

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

Our ref: LT/2026/129730/01-L01
Your ref: 25/01231/FUL
Date: 20 January 2026

Dear Sir/Madam

**ERECTION OF A SINGLE SELF-BUILD DWELLING AND DETACHED GARAGE
(USE CLASS C3)
LAND OFF CHURCH ROAD WITHERLEY LEICESTERSHIRE**

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

Environment Agency Position

We have reviewed the submitted documents and the Environment Agency has no objection to this development as submitted.

Though the red-line boundary falls partially within FZ3, the built development falls entirely within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for **any activities** which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Yours faithfully

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

Mr Niall Freeman
Planning Advisor

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