with associated parking.

REF NO: APP/14/00510

Response

The Coastal Partnership has no objection to the proposed development as submitted and recommends inclusion of conditions on any permission granted to ensure delivery of flood risk management commitments.

The applicant has submitted a flood risk assessment for the site compiled by Opus International Consultants (UK) Ltd reference EF1286 FRA/APT issue 1 dated 11 May 2014, the content of which is acceptable and demonstrates how the proposed development accords with the National Planning Policy Framework in respect of flooding.

We consider that the proposal and associated improved sea wall designed to act as a flood defence structure (when linked to defences at either end), in combination with a financial contribution towards a wider scheme, offer a real opportunity to improve the flood and coastal erosion risk management assets and standard of protection that they offer to people and property within the locality.

We can also confirm that the coastal defence proposals are in line with the recommendation of Hold The Line – Improve, for this flood cell from the Portchester Castle to Emsworth Draft Coastal Flood and Erosion Risk Management Strategy. This Coastal Strategy has been approved and adopted by both Havant Borough Council and Chichester District Council which are both impacted by this flood cell. Through securing of contributions from this development it will also be possible to deliver a standard of protection over and above that proposed in the Coastal Strategy.

The flood defence work identified as being needed by the Portchester to Emsworth Flood & Coastal Erosion Risk Management Strategy would not currently score highly enough for it to become a national priority and secure Flood and Coastal Risk Management Grant in Aid (FCRM GiA) funding in full. A significant external financial contribution is therefore considered necessary to increase the score to a level which would secure FCRM GiA. Without this contribution the coastal defence scheme is unlikely to go ahead.

The Flood Risk Assessment (FRA) proposes a package of measures to manage risk to an acceptable level. The most significant of these is the construction of an onsite flood defence wall, and a financial contribution towards the off-site tidal flood defences that are required to address flood flow routes originating from outside the site boundary. Further measures are proposed to manage the residual risk of tidal flooding, and to manage the risk of flooding from other sources.

The proposed site levels have been designed to mitigate the risk to the properties in this part of the site. Habitable floor levels are proposed to be set at a minimum level of 4.8m AODN (above the 0.5% probability event tide level including an allowance for sea level rise to the year 2115)

Recommended Conditions

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) compiled by Opus International Consultants (UK) Ltd reference EF1286 FRA/APT issue 1 dated 11 May 2014 and the following mitigation measures detailed within the FRA:

- All dwellings to have **habitable uses** with finished floor levels above 4.8m AOD
- Provision of a specified contribution, secured through a S106 agreement, to facilitate delivery of the necessary off site flood defence scheme

The mitigation measures shall be fully implemented prior to occupation or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Condition 2

No development approved by this planning permission shall take place until such time as a scheme to detail the following has been submitted to, and approved in writing by, the local planning authority.

- Details of the proposed on site flood defence design and construction with particular reference to the points at which the on site defences would tie in to the off site defences.
- Details of how the onsite flood defences will be delivered, maintained and operated over the lifetime of the development including assurances that owners and operators are aware of their responsibilities

Reason

To ensure that the proposed onsite flood defences are constructed and maintained over the lifetime of the development to ensure the safety of the development and future occupants.

Condition 3

No occupation of the residential dwellings shall occur until the on site tidal flood defences have been completed (are ready for service) to the satisfaction of the Local Planning Authority

Reason:

To reduce the risk of flooding to the proposed development and future occupants

Advice

For your information the present day 0.5% probability (1 in 200 year) extreme tide level for Chichester Harbour is 3.4m AODN and the 0.5% probability (1 in 200 year) extreme tide level for this area in the year 2115 is 4.5 m AODN.

The development proposes underground car parking. Although this does not form a reason for objection the careful management of this element of the design will be required in this location to ensure that it is does not experience flooding from a variety of sources including tidal inundation, surface water runoff and groundwater intrusion.

We would recommend that the applicant ensure residual flood risk is managed on this site by compiling an appropriate flood warning and evacuation plan for the property. A management approach for the underground parking should be identified in this plan.
