

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

Our ref: HA/2025/126445/02-L01
Your ref: F/24/98678
Date: 07 April 2025

Dear Sir/Madam

FURTHER INFORMATION - 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

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

Environment Agency position

The development shall be carried out in accordance with the submitted flood risk assessment (Drainage Technical Note TN03) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than 11.60.AOD metres above Ordnance Datum (AOD) as stated in section 2.1.1**

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 occupant.

Advice to LPA/Applicant

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.

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>.

Flood Map Updates

The Environment Agency released new flood risk datasets, including updated Flood Zones, on Flood Map for Planning on 25 March 2025, which resulted in a larger extent of Flood Zone 3 at this site. The applicant has used our River Itchen flood model, which we consider to be a more detailed representation of flood risk than the modelling used in the latest update of the Flood Map for Planning, and therefore we are satisfied with their assessment of the flood risk to the site.

We will be carrying out further updates to the Flood Map for Planning this summer which should result in it matching our detailed local modelling.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

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