

From: public.access@hinckley-bosworth.gov.uk
Sent: 22 December 2025 14:15
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/01128/P3CQ

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 22/12/2025 2:15 PM from Mr Peter Reid (peter.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

Application Summary

Reference:	25/01128/P3CQ
Address:	Upton Lodge Farm Stoke Road Upton Nuneaton Leicestershire CV13 6BN
Proposal:	Notification to determine if Prior Approval is required for the conversion of a single storey cattle shed into 3 x bungalows
Case Officer:	Joe Fleetwood

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Comments Details

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.

Comments: The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced

Kind regards