

Hinckley & Bosworth Borough Council  
Development Services  
Hinckley Hub Rugby Road  
HINCKLEY  
Leicestershire  
LE10 0FR

**Our ref:** LT/2024/128792/02-L01  
**Your ref:** 24/00657/FUL  
**Date:** 09 October 2024

Dear Sir/Madam

**ERECTION OF TWO STOREY CHILDCARE FACILITY WITH ANCILLARY SERVICES  
AND ASSOCIATED EXTERNAL PLAY AREAS AND ANIMAL INTERACTION  
AREAS.  
BARNHILLS FARM MERRYLEES ROAD THORNTON COALVILLE  
LEICESTERSHIRE LE67 1AP**

Thank you for consulting the Environment Agency on this application.

**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.

**Condition**

The development shall be carried out in accordance with the submitted flood risk assessment (ref '10133, Thornton Daycare, Leicestershire, Flood Risk Assessment, Report Reference TDL-DCE-XX-XX-RP-C-0001, Revision P03, dated September 2024, compiled by Dice Consulting Engineering Limited') and the following mitigation measures it details:

- Internal Finished floor levels shall be set no lower than 106.51 metres above Ordnance Datum (AOD)
- There shall be an 8 metre easement provided between the development and the top of bank of the Rothley Brook
- Any fencing used as part of the development shall be post and rail or post and wire. If you use wire, it must be either wire strands or at least 100mm spaced mesh.

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.

**Reasons**

- To reduce the risk of flooding to the proposed development

**Flood warning and emergency response - advice to LPA**

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate

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Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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flood warnings would be available to people using the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 173 of the NPPF and the guiding principles of the PPG. This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

### **Signing up for flood warnings**

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>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Yours faithfully

**Ms Huda Al Tahhan**  
**Planning Advisor**

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