

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

Our ref: HA/2025/126445/01-L01
Your ref: F/24/98678
Date: 27 January 2025

Dear Sir/Madam

CONSTRUCTION OF A 70-BED CARE HOME (USE CLASS C2), WITH ASSOCIATED PARKING, LANDSCAPING, ACCESS, DRAINAGE, AND OTHER ASSOCIATED WORKS FOLLOWING DEMOLITION OF EXISTING STRUCTURES.

LAND EAST OF CHICKENHALL LANE,, EASTLEIGH, SO50 6AF

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- take the impacts of climate change into account. The FRA has not provided climate change levels for the site using the latest available climate change allowances.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
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If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

Advice to the applicant and LPA

Although the site extents have been set to be wholly within current day Flood Zone 1, the Environment Agency does not consider that an adequate assessment of future risk has been undertaken.

Modelled data for the River Itchen is based upon old climate change allowances. The model is in the process of being updated with the latest allowances but these will not be available until summer 2025.

The FRA has stated that finished floor levels will be set no lower than 11.60mAOD, which is 300mm above the highest 0.1% flood level. Although an extreme flood event the 0.1% flood does not equate to the 1% 35% climate change allowance (design flood) that should be used to assess future flood risk.

Given the size of the development, ground floor sleeping accommodation and the potential vulnerability of the users, the Environment Agency considers it critically important that a detailed assessment of future climate change flood risk is undertaken for the site, and FFLs set accordingly.

The availability of safe access and egress should also be considered against the 1% 35% CC level. The FRA should also demonstrate that there will be no loss of floodplain storage volume, over the lifetime of the development.

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

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