

Eastleigh Borough Council
(Development Management)
Eastleigh House Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Our ref: HA/2025/127141/01-L01
Your ref: F/25/100141
Date: 27 October 2025

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT COMPRISING 192 DWELLINGS TO INCLUDED HOUSES AND APARTMENTS OF UPTO FOUR STORIES, TO INCLUDE ACCESS, PARKING, AND LANDSCAPING AND OTHER ASSOCIATED WORKS.

LAND SOUTH EAST OF KINGS COPSE AVENUE HEDGE END

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

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:

- Use the correct flood zones / flood map for planning (rivers and sea):
 - The flood zones were updated on the 25 March 2025 which resulted in a change to the flood map for planning (rivers and sea) at this location.
- Assessment of the impact of climate change using appropriate climate change allowances.

Overcoming our objection

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

Cont/d..

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.

Advice to Applicant

The submitted Flood Risk Assessment (FRA) references data contained in Appendix C, which was produced on 11 July 2024. However, the Flood Map for Planning (Rivers and Sea) has since been updated on 25 March 2025. As a result, the flood risk information presented in the FRA is now outdated and does not reflect the most current flood zone designations for the site.

To ensure the assessment remains accurate and compliant with current guidance, we request that the FRA be revised to incorporate the latest flood mapping data.

Section 6.7 of the FRA addresses the consideration of peak river flow flood allowance for climate change. While this section acknowledges the importance of incorporating climate change impacts into flood modelling, it does not specify the actual allowance and levels that should be applied within the assessment. The absence of climate change allowance levels means we are unable to fully evaluate the long-term resilience of the development.

It is essential that appropriate climate change allowances are clearly stated and justified within the FRA. These allowances should be based on the latest guidance provided by the Environment Agency, which outlines recommended percentage increases in peak river flow for different flood risk vulnerability classifications and planning horizons.

Further information and detailed guidance on climate change allowances can be found on the GOV.UK website: [Flood risk assessments: climate change allowances](#). Please note that it is the responsibility of the applicant to determine which climate change allowances are appropriate for the site in question, in accordance with the relevant planning and environmental guidance.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us 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.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

Direct dial 02084745098

Direct fax

Direct e-mail suz.greenwood@environment-agency.gov.uk