

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

Our ref: LT/2023/128028/03-L01
Your ref: 23/00763/FUL
Date: 29 February 2024

Dear Mr Archer

**RETROSPECTIVE APPLICATION TO CHANGE THE USE FROM C2 TO A SCHOOL FOR SPECIAL NEEDS CHILDREN (F1) AND THE CONSTRUCTION OF 9 TIMBER BUILDINGS.
CLOVELLY MERRYLEES ROAD THORNTON COALVILLE LEICESTERSHIRE.**

Environment Agency Position

The Environment Agency has been clear in its position regarding the flood risk posed to this application which has been confirmed during the recent flood events. Recently submitted documents have stated that in view of the recent floods it is planned to move some of the cabins outside of Flood Zone 3. We would therefore request that a sequential approach is taken to the location selection of all the structures currently within Flood Zone 3 and for them be relocated to ground with the lowest flood risk i.e. Flood Zone 1.

The structures within Flood Zone 3 are at significant risk during a flood event. The structures are sited in close proximity to the ordinary watercourse, there is unlikely to be much warning of a flood event and therefore is likely to experience more flash flooding events. Data from our strategic level mapping shows that flooding from the brook poses a velocity of up to 0.5m/s combined with the potential depths of up to 0.59m experienced by the structures, giving a hazard rating of 'Danger to Most'. This velocity and depth could also pose a risk of the structures being washed away and going on to cause an obstruction and danger downstream. It should also be noted that a stilts and voids approach to floodplain compensation is not an approach that the Environment Agency supports.

Notwithstanding the above concerns, should the LPA be minded to grant permission we recommend the proposal take place in line with the submitted Technical Note (ref AEG03106_LE67_Thornton_01 for Clovelly Merryless Road, Thornton Compiled by aegaea; Dated 08/02/2024) and the school's Risk Assessment (ref Ver 03, Clovelly House garden flooding; Compiled by J Collingham; Dated 25.01.2024) and the details they provide:

- Mitigation measures as per page 2 of the technical note
- Emergency response in accordance with the school's risk assessment

Flood resistance and resilience - advice to LPA/applicant

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

Environment Agency
Trent Side North, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in: Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

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 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.

We have considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the proposal. This indicates that there will be:

- A danger to most people (e.g. there will be danger of loss of life for the general public).

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-advice to applicant

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 sincerely

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Planning Advisor

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