

---

**From:** Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>  
**Sent:** 17 April 2025 13:58  
**To:** Planning Folder New  
**Subject:** RE: Planning Application Consultation for Environment Agency ref 25/00360/HOU  
**Categories:** Yasmin

Dear Sir / Madam,

We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission for the following reason:

- The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency. If, however, the proposal subsequently changes such that you feel that it may pose a significant environmental risk then please do not hesitate to contact us and we will be pleased to review our response.

Regards,

**Niall Freeman**

**My name is pronounced: *NEEL***

Planning Advisor, Sustainable Places - Planning Team

Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5FA

☔ **Floods happen. Be prepared.** [Check if you are at risk from flooding and sign up for FREE flood warnings.](#)

-----Original Message-----

From: planning@hinckley-bosworth.gov.uk <planning@hinckley-bosworth.gov.uk>

Sent: 16 April 2025 10:14

To: Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>

Subject: Planning Application Consultation for Environment Agency ref 25/00360/HOU

Please see attached consultation document from Hinckley & Bosworth Borough Council.

Any opinions expressed in this message are those of the sender and do not necessarily express the views of the Borough Council. The information contained in this message, and any attachments, is intended solely for the use of the individual or organisation to whom this message is sent, and should be treated as private and confidential. If you have received this email in error, please notify Hinckley and Bosworth Borough Council (ICT Services): Tel: +44 (01455) 238141.

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it.

You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.hinckley-bosworth.gov.uk%2F&data=05%7C02%7Cplanning.trentside%40environment-agency.gov.uk%7Caff5ab2fda654d99598c08dd7cc70060%7C770a245002274c6290c74e38537f1102%7C0%7C0%7C638803916746626147%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=3uO9heU2%2FdkQLxKn95CHa2lDa6kGDrdQnF%2BLdYLulmc%3D&reserved=0>

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.