

Mr Sullivan Archer
Hinckley & Bosworth Borough Council
Development Services
Hinckley Hub Rugby Road
HINCKLEY
Leicestershire
LE10 0FR

Our ref: LT/2023/128028/01-L01
Your ref: 23/00763/FUL
Date: 30 August 2023

Dear Mr Archer

**RETROSPECTIVE APPLICATION TO CHANGE THE USE FROM C2 TO A SCHOOL FOR SPECIAL NEEDS CHILDREN (F1) AND THE CONSTRUCTION OF 9 TIMBER BUILDINGS
CLOVELLY MERRYLEES ROAD THORNTON COALVILLE LEICESTERSHIRE LE67 1AP**

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reasons

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

Buildings A, B, C, D, E and F are located in Flood Zone 3, associated with an ordinary watercourse bounding the site to the south. The Environment Agency do not hold any detailed flood data on this ordinary watercourse, and it is therefore recommended that a hydraulic model is produced to assess the risk to this *more vulnerable* development (as defined by Annex 3 of the National Planning Policy Framework). This is essential given the elevated vulnerability of this proposed educational use.

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Advice to the LPA – Consult Leicestershire County Council (Lead Local Flood Authority)

The application site is bounded to the south by an ordinary watercourse, being a tributary of the Rothley Brook, a statutory main river. Leicestershire County Council as the Lead Local Flood Authority have a strategic role for local flood risk in Leicestershire,

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Trent Side North, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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which includes the risk of flooding from ordinary watercourses.

Hinckley & Bosworth Borough Council should consult Leicestershire County Council on matters relating to flood risk for this application.

Yours sincerely

Ms Huda Al Tahhan

Planning Advisor

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