

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

Our ref: LT/2023/128165/01-L01
Your ref: 23/00522/FUL
Date: 01 November 2023

Dear Sir/Madam

**TEMPORARY CHANGE OF USE OF THE GROUND FLOOR OF THE EXISTING
PAVILLION TO CLASSROOMS FOR EDUCATIONAL USE (CLASS F1) WOLFDAL
SCHOOL DESFORD LANE RATBY LEICESTER LEICESTERSHIRE LE6 0LE**

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reason(s)

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

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.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Yours faithfully

**Mr Niall Freeman
Planning Advisor**

Direct e-mail Niall.Freeman@environment-agency.gov.uk