Ms Louise Forman
Hinckley & Bosworth Borough Council
Development Control
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Our ref: LT/2008/107067/02-L01
Your ref: 08/00553/FUL

Date: 09 February 2009

Dear Ms Forman

CREATION OF CANAL BOAT MARINA WITH ASSOCIATED LANDSCAPING LAND AT JUNCTION OF WELLSBOROUGH ROAD AND CONGERSTONE LANE MARKET BOSWORTH LEICESTER.

The Environment Agency is in receipt of a Flood Risk Assessment (FRA), Revision A, dated January 2009, undertaken by Robert Bray Associates Ltd regarding the above proposal.

Environment Agency position
Having reviewed the submitted Flood Risk Assessment, the Environment Agency is able to remove its objection as stated in our letter dated 21 January 2009, (our reference LT/2008/107067/01-L01).

However, the proposed development will only be acceptable if the following measures as detailed in the Flood Risk Assessment and EIA submitted with this application are implemented and secured by way of a planning condition on any planning permission.

CONDITION
The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated January 2009 and Drawing No.'s IP04_002_01/16 G, IP04_002_01/17 D, IP04_002_01/44 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 100 year plus 20% (for climate change) critical rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Provision of watercourse diversion prior to the commencement of earthworks

on site. (We would prefer a minimum timescale of 6 months to allow channel vegetation to establish).

3. Provision of surface water run-off attenuation and settlement during the construction phase.

REASON
To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations.

Please note that the entire remaining content of our letter dated 21 January 2009, including the 'Additional comments' and 'Advice to applicant' remains relevant.

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

The Agency needs to compile reports to meet DEFRA high level targets and consequently a copy of the required decision notice should be forwarded following determination of the application.

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 Noah Heeks & Partners

End