

Chris Brown
Head of Planning
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

9th February 2024

Dear Chris.

**RE: APPLICATION TO DISCHARGE CONDITION 19 OF PLANNING PERMISSION
21/01191/HYB – PADGE HALL FARM, LAND SOUTH OF THE A5, HINCKLEY**

This letter accompanies an application which is submitted on behalf of Agrarian Development Holdings Limited ('the Applicant') pursuant to approving detail reserved by conditions 19 (FRA for A5 works) of planning permission reference 21/01191/HYB at Padge Hall Farm, Land South of the A5, Hinckley. The hybrid application was approved in December 2023 for the following:

“Hybrid planning application comprising: Outline application (all matters reserved except for site access from the A5) for the demolition of existing structures and the erection of distribution and industrial buildings (Use Class B2 and B8) including ancillary offices and associated earthworks, infrastructure and landscaping; a Full application for the development of a distribution building (Use Class B8), including ancillary offices with associated access, hard standing, parking, earthworks and landscaping. The proposals include improvements to increase the height clearance of the existing railway bridge on the A5 Watling Street. A cross boundary application with Rugby Borough Council and Nuneaton and Bedworth Borough Council (EIA development)”

The accompanying submitted details seeking to discharge condition 19 relates solely to land within Hinckley and Bosworth Borough Council.

The detail submitted is set out in the table below:

Condition Number/s	Condition Summary	Full Condition Description	Document/s Submitted
19	FRA for A5 road lowering works	No development of the A5 road lowering works shall take place until an assessment of the fluvial flood risk to and resulting from this element of this scheme has been submitted to, and approved in writing, by the local planning authority (in consultation with the Environment Agency). The assessment shall also include: 1. Confirmation of any fluvial flood risks to the road lowering (including suitable hydraulic modelling or calculations for all fluvial flood events up to the design flood event, including an allowance for climate change (2022 guidance).	Flood Risk Modelling Technical Note, ref. ADC1830-RP-AL-v1 This technical note provides the results of the fluvial flood risk modelling on the Sketchley Brook in the vicinity of the A5 road lowering works (see Appendix A of the Technical Note). The results show that the location of the A5 lowering works is not in a fluvial flood risk area and further mitigation works in respect of fluvial flood risk are not required.

		2. Details of any mitigation measures required to overcome any fluvial flood risk issues. Any mitigation measures required shall be fully implemented prior to first use of the lowered road (A5) and subsequently in accordance with the scheme's timing/phasing arrangements. Any measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.	The modelling study also separately assesses the surface water flooding at the A5 lowering works location and the results will be used to inform the detailed drainage design at this location, but the surface water flood risk is shown to have no impact on the fluvial flood risk extents.
--	--	---	---

The discharge of condition HBBC 19 application has been submitted via the Planning Portal (references PP-12796775).

I trust that the submitted applications and documents are in order to allow a prompt validation of both applications. Please do not hesitate to contact me on the details provided should you wish to discuss this submission.

Yours sincerely,



Robert Gilmore
Associate