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Sent: 03 June 2026 14:09:38 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00419/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 03/06/2026 2:09 PM from Mr Pete Reid (pete.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

Application Summary

Reference:	26/00419/P3CQ
Address:	Folly Farm Shilton Road Kirkby Mallory Leicestershire LE9 7QL
Proposal:	Prior approval for the change of use (Class Q) of an agricultural building to a single dwellinghouse
Case Officer:	Sophie Iliffe

[Click for further information](#)

Comments Details

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 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.

Comments: 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 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

Kind regards

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