

Subject: RE: Coldharbour Farm Road, Emsworth (BR 5314) - APP/19/01226

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Hi Lesley,

I would be comfortable with the condition as below:

“

Prior to occupation, the development hereby approved shall be carried out in accordance with the submitted flood risk assessment reference “MT-5314-FRA.5R” dated September 2022 and the updated “West Brook, Emsworth fluvial flood risk modelling report” by JBA Consulting dated September 2022. The following approved details as set out in these documents shall be fully implemented:

- *Approved finished floor levels within the development; minimum level of 6.1m AOD.*
- *The approved access road culvert crossing, as set out in drawing reference 5314/1001 rev. A;*
- *Approved development road levels; between 6.91m AOD and 7.84m AOD as Section 2.25 states.*
- *The approved flood storage compensation size; 1,800m²*
- *The approved Proposed Development Scenario 4; culvert details as set out in Section 2.33*

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons *To ensure access and egress to and from the site is safe for the lifetime of the development. To reduce the risk of flooding to the proposed development and future occupants. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided. In accordance with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.”*

Is that ok?

Sophie

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