

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

Our ref: HA/2023/125270/02

Your ref: F/23/95439

Date: 18 August 2023

Dear Planning Officer,

CONVERSION FROM RESTAURANT TO 2NO. RESIDENTIAL DWELLINGS (1NO. TWO-BEDROOM AND 1NO. FOUR-BEDROOM) WITH TWO-STOREY REAR EXTENSION, ADDITION OF PITCHED ROOF TO EXISTING SINGLE STOREY REAR PROJECTION, ELEVATIONAL ALTERATIONS AND INTERNAL CHANGES TO FACILITATE CONVERSION (RESUBMISSION OF APPLICATION F/21/91037).

1 ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB.

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection** to the proposed development as submitted, provided that the **following condition** be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (FRA - 1 Rope Walk, Hamble, Hants ref: 21084, issue 1, dated 15/09/2021, produced by Aqua Callidus Consulting) and the following mitigation measures it details:

- **Finished floor levels on the ground floor shall be set no lower than 3.50 metres above Ordnance Datum (AOD), as specified in paragraph 12.4.**
- **There should be no sleeping accommodation on the ground floor of either unit, as specified in paragraph 12.5.**
- **Each dwelling shall have an independent high level direct access from the first floor to the rear garden area to provide a safe, dry means of access in**

the event of a flood, as specified in paragraph 12.6.

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 reduce the risk of flooding to the proposed development and future occupants and ensure a means of safe, dry access in the event of a flood.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy DM4 of the Eastleigh Borough Local Plan.

Advice to Local Planning Authority and Applicant

The proposed development is located on the edge of the current day 0.5% annual probability flood extent (Tidal FZ3). The proposed FFLs of 3.5mAOD will ensure that the internal space of the building remains dry in the event of this flood. However, over the accepted lifetime of a residential development (100 years) climate change and sea level rise could result in up to 0.7m of internal inundation. For this reason it is considered necessary to condition the need for a first floor access to the rear of the property, and to ensure that there is no sleeping accommodation on the ground floor. The proposed development will have the benefit of safe refuge as well as a safe and dry access to the rear of the properties and so the safety of the occupants can be satisfactorily managed.

The applicant is advised to consider flood resistance and resilience together with flood warning measures as detailed below.

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:

- *Department for Communities and Local Government: Preparing for floods* <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>
- *Department for Communities and Local Government: Improving the flood performance of new buildings:* <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Flood Warnings Advice

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

- For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.
- To get help during a flood, visit <https://www.gov.uk/help-during-flood>.
- For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Suz Greenwood
Planning Advisor, Environment Agency

Direct dial: 02084745098

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