

Eastleigh Borough Council
(Development Management)
Eastleigh House Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Our ref: HA/2022/124711/01-L01
Your ref: H/22/94323
Date: 03 January 2023

Dear Sir/Madam

TWO STOREY SIDE EXTENSION. SINGLE STOREY REAR EXTENSION

2 BROOK COTTAGES, BROAD OAK, BOTLEY, SOUTHAMPTON, SO30 2EU

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

We **object** to this application as it involves building close to a main river culvert (Marls Road Tributary). As submitted, it is unlikely that we would grant a flood risk activity permit for this application.

Reason(s)

A main river culvert (underground piped watercourse) is shown in close proximity to the south of the building where the rear extension is proposed. Building foundations can put extra loading on to a culvert increasingly the likelihood of damage. Building too close to a culvert can also make access for essential maintenance difficult resulting in a potential increase in flood risk to near by properties and infrastructure. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and/or improvement works.

Overcoming our objection

The applicant should provide details of the exact location and depth of the culvert in relation to the proposed building extension. If it can be demonstrated that the extension can be built without adding extra loading to the culvert and also provide suitable access for any essential maintenance, then the Environment Agency is likely to be able to remove its objection.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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The proposed works are within 8 metres of a main river and under the Environmental Permitting regulations the prior written permission of the Environment Agency would be required in the form of a Flood Risk Activity Permit before construction could start. Without accurate details of the culvert location, depth and building foundations a Flood Risk Activity Permit is unlikely to be granted.

Flood risk matters relating to the proposed extension can be dealt with under standing advice.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

For site specific permitting advice please contact email: psohiow@environment-agency.gov.uk

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

Direct dial 02084745098

Direct fax

Direct e-mail suz.greenwood@environment-agency.gov.uk

