

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

Our ref: HA/2023/125276/02-L01
Your ref: F/23/95474
Date: 13 December 2023

Dear Sir/Madam

**FRA - ERECTION OF 3NO. DETACHED TWO STOREY DWELLINGS FOLLOWING
DEMOLITION OF EXISTING DWELLING AND DETACHED GARAGE.**

30 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GP

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

Environment Agency position

The Environment Agency **maintains its objection** to the planning application on flood risk grounds as the revised FRA has not adequately addressed the concerns raised in our previous consultation response.

Advice to LPA and Applicant

The revised FRA provides details of resistance/resilience measures and flood warning & evacuation procedures, however, it does not address the EA's fundamental reasons for objecting to the proposal on flood risk grounds. The FRA does not provide any information to confirm that the proposed residential building (more vulnerable development) on plot 1, is not located within an area of flood zone 3b as defined within the 2016 PUSH SFRA.

More vulnerable development is not considered compatible with FZ3b and therefore should not be permitted.

In order for the development to be considered acceptable in flood risk terms the FRA must demonstrate that the proposed residential buildings are not located within an area defined as FZ3b (shown as FZ3 on the EA's flood map for planning). The proposed

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

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dwelling on plot 1 is clearly within FZ3/3b.

The FRA also fails to demonstrate that any of the proposed buildings will be safe from flooding over their lifetime, taking into account the appropriate allowance for climate change. The FRA should provide any available data on flood levels, depths and compare these to site ground levels and proposed finished floor levels to demonstrate the level of risk at the site and the safety of the development.

As the proposed building within plot 1 is located within an area of FZ3/3b, this could potentially result in a loss of floodplain storage volume due to water being displaced. The FRA will need to show how any loss of storage volume can be compensated for elsewhere on the site. This is critical to ensure that flood risk is not increased to nearby areas and receptors.

The applicant should refer to the EA's previous consultation response for full details of the information required to address our flood risk concerns. If our concerns about the flood zone compatibility, safety of the development over its lifetime and the loss of floodplain storage volume cannot be adequately addressed the EA is likely to maintain its objection.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

Direct dial 02084745098

Direct fax

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