

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

Our ref: LT/2023/128028/04-L01
Your ref: 23/00763/FUL
Date: 08 July 2024

Dear Mr Archer

RETROSPECTIVE APPLICATION TO CHANGE THE USE FROM C2 TO A SCHOOL FOR SPECIAL NEEDS CHILDREN (F1) AND THE CONSTRUCTION OF 9 TIMBER BUILDINGS CLOVELLY MERRYLEES ROAD THORNTON COALVILLE LEICESTERSHIRE LE67 1AP

Thank you for re-consulting the Environment Agency on the above application.

Environment Agency Position

We acknowledge the submission of an updated proposed site plan showing most of the cabins relocated fully in Flood Zone 1 with small sections of some cabins in Flood Zone 2. Appropriate flood resilience measures are advised to be taken for those cabins that encroach into Flood Zone 2.

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 proposed site plan (Proposed Site Plan; Dated and uploaded 19/4/2024) and the following mitigation measures it details:

- All cabins located fully outside Flood Zone 3

The development shall be carried out in accordance with the submitted Technical Note (ref AEG03106_LE67_Thornton_01 for Clovelly Merryless Road, Thornton Compiled by aegaea; Dated 08/02/2024) and the school's Risk Assessment (ref Ver 03, Clovelly House garden flooding; Compiled by J Collingham; Dated 25.01.2024) and the details they provide:

- Mitigation measures as per page 2 of the technical note
- Emergency response in accordance with the school's risk assessment

Flood warning and emergency response - advice to LPA

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

Environment Agency
Trent Side North, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 173 of the NPPF and the guiding principles of the PPG.

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

Signing up for flood warnings-advice to applicant

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Once this case has been decided, we require a copy of the decision notice.

Yours sincerely

Ms Huda Al Tahhan
Planning Advisor

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