Mr James Hicks
Hinckley & Bosworth Borough Council
Development Control
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Our ref: LT/2009/107227/01-L01
Your ref: 08/01175/FUL

Date: 27 January 2009

Dear Mr Hicks

EXTENSION AND ALTERATION TO RESTAURANT
SAN GIOVANNI MILL LANE SHEEPY PARVA ATHERSTONE LEICESTERSHIRE.

Thank you for referring the above application which was received on 13 January 2009.

Environment Agency position
In the absence of a flood risk assessment (FRA), we **OBJECT** to this application and recommend refusal of planning permission on this basis for the following reasons:

The application site lies within Flood Zone 3 defined by Planning Policy Statement 25 as having a high probability of flooding. Paragraph E9 of PPS25 requires applicants for planning permission to submit a FRA when development is proposed in such locations. Paragraph D15 of PPS25 states the need for a FRA for minor developments and change of uses in such locations.

In the absence of a FRA, the flood risks resulting from the proposed development are unknown. The absence of a FRA is therefore sufficient reason in itself for a refusal of planning permission. This reflects the precautionary approach to development in flood risk areas set out in paragraphs 10 and E9 of PPS25.

Please contact Development Control Officer Sarah Mallett on 01543 405029 if you wish to discuss this objection further.

We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

I have sent a copy of this letter to the agent.

Yours sincerely

Mr Nick Wakefield
Planning Liaison Officer

Direct dial 0115 846 3635
Direct fax 0115 846 2681
Direct e-mail nick.wakefield@environment-agency.gov.uk

cc Ritchie & Ritchie Llp

End