

Eastleigh Borough Council -
(Development Management)
Upper Market Street, Eastleigh, SO50
9YN

Reference: PA-0009734/01
Customer reference: X/26/101816
24 August 2026

Application under Section 73 of the Town and Country Planning Act 1990 (As Amended) for variation of the following planning conditions to allow for the increase in the overall footprint of the approved restaurant from 290m² to 366.5m²: Condition 1 (Approved Plans), Condition 4 (Tree Protection Plan), Condition 5 (Construction Management), Condition 6 (Materials), Condition 7 (Landscape), Condition 10 (Car Park Arrangement) and Condition 11 (Flood Risk and Drainage) of planning permission F/25/100291 for erection of single storey restaurant (use class E(b)) and associated works.

**HAMBLE POINT MARINA, SCHOOL LANE, HAMBLE-LE-RICE, SOUTHAMPTON SO31
4JD.**

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation X/26/101816.

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 this condition be submitted and approved by the Local Planning Authority.

The proposed development will only meet the National Planning Policy Framework's (NPPF) 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 (by Calibro Consultant, ref 24-409-60c, revision 03, issued on 31/07/2026) and the following mitigation measures it details:

- As seen in Section 6.1.5 - Finished floor levels shall be set no lower than 3.58 metres Above Ordnance Datum (mAOD)
- As seen in Section 6.1.6. - All flood resistance and resilient measures proposed must be installed prior to occupation
- As seen in Section 6.1 Flood Emergency Plan - a Flood Evacuation Plan must be developed and agreed by the LPA. The occupants must also sign up to the Environment Agency's Flood Warning System

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.

Reason

To reduce the risk of flooding to the proposed development and future occupants

Advice to Local Planning Authority (LPA)

Lifetime of the proposed development

Paragraph 6 of the NPPF guidance for flood risk and climate change states: "The lifetime of a non-residential development depends on the characteristics of that development but a period of at least 75 years is likely to form a starting point for assessment.". The development has a proposed lifespan of 50 years – the LPA should be satisfied that this is acceptable, given the flood risks to development.

Flood resistance and resilience

We advise the LPA to carefully consider whether the suggested installation height of 0.3m above finished floor level (FFL) for electric sockets and waterproof wall linings is appropriate, as stated in section 6.1.6 of the site-specific FRA. A formal assessment should be undertaken to ensure the measures provide adequate protection and that the appropriate residual risk has been applied.

Flood warning and emergency response

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph F7 of the NPPF and the guiding principles of the PPG.

Signing up for flood warnings

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>.

Advice to applicant

Environmental permit

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 riverbank, 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.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

Victoria Hindmarsh,
National Contact Centre: 03708 506 506
planningssd@environment-agency.gov.uk