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Sent: 08 April 2026 16:43:25 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00205/P3CR
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 08/04/2026 4:43 PM from Mr Peter Reid (peter.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

Application Summary

Reference:	26/00205/P3CR
Address:	Poplar Farm Sheepy Road Sibson Nuneaton Leicestershire CV13 6LE
Proposal:	Notification to determine if prior approval is required for the change of use of agricultural buildings Units 1 and 2 to Use Class B8 commercial units
Case Officer:	Sullivan Archer

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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 development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area of relatively low risk of flooding from surface water.

Please note that for developments exceeding 1 Hectare, a site specific Flood Risk Assessment will be required in support of a planning application.

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

There are no objection to the proposals on sustainable drainage grounds.

Kind regards

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