

Eastleigh Borough Council
Planning Policy & Design Team
Civic Offices Leigh Road
Eastleigh
Hampshire
SO50 9YN

Our ref: HA/2024/125833/02-L01
Your ref: F/24/96858
Date: 10 July 2024

Dear Sir/Madam

ADDITIONAL DOCS - CHANGE OF USE OF LAND FOR THE CREATION OF 10 GYPSY/TRAVELLER PITCHES COMPRISING THE SITING OF 10 MOBILE HOMES, 20 TOURING CARAVANS, THE ERECTION OF 10 DAY ROOMS, 12 TIMBER OUTBUILDINGS, BOUNDARY TREATMENT AND ASSOCIATED DEVELOPMENT (RETROSPECTIVE)

LAND WEST OF ALLINGTON BUSINESS CENTRE, ALLINGTON LANE, WEST END, SO50 7DE

Environment Agency position

Following the submission of a revised FRA the Environment Agency is satisfied that it can remove its objection in relation to flood risk, subject to the following condition being applied to any planning permission if granted. We await information in relation to our remaining objection on foul drainage.

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.

The development shall be carried out in accordance with the submitted flood risk assessment (ref: 93307-White Planning-Allington Lane v1.1, produced by UNDA Consulting Ltd and dated 7th June 2024) and the following mitigation measures it details:

- **Mobile homes to be raised as high as practicable on axle stands as specified in Sec 6.**
- **Mobile homes to be securely anchored to prevent movement if flooding occurs as stated in Sec 6.**

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

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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(s)

- To reduce the risk of flooding to the proposed development and future occupants
- Advice to LPA and applicant**

The revised FRA has demonstrated through the provision of topographic and flood level data that the site is situated above the Flood Zone 3 flood level and only plot 10 is subject to shallow flooding (0.09m) for the FZ3 climate change event. Given this information the risk of flooding is considered to be low and can be managed through the measures identified within the FRA i.e. raising the mobile homes on axle stands as high as practicable and by securely anchoring the units to prevent movement should flooding occur.

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
- Whether insurance can be gained or not

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 to do after a flood, visit <https://www.gov.uk/after-flood>.

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 the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a 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.

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