

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

Our ref: HA/2025/127351/01-L01
Your ref: RM/25/100614
Date: 07 January 2026

Dear Sir/Madam

SUBMISSION OF RESERVED MATTERS RELATING TO LAYOUT, SCALE, APPEARANCE, AND LANDSCAPING PURSUANT TO CONDITION 4 (RM REQUIREMENTS) OF OUTLINE PLANNING PERMISSION O/20/89498 FOR THE ERECTION OF 629 DWELLINGS WITHIN PHASE 17 (THE FOLDS), WITH ASSOCIATED PUBLIC OPEN SPACE, LANDSCAPING, AND CYCLE AND VEHICULAR PARKING, TO INCLUDE DETAILS RELEVANT TO THE FOLLOWING CONDITIONS:

- **CONDITION 16 (ARB ASSESSMENT)**
 - **CONDITION 21 (DESIGN CODE COMPLIANCE)**
 - **CONDITION 25 (REFUSE)**
 - **CONDITION 31 (HIGHER ACCESS STANDARDS)**
 - **CONDITION 32 (INTERNAL SPACE STANDARDS)**
 - **CONDITION 45 (NOISE ASSESSMENTS)**
 - **CONDITION 58 (FLOOD MITIGATION)**
 - **CONDITION 59 (FOUL DRAINAGE)**
 - **CONDITION 61 (SUDS)**
 - **CONDITION 64 (EMMP)**
 - **CONDITION 67 (LANDSCAPING)**
 - **CONDITION 71 (BNG)**
 - **CONDITION 72 (NEW FOREST PROTECTED SITES MITIGATION)**
 - **CONDITION 76 (NUTRIENT NEUTRALITY)**
- (OUTLINE APPLICATION SUBJECT TO ENVIRONMENTAL IMPACT ASSESSMENT) LAND AT BURNETTS LANE, FIR TREE LANE AND ALLINGTON LANE, EASTLEIGH, SO50 7BZ**

Environment Agency Response

Having reviewed the documents against the conditions in relation to ecology, we request further information before the reserved matters are satisfied.

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

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The Drainage document (*Flood Risk assessment and Surface Drainage strategy*) refers to the existing ditch South of Fir tree lane to be regraded, and a connection made into Foxwood Stream. There are no other references to this in any other documents including the EMMP, EIA and BNG assessment.

- Please provide further information and any additional drawings on how this ditch will be regraded.
- Details of any assessments that have been made of existing ecology of the watercourse/ ditch, and further assessments of any environmental impacts on Foxwood stream. This should include BNG report and environmental mitigation measures.

The proposed development will only meet the NPPF'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 (titled '*The Folds, Flood Risk Assessment and Surface Water Drainage Strategy*', dated *December 2025*, compiled by Stantec, ref no. 332612639-STN-HDG-17-RP-C-0500 P03) and the following mitigation measures it details:

- **The proposed development shall only occur within Flood Zone 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(s).

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

Advice to LPA/Applicant

The following issues are not within our direct remit, 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:

Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased. The LPA should be satisfied that flood risk will not increase elsewhere as a result of the development, and where possible even reduce flood risk. Given known recent flooding events within the vicinity of the site, consideration should be given where proposals are looking to raise the land, even outside of the floodplain, which could influence flow paths, and flood routes.

Environmental permit – Flood risk activities - Advice to Applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or

- divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](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

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Direct fax

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