

Mr Joe Fleetwood
Hinckley & Bosworth B C
Hinckley Hub Rugby Road
Hinckley
Leicestershire
LE10 0FR

Our ref: LT/2024/128953/01-L01
Your ref: 24/00980/FUL
Date: 09 December 2024

Dear Mr Fleetwood

**CHANGE OF USE OF EXISTING NORTH SPORTS PAVILION (F2 LOCAL COMMUNITY) TO EDUCATIONAL FACILITY (F1 LEARNING AND NON-RESIDENTIAL INSTITUTIONS). INCLUDING THE EXTERNAL ALTERATIONS, THE ADDITION OF BLOCK PAVED HARDSTANDING AND A NEW ACCESS GATE TO THE NORTH SPORTS PAVILION AND THE ADDITION OF AN EXTERNAL STAIRCASE AND A LIFT TO THE SOUTH SPORTS PAVILION.
RATBY CRICKET CLUB, DESFORD LANE, RATBY, LEICESTER.**

Thank you for referring the above application and I sincerely apologise for the delay in replying.

Environment Agency position

We have no objection to the proposed change of use to the North Sports Pavilion to be used as classrooms as this building sits wholly within Flood Zone 1.

The proposed changes to the South Sports Pavilion, while a change in vulnerability classification, are to be used as the same sports provision therefore we have no objection to the use of this building.

We do, however, have concerns regarding the proposed addition of external stairs and a lift to the South Sports Pavilion. The proposed stairs and lift are shown to be located in Flood Zone 3, in very close proximity to the ordinary watercourse branch of the Rothley Brook and are therefore at flood risk. Access and egress routes should provide a safe and dry evacuation route during the applicable design flood event. We recommend that the stairs and lift be moved to Flood Zone 1, to avoid vulnerable users being evacuated into an area of flood risk.

The area of the stairs and lift are in very close proximity to the channel where depths could be between 0.54m and 1m and therefore the location of the stairs and lift could

experience up to 0.54m depths. This could make access and egress from the site problematic. The Environment Agency are not the statutory consultee with regards to emergency planning. Rather, the Local Planning Authority must determine, in consultation with their emergency planners, whether the arrangements for access and egress are acceptable.

Flood warning and emergency response - advice to LPA

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.

The [planning practice guidance](#) (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](https://www.adeptnet.org.uk/floodriskemergencyplan)' at <https://www.adeptnet.org.uk/floodriskemergencyplan>, and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG.

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

Yours sincerely

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