



Title: Coldharbour Farm Flood Risk

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Revision: P02

1.0 Introduction

- 1.1.1 SWJ Consulting Engineers have been appointed by Doswell Projects Ltd to produce a Flood Risk Assessment Addendum residential development at Coldharbour Farm, Emsworth.
- 1.1.2 This technical note has been prepared in response to the Environment Agency comments on Planning application APP/19/01226 Variation of Condition 2 and Condition 17 to regularise minor adjustments required by the S278 technical process.
- 1.1.3 This flood risk statement is prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) published by the Department of Communities and Local Government. Section 14 of the NPPF and the associated Planning Practice Guidance sets out the framework for planning decisions made by the local, regional, and national government and the Environment Agency (EA).
- 1.1.4 The Environment Agency have commented:

'Floodplain Storage Compensation

We require the applicant to complete a floodplain storage compensation assessment of the proposed variation to condition 2. This is necessary to prevent the new development reducing flood plain storage capacity and displacing flood waters, thereby increasing flood risk elsewhere. Floodplain compensation should be provided on a 'level for level' basis, calculating the replacement of volumes lost from the floodplain through development by reducing nearby ground levels. The compensatory volume must be at the same level, or provide a betterment, as the lost storage.'

- 1.1.5 The Environment Agency only had a comment on Condition 2. Their comments to condition 17 have been satisfied by previous submissions.

2.0 Original Application

- 2.1.1 The original Flood Risk Assessment was undertaken by Bellamy Roberts in September 2022. Revision MT/5314/FRA.5 was approved as part of the outline planning permission.
- 2.1.2 Within the original FRA, a flood compensation area was required due to the raising of levels around the proposed access point to the site. It was calculated a compensatory volume of 976.2m³ would be required to compensate for the level raising around the access. A volume of 1,170m³ was provided in the area to the immediate north of the access/attenuation tank area.

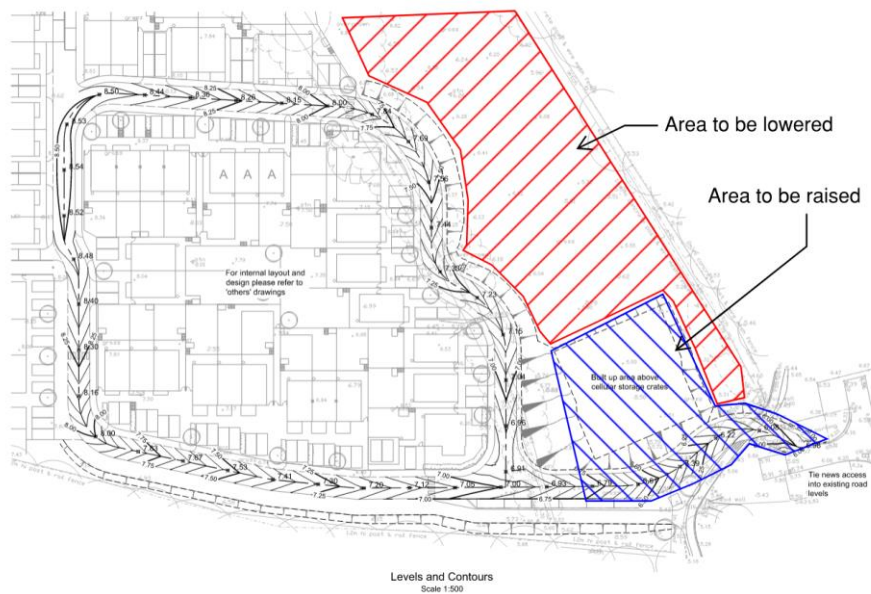


Figure 1. Areas to be raised/lowered in Outline Application

3.0 Proposed Amendments

3.1.1 AS part of the technical approval process for the Section 278 application with Hampshire County Council, it was found some additional level raising would be required to ensure the existing footpath that runs alongside the site remains compliant with Building Regulations Part M.

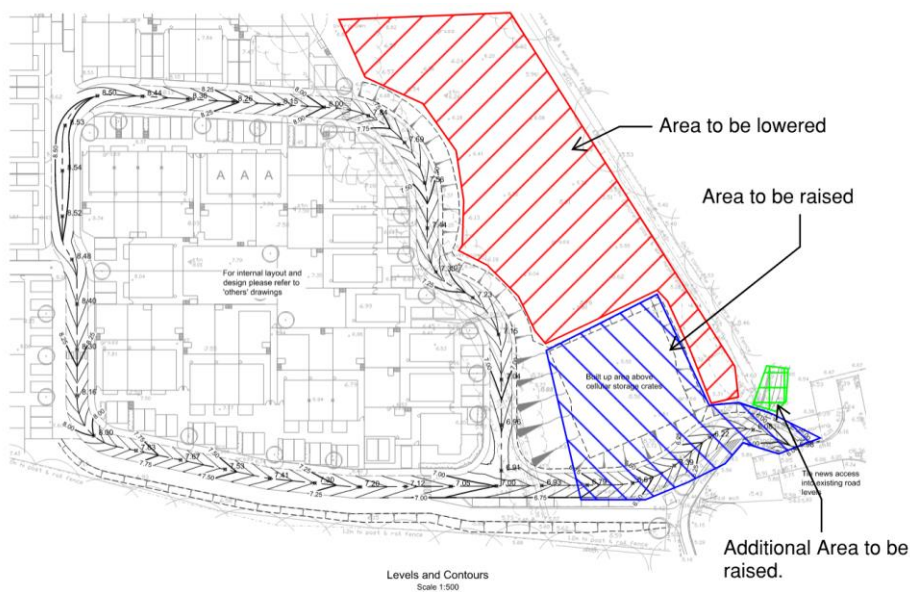


Figure 2. Additional Area to be Raised following S278 Consultation

3.1.2 The additional area that is to be raised is 18m² in size with an average level raise of 0.25m. This gives an additional volume requirement of 4.5m³. As the original compensation area had an additional capacity of 193.8m³ the additional volume requirement is easily met by the existing provision.

3.1.3 In addition to the volumetric compensation, a review was undertaken to ensure the compensation area was provided in a level for level basis. The level raised in the green area averages 0.25m with a maximum raise of 0.47m. This has been replicated in the new compensation area.

- 3.1.4 No other amendments to levels are proposed. The access road has been designed to be in line with the approved levels from the Bellamy Roberts design at Outline Planning Stage.

4.0 Approvals

- 4.1.1 A bespoke permit was granted by Environment Agency on 18th December 2025 to cover the raising of levels around the access point to the site. This has already been submitted to the planning portal.

5.0 Conclusion

- 5.1.1 It has been shown that the development as constructed complies with the original Flood Risk Assessment approved at Outline stage. The changes undertaken as part of the detailed design process are shown to have no impact on the flood compensation availability due to the additional volume available as part of the original design. The proposed design changes do not increase flood risk elsewhere and provide level for level compensation.