

Eastleigh Borough Council
Planning Policy & Design Team
Eastleigh House Upper Market Street
EASTLEIGH
Hampshire
SO50 9YN

Our ref: HA/2024/126100/01-L01
Your ref: F/24/97883
Date: 06 August 2024

Dear Sir/Madam

**MOUNDING WORKS AND THE RELOCATION OF THE EXISTING VEHICULAR
ACCESS TO THE PLAY AREA AND PADDLING POOL**

**FLEMING PARK PLAY AREA, FLEMING PARK DISTRICT PARK, PASSFIELD
AVENUE, EASTLEIGH**

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

Environment Agency position

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

The development shall be carried out in accordance with the submitted flood risk assessment (ref: Fleming Park Paddling Pool – flood risk application, dated 22/07/24) and the following mitigation measures it details:

- **Compensatory storage shall be provided by the creation of basin to the north of the paddling pool and specified within the following drawings:**
 - **Section Plan S4E38-03 Rev A**
 - **Phase 2 Proposals Plan S4E38-02**
 - **Sections A-I S4E38-04**
 - **Sections J-O S4E38-05 Rev A**
 - **Slice Section Areas & Calculations S4E38-06**

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

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

Reason(s)

- To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

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.

For site specific advice please contact the local area flood risk team at email: psohiow@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.

Advice to LPA and Applicant

The proposed creation of mounds between the existing paddling pool and the Monks Brook watercourse will result in a small loss of floodplain storage volume, as they will be located partially within flood zone 3. The applicant has calculated the loss of storage volume and has put forward a location where compensatory storage can be provided.

The Environment Agency is satisfied that the proposed compensatory storage will provide adequate mitigation to ensure that flood risk will not be increased to off-site areas. The Environment Agency has conditioned the requirement for compensatory floodplain storage as this is fundamental in ensuring that flood risk is not increased as a result of this development.

Yours faithfully

Miss Suz Greenwood

Planning Advisor, Environment Agency

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