

From: public.access@hinckley-bosworth.gov.uk <public.access@hinckley-bosworth.gov.uk>
Sent: 18 March 2026 14:26:34 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00146/P3CQ
Categories: Yasmin

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 18/03/2026 2:26 PM from Mr Peter Reid (peter.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

Application Summary

Reference:	26/00146/P3CQ
Address:	Folly Farm Shilton Road Kirkby Mallory Leicester Leicestershire LE9 7QL
Proposal:	Notification to determine if Prior Approval is required for the conversion of an agricultural building to a single dwellinghouse
Case Officer:	Sullivan Archer

[Click for further information](#)

Comments Details

Advice to Applicant:

Comments:

According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water.

The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.

The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced

If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

Kind regards

This email and any files sent with it are confidential. If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email. We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications. The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004. The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council. Attachments to email messages may contain viruses that may damage your system. Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result. You are advised to carry out your own virus checks before opening any attachment. Save paper - only print this email if necessary. Visit us online: www.hinckley-bosworth.gov.uk Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR