

Good afternoon,

Please see below the response from Coastal Partners for the above application.

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

Proposed Development: Change of use of existing two storey building from B1a to residential including part demolition of existing building, formation of new residential garden and reallocation of parking.

Reference: APP/20/01111

Response:

Thank you for your consultation on the above application. Coastal Partners (formerly known as the Eastern Solent Coastal Partnership) wish to place a **holding objection** on the proposed development, on the grounds that more information is required to determine if the development will be safe from flooding for the duration of its lifetime.

The site is located adjacent to the Slipper Mill Pond and is shown to lie between the Environment Agency's present day Flood Zones 2 and 3. The site may therefore be at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, the present day 1:200 year extreme tidal flood level for Chichester Harbour is 3.4 mAOD, increasing to a predicted 4.5 mAOD by the year 2115, due to the effects of climate change.

The applicant has submitted a Flood Risk Assessment (FRA), compiled by RGP Design and dated September 2019. Ground levels at the site range between 3.06 mAOD to 3.87 mAOD, whilst finished ground floor levels vary between 3.06 mAOD to 3.69 mAOD. The FRA states that "In an existing 1 in 200 year tidal event, the building would therefore be subject to approximately 450mm of internal flooding. Assuming a design life of 60 years, the building would be subject to approximately 900mm of flooding at ground floor level in a 1 in 200 year event (2070) within the building lifetime."

Furthermore, the proposed change of use increases the Vulnerability Classification of the development from Less Vulnerable to More Vulnerable, in accordance with the National Planning Policy Framework (NPPF).

Whilst the FRA acknowledges the following:

"Flood mitigation would be required in the form of flood protection measures [such as flood barriers] to a height of 900mm from the finished floor level, as well as a robust flood plan including flood warning and flood evacuation measures. In addition, all habitable rooms (bedrooms) would need to be occupied on the first floor, above the design flood level."

Coastal Partners request that the following information be confirmed, prior to the removal of our objection:

- Details of the flood mitigation measures to be installed and their height;

- Details of how and when defences will be deployed, and who will be responsible for doing so;
- Details of the proposed flood resistance and resilience measures to be incorporated; and
- Preparation of the Flood Warning and Evacuation Plan, prior to occupation of the development.

If this cannot be achieved, Coastal Partners are likely to maintain our objection.

Kind regards,



Amy Stevens AMIEnvSc BSc(Hons)
 Coastal Engineer | M: 07702 516 472
 Coastal Partners, Havant Borough Council, Southmoor Offices, PO9 1QH

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