

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

Our ref: LT/2023/128028/02-L01
Your ref: 23/00763/FUL
Date: 31 October 2023

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 LE67 1AP**

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

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:

- consider how the 1 in 100 year plus 28% climate change event will affect people and property
- consider how people will be kept safe from the identified flood hazards
- consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event
- There is no assessment of the impact of climate change using 28% as the appropriate climate change allowance

Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for 1 in 100 year plus 28% climate change event.

Consequently, the development proposes inadequate:

- Flood storage compensation
- Raised finished floor levels
- Safe access and egress routes

The assessment of flood risk provided in the FRA is taken from high level model data which is not a suitable assessment of the site-specific risk posed to the site, particularly given the more vulnerable category of development and its occupants. The data presented also does not consider the effect of climate change on the depths experienced at the site. Due to the site's proximity to the ordinary watercourse, there is unlikely to be much warning of a flood event, it could experience more flash flooding events.

The development sits within the Flood Zone 3 designation and the applicant is therefore required to provide floodplain compensation and demonstrate that the development will

not increase the flood risk to other parties.

The applicant should give details of the planned mitigation measures that make the development resilient up to the flood height plus 300mm freeboard to allow for residual uncertainty. The Environment Agency normally require between 300mm and 600mm of 'freeboard' above the relevant modelled flood level to account for 'residual uncertainty'. This is because the modelled flood heights and extents are an estimate based on the available data, and real-world floods may vary due to many different factors. The freeboard therefore accounts for this uncertainty, to add an extra margin of error, in case the real-world flood is higher than the modelled flood.

Overcoming our objection

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.

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.

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/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

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

Yours sincerely

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Planning Advisor

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