

From: Brown, Sophie [<mailto:sophie.brown@environment-agency.gov.uk>]
Sent: 24 March 2021 15:09
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: Land West of Coldharbour Farm Road, Emsworth,

Dear Lesley,

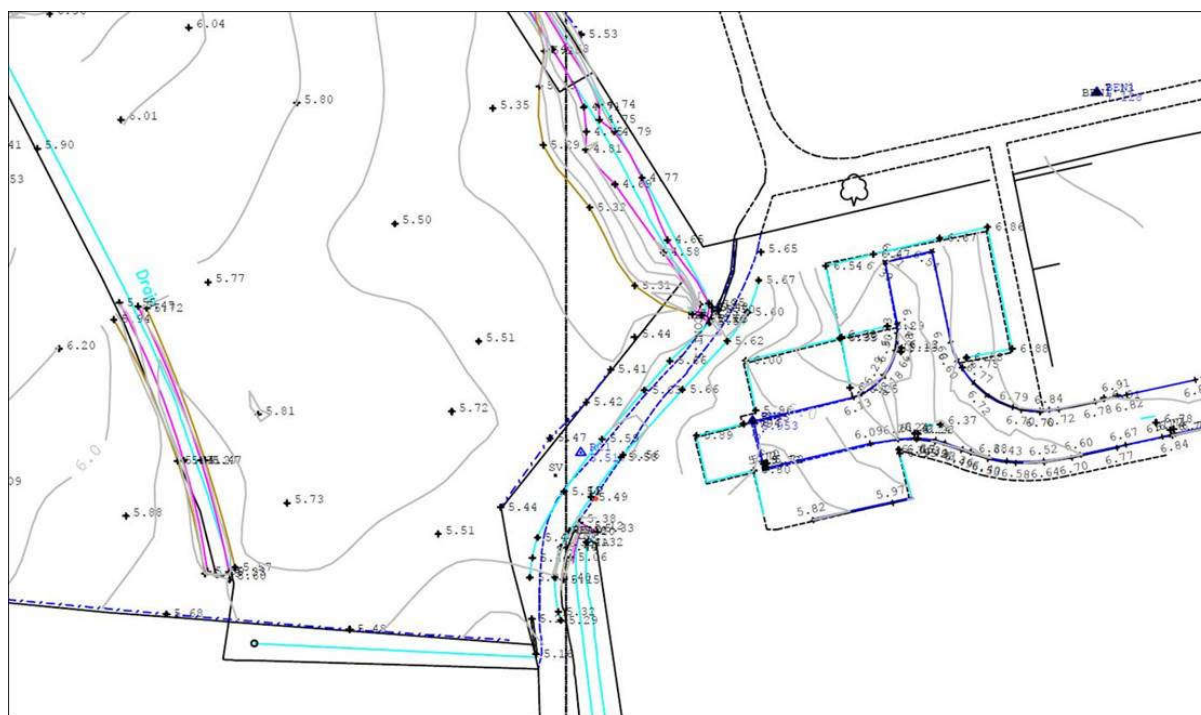
Apologies for not sending this email sooner. Following on from our earlier discussions about some of the concerns we have with this site I wanted to provide some written comments in summary, and agree a way forward. **This may involve us changing our position** and updating our original response to the above application.

West Brook main river crossing

We are concerned that no details of crossing of the West Brook main river from Coldharbour Farm Road to the site have been included with this application. This crossing is key to the safe access/egress of the site and should really be combined with this application. The applicant will probably need to do modelling to prove that the crossing will ensure flood risk is not increased to property and people within this catchment. If there is any land raising within the flood plain, then flood plain storage compensation will be necessary as there is for the main site. The applicant will also need to apply for a Flood Risk Activity Permit from us under the Environmental Permitting (England and Wales) Regulations 2016 separate to the planning application as mentioned in your email to the applicant.

Access Road Flood Depths and Emergency access gate

For the recommended condition to be met, the access/egress levels will need to be 6.9mAOD or above for the residents and emergency services to get in/out of the main site during a flood event. We note from a snip of the topographic map below from with the FRA that the boundary tie-in road level is only at 5.89mAOD. If these levels are not raised then there will be 1m of water in an extreme flood event across the road blocking access/egress to/from the site.



We notice that the road levels opposite 20 Coldharbour Farm Road are around 6.6mAOD which would probably be acceptable if levels could start to rise towards the main river from there. We appreciate the land between this house and the boundary probably does not belong to the applicant, but this will need to be looked at.

As mentioned before it would be good to get a perspective from your emergency planners in view of the access and egress element of these concerns.

Please be aware, today is my last working day this week and I am on leave Monday and Tuesday next week but will return on Wednesday 31st. I will look to call the following week perhaps we can discuss further.

Kind regards

Sophie

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