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Sent: 09 February 2026 11:32:03 UTC+00:00
To: "PF - Planning" <planningapplications@hinckley-bosworth.gov.uk>
Subject: Consultee Comments for Planning Application 26/00017/P3CMA
Categories: Yasmin

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 09/02/2026 11:32 AM from Mr Peter Reid (peter.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

Application Summary

Reference:	26/00017/P3CMA
Address:	104 Northfield Road Hinckley Leicestershire LE10 0LJ
Proposal:	Notification to determine if prior approval is required for the change of use from a therapy room (Use Class E) to a flat (Use Class C3) cr
Case Officer:	Sophie Iliffe

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Comments Details

Advice to Applicant:

Comments:

According to the Environment Agency (EA) website, part of the application site (close to the northern boundary) is located within Flood Zone 3 (high risk) and therefore a Flood Risk Assessment would be required in support of a planning application.

The EA Surface Water mapping also indicates an associated medium to high risk of surface water flooding in the same area of the site, and therefore the Drainage Strategy for the development should include suitable measures to mitigate the risk of flooding from surface water.

Kind regards

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