

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

Our ref: HA/2025/126817/01-L01
Your ref: F/25/99418
Date: 11 June 2025

Dear Sir/Madam

**EXTENSION AND ALTERATION TO EXISTING DWELLING TO CREATE 2NOS.
TWO BEDROOM FLATS AND 1NO, ONE BEDROOM FLAT**

49 BISHOPSTOKE ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BF

Environment Agency position

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: Flood Risk Assessment for Planning for Land adjacent to Braeside House, dated August 2022 and produced by UNDA Consulting Limited) and the following mitigation measures it details:

1. As seen in section 6.3 Physical Design Measures-

- The proposal is for the Construction of a single new dwelling. The NPPF requires the finished ground floor level to be raised to 300mm above the 1:100-year flood level plus 35% climate change allowance. As such, the finished ground floor level of the proposed house will be set at least 11.95mAOD.
- To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the proposal, in consultation with the Local Authority building control department (see FRA for full details).

2. As seen in section 6.4 Safe Escape and Flood Action Plan –

- The proposed escape route is to exit the site and travel east and along the B3037.

Reason(s)

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

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 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.

Yours faithfully

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