

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

Our ref: HA/2023/125067/01-L01
Your ref: F/23/95051
Date: 30 May 2023

Dear Sir/Madam

**ERECTION OF SINGLE-STOREY COMMERCIAL ACCOMMODATION PORT
HAMBLE MARINA SATCHELL LANE, HAMBLE, SO31 4QD**

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The FRA submitted with the application does not comply with the requirements set out in paragraph 157 of the National Planning Policy Framework which states that all plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.

The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to: -

- provide an up to date flood levels and hazards to allow for the assessment of flood risk at the proposed development
- take the impacts of climate change into account
- indicate the level of flood risk to the proposed development
- show details and adequacy of flood proofing and other building level resistance and resilience measures
- show adequacy of rescue or evacuation arrangements
- show details and adequacy of an emergency plan

Overcoming our objection

The submitted FRA fails to provide any indication of the tidal flood levels the site will be subjected to when a 1 in 200 tidal flood event occurs. The FRA states the site sits in

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

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Flood Zone 2, but according to our data the site is situated within Flood Zone 3.

The FRA should be updated to assess the most up to date flood risk at this site (please see advice note for further information on requesting data). More details on climate change can be found here: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Further to this the FRA fails to provide details of all potential flood risks that the proposed development may be subjected to. An assessment of all flood risks to the property should be included, indicating the type of risk and if the development is or isn't at risk from that source of flooding. Without this information we cannot adequately assess the flood risk to the property and its inhabitants, as well as the flood risk elsewhere. The FRA should be updated to address this.

The updated FRA fails to incorporate any climate change allowances, therefore failing to show that the development will be safe for its lifetime. This should be addressed and update to indicate that the proposed development will be safe for its lifetime, both in terms of the property and its inhabitants.

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted. We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

Advice to Applicant

We do not prepare or provide FRAs. However, our customers and engagement team can provide the requested site specific flood levels including climate change. Please contact SSD Enquiries under SSDEnquiries@environment-agency.gov.uk. We suggest requesting a Product 4 which includes flood zones and levels, defences and storage areas, areas benefiting from defences, statutory main river designations, historic flood event outlines and more detailed information from our computer river models.

Guidance on how to prepare a flood risk assessment can be found on the gov.uk website here - <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

A checklist on what should be included in a flood risk assessment can also be found on the gov.uk website here: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>.

Your local planning authority should have undertaken a strategic flood risk assessment (SFRA), where information on flood risk locally, which may inform your FRA, has been collated. Please contact your local planning authority to determine what information may be available.

Advice to LPA

The following issues are not within our direct remit or expertise, but nevertheless are

important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

Advice to Applicant – Environmental Permit

Please note: There is a main river culvert that runs in close proximity to the property. If any outside works, or structural works, were to take place within 8m of this culvert then environmental permitting would apply.

Planning permission does not remove the requirement for an Environmental Permit.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit 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 culvert (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 03702 422 549. 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.

If any proposed works are located within 16 metres of a sea defence (as above) as designated by the Environment Agency, under the terms of the Environmental Permitting (England and Wales) Regulations 2016 the applicant would require the prior written permission of the Environment Agency in the form of a Flood Risk Activity Permit (FRAP).

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

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Direct fax

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