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Sent: 05 May 2026 15:31:01 UTC+01:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00307/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 05/05/2026 3:31 PM from Mr Peter Reid (peter.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

Application Summary

Reference:	26/00307/P3CR
Address:	Upton Lodge Farm Stoke Road Upton Nuneaton Leicestershire CV13 6BN
Proposal:	Application to determine if Prior Approval is required for the change of use of two agricultural buildings to flexible commercial use (Class R) for storage and distribution (Class B8), including associated operational development.
Case Officer:	Joe Fleetwood

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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 at very low risk of flooding from surface water.

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

Kind regards

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