

Hinckley & Bosworth Borough Council -
Development Services
RUGBY ROAD, HINCKLEY, LE10 0FR

Reference: PA-0002627/01
Customer reference: 26/00305/FUL
05 May 2026

Erection of two artificial grass pitches, a clubhouse, three padel courts, 500 person covered stand, tractor store, gated and turnstile access, steps and platform lift up to the site and parking facilities

LE92BR

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 26/00305/FUL.

Environment Agency position

While most of the built development is proposed to sit within Flood Zone 1, much of the car parking is proposed within Flood Zone 3b (functional floodplain) from the ordinary watercourse it borders. This is land which is impacted during the 1 in 30-year AEP flood event based on NaFRA2. The Hinckley and Bosworth Level 1 SFRA (2025) supports this designation as it details that for areas where there is no detailed modelling the Flood Zone 3a has been used to determine Flood Zone 3b.

The proposal of car parking within the 1 in 30year (Flood Zone 3b) extent is in contrary to Table 2 of the PPG, car parking is classified as less vulnerable under the NPPF and should not be permitted within Flood Zone 3b. The FRA should demonstrate that development will not take place within Flood Zone 3b. Therefore, in the absence of an adequate flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason(s)

NPPF Annex 3 classifies development types according to their vulnerability to flood risk. PPG Table 2 provides guidance on which developments are incompatible with certain Flood Zones. This site lies within Flood Zone 3b functional floodplain, which is land defined by the PPG and your Strategic Flood Risk Assessment as having a high probability of flooding.

Car parking is classed as less vulnerable in accordance with Annex 3 of the NPPF. Table 2 of PPG makes it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted.

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 whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- Demonstrate non compatible elements of the development are removed from Flood Zone 3b
- Demonstrate no land raising will take place in Flood Zone 3
- Demonstrate safe access and egress routes above the flood heights for all occupants
- Demonstrate an 8-metre easement from the ordinary watercourse to provide space for water and protect the riverbanks as detailed in the Hinckley and Bosworth Level 1 SFRA

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 if a revised FRA is submitted and we will respond within 21 days of re-consultation.

If you have any questions regarding our response, please contact planning.trentside@environment-agency.gov.uk.

Yours sincerely,

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