

Site Address: 50 Beach Road, Emsworth, PO10 7HR

Proposed Development: Demolition of existing detached dwelling and garage outbuildings and construction of new detached dwelling with garage and ancillary accommodation.

Reference: APP/26/00616

Response:

Thank you for consulting with Coastal Partners on the above application, 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 Zone 3 and is therefore considered to be at high risk (1 in 200 year / 0.5% annual probability) extreme tidal flood event.

The applicant has submitted a Flood Risk Assessment (FRA), prepared by CGS Civils and dated March 2026, which outlines how flood risk at the site will be mitigated. Ordinarily, we would expect FRAs to not be older than 6 months and we note the updates to the National Planning Policy Framework (NPPF), published in August 2026.

The proposed development reduces the overall sleeping accommodation at the property and also reduces the number of bedrooms at ground floor level. In addition, the FRA advises finished floor levels of the proposed development will be set at least 600mm above the 2126 design flood level, at a minimum of 5.45 mAOD.

The FRA also outlines flood resilience measures, a Flood Warning & Evacuation Plan and recommends for occupants to sign up to the Environment Agency's Flood Warning Service.

Kind regards,

Amy


Coastal
Partners Amy Adams AMIEnvSc BSc(Hons)