

Hinckley & Bosworth Borough Council
Development Services
Hinckley Hub Rugby Road
HINCKLEY
Leicestershire
LE10 0FR

Our ref: LT/2023/128156/02-L01
Your ref: 23/00978/OUT
Date: 27 February 2024

Dear Sir/Madam

**OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF UP TO 20
DWELLINGS WITH ASSOCIATED INFRASTRUCTURE (SOME MATTERS
RESERVED EXCEPT FOR ACCESS AND LAYOUT)
LAND OFF BARTON ROAD CONGERSTONE LEICESTERSHIRE**

Thank you for consulting the Environment Agency on the above application

Environment Agency position

We have no objection to the application

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (FRA, dated September 2023 Ref: 28212-FLD-0101) and the following mitigation measures it details:

- Development shall be set outside of the flood plain in FZ1, as shown on the flood map for planning - Figures 3.1, 3.2 and Appendix F and as detailed in Sections 4.8 and 5.1
- Finished floor levels shall be set no lower than 88.30 metres above Ordnance Datum (AOD) and/or 150mm above external finished ground levels (whichever is the higher) - Sections 4.10 and 5.1

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

- To prevent flooding elsewhere by ensuring that compensatory storage of flood water is not required, as development is located in FZ1
- To reduce the risk of flooding to the proposed development and future occupants

Yours faithfully

Mr Jake Sharman
Planning Advisor

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