

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

Our ref: LT/2023/128156/01-L01
Your ref: 23/00978/OUT
Date: 31 October 2023

Dear Sir/Madam

**OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF UP TO 20
DWELLINGS WITH ASSOCIATED INFRASTRUCTURE (SOME MATTERS
RESERVED EXCEPT FOR ACCESS AND LAYOUT)
LAND OFF BARTON ROAD CONGERSTONE LEICESTERSHIRE**

Environment Agency Flood Risk 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 (FRA, dated September 2023 Ref: 28212-FLD-0101) and the following mitigation measures it details:

- Development shall be set outside of the flood plain in FZ1, as shown on the flood map for planning - Figures 3.1, 3.2 and Appendix F and as detailed in Sections 4.8 and 5.1
- Finished floor levels shall be set no lower than 88.30 metres above Ordnance Datum (AOD) and/or 150mm above external finished ground levels (whichever is the higher) - Sections 4.10 and 5.1

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.

Reasons

- To prevent flooding elsewhere by ensuring that compensatory storage of flood water is not required, as development is located in FZ1
- To reduce the risk of flooding to the proposed development and future occupants

Environment Agency Water Quality Position

We object to the application as submitted because the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to surface water quality can be safely managed. We recommend that planning permission should be refused on this basis.

In this case we consider that the proposed development may pose an unacceptable risk of causing a detrimental impact to surface water quality because the applicant has failed to provide a method statement detailing how surface water run-off will be dealt with during the construction phase of this development.

Overcoming our Objection

To overcome our objection, the applicant should submit a method statement which demonstrates that the construction run-off will be dealt with responsibly. This should be

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

Cont/d..

provided to and signed off by the LPA before any permission is given to begin construction.

Objection 2

We object to the proposed development as submitted because it is unclear if it involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for the development to be connected to a public sewer, but no justification has been provided for the use of a non-mains system. We recommend that the application should be refused on this basis.

Private sewage treatment facilities should only be used where it is not reasonable for a development to be connected to a public sewer, because of the greater risk of failures leading to pollution of the water environment posed by private sewerage systems compared to public sewerage systems.

Overcoming our objection

To overcome our objection the applicant should thoroughly investigate the possibility of connecting to the public foul sewer, and either revise their application to propose a mains connection or submit evidence that demonstrates that this is not feasible.

Yours faithfully

Mr Niall Freeman
Planning Advisor

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