

GEN/25/000422
16 Bridgefoot Path,
Emsworth,
PO10 7EA

Flood Risk Assessment
Proposed Works at 16 Bridgefoot Path, Emsworth, PO10 7EA

The application site is located within Flood Zone 3, as designated by the Environment Agency, indicating a high probability of flooding from tidal sources associated with the nearby Chichester Harbour and Mill Pond. However, the site is not subject to a current flood warning or alert.

Flood Risk Considerations:

- The proposed development includes a loft conversion, a front bay window, and a detached outbuilding. None of these works increase the building's footprint or introduce habitable space at ground level.
- The outbuilding, while a new structure, is located at the rear of the property on higher garden ground and is non-habitable, thus posing minimal flood risk.
- The primary living and sleeping accommodation remain above ground floor level, further reducing potential vulnerability.
- The design includes no basement development, and ground-level works do not displace floodwaters or obstruct flood routes.
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Mitigation Measures:

- Electrical sockets and services within the outbuilding and ground floor areas will be raised above predicted flood levels.
- Flood-resistant materials will be used where appropriate at ground level.

Conclusion:

Given the modest scale of the proposed development and the location of new habitable space above ground level, the risk to life and property is considered low. With appropriate mitigation measures in place, the development is acceptable in flood risk terms and complies with the relevant planning and environmental policies.

THORNS - YOUNG LTD Trading as THORNS - YOUNG ARCHITECTURAL
Directors: Chris Curnow. Brian Thorns MCIOB. Rebecca Nash ACIAT.
Company Registration No: 4152724 VAT Registered No.: 737 111553
Email: info@thornsyounghouse.co.uk Website: www.thornsyounghouse.co.uk