

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

Our ref: LT/2024/128589/01-L01
Your ref: 24/00389/FUL
Date: 20 May 2024

Dear Sir/Madam

**ERECTION OF NEW ENTRANCE PORCH, GARDEN ROOM, PERGOLAS, TIMBER CLADDING, WINDOW AWNINGS, HARD SURFACES AND OTHER ASSOCIATED WORKS
HANSOM CAB BROOKFIELD ROAD BURBAGE HINCKLEY LEICESTERSHIRE
LE10 2LL**

Thank you for consulting the Environment Agency about the above application.

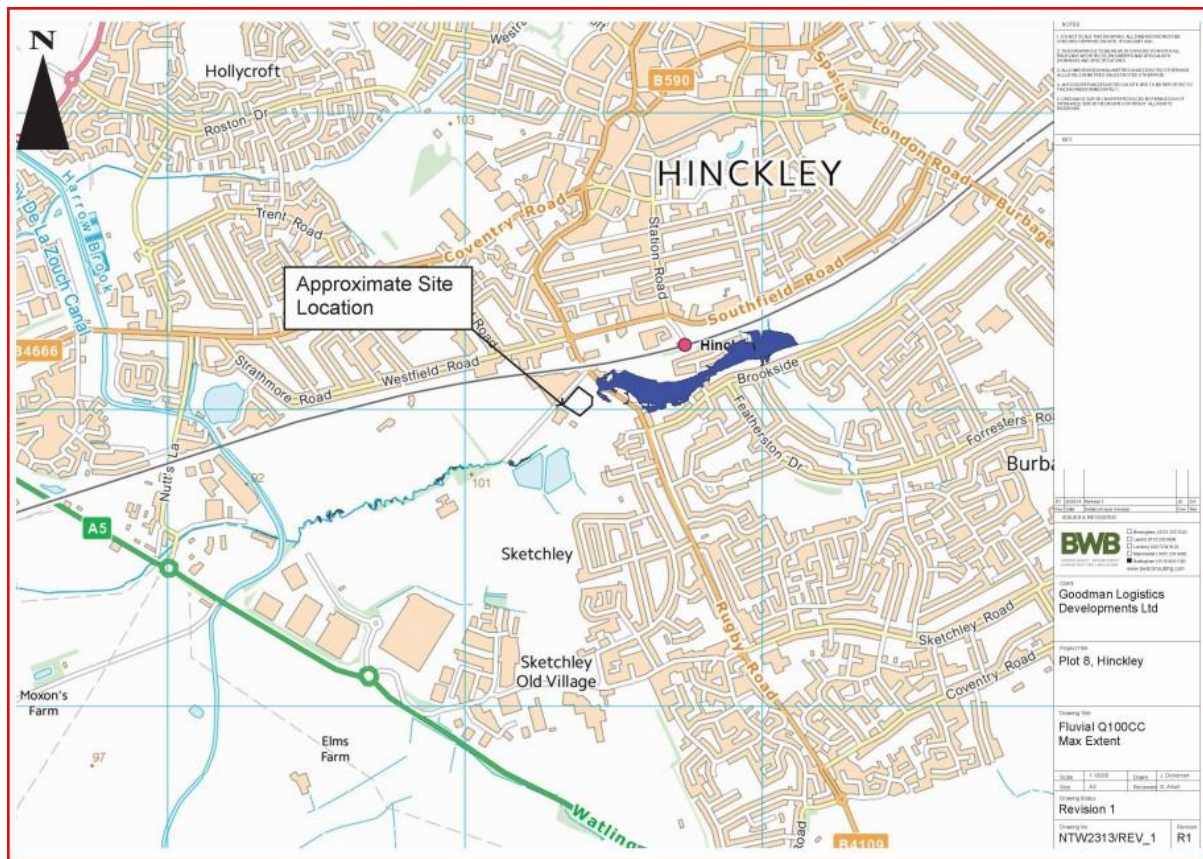
Environment Agency Position:

We have no fluvial flood risk objections to the proposal as submitted, for the following reasons: -

1. Site specific FRA's, particularly were supported by river modelling, supersede the Flood Map for Planning shown on Gov.uk. However, this map will not be changed unless the applicant applies to us for the map to be updated (this process takes several months, incurs a fee, and due to workload/resource issues we have not been able to undertake these, since the 2014 application. Please accept our apologise for any inconvenience caused).
2. With reference to planning application 14/01150/FUL, and the submitted Flood Risk Assessment (FRA) dated 30th September 2014, and drawing No. NTW2313/REV_1 Revision R1, still supersede our current Flood Map for Planning on this site and demonstrated that the site lies outside of Flood Zone 3.
3. Development classed as More Vulnerable is appropriate in Flood Zone 2 (as shown on the EA flood map for planning outline) in accordance with Table 3 of the National Planning Policy Framework Planning Practice Guidance.

Additional information - Advice to LPA and Applicant

Where and FRA has previously been undertaken and remains valid for a site, these should always be submitted with any new planning applications. This is because we are only required to review the information submitted under each application, and as has happened in this case, such omissions could lead to unexpected responses (an objection), inefficient use of consultee/LPA resources and subsequent delays in the LPA determining an application.



Yours faithfully

Ms Huda Al Tahhan

Planning Advisor

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