

Hinckley & Bosworth Borough Council -
Development Services
RUGBY ROAD, HINCKLEY, LE10 0FR

Reference: PA-0005937/01
Customer reference: 26/00319/OUT
22 June 2026

Outline planning application for 26 new dwellings with all matters reserved

Land Adjacent Colwyn Main Street Botcheston Leicestershire LE99FF

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 26/00319/OUT.

Environment Agency position

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 (ref: NS_0115_27, May 2026)
- Site Plan ref: 202533.P.1011

and the following mitigation measures they detail:

- All residential development shall be situated within Flood Zone 1.
- There shall be no land raising within the floodplain.

Reasons

- To reduce the risk of flooding to the proposed development and future occupants
- To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Advice to the LPA – Environmental Protection and Uplift

The Leicestershire Local Nature Recovery Strategy has identified land within the proposed development that hosts the potential for environmental enhancement. The site falls within the boundaries for LNRS Freshwater Measures 3, 5, 13 and 15, Grassland Measures 2, 3 5, 6 and 7, and Woodland measures 4 and 6.

We would strongly encourage the LPA to work alongside the developer to ensure that a green corridor is maintained and enhanced along the boundary of Rothley Brook as it passes through the developed site.

As well as this, this site has been identified as having the potential to host Natural Flood Management through our NFM Heat Mapping data. This development offers the opportunity to safeguard the inherent environmental value of the site whilst also offering a material reduction in downstream flood risk for frequently flooded communities.

If you have any questions regarding our response, please contact planning.trentside@environment-agency.gov.uk.

Yours sincerely,

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