

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

**Our ref:** LT/2024/128792/01-L01  
**Your ref:** 24/00657/FUL  
**Date:** 17 September 2024

Dear Sir/Madam

**ERECTION OF TWO STOREY CHILDCARE FACILITY WITH ANCILLARY SERVICES  
AND ASSOCIATED EXTERNAL PLAY AREAS AND ANIMAL INTERACTION  
AREAS.  
BARNHILLS FARM MERRYLEES ROAD THORNTON COALVILLE  
LEICESTERSHIRE LE67 1AP**

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

**Environment Agency position**

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

**Reasons**

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Provide a clearly denoted 8 metre unobstructed easement from the Rothley Brook watercourse, this should be measured from the top of the bank.

We require a minimum easement of 8 metres from the Rothley Brook watercourse. This easement allows us to undertake essential maintenance of the asset. We therefore request that an 8 metre unobstructed easement is provided to allow for access and maintenance (measured from the top of the river bank from the Rothley Brook).

We request that any fencing used as part of the development, i.e. any fencing surrounding the animal housing and play areas, be post and rail or post and wire. If you use wire, it must be either wire strands or at least 100mm spaced mesh.

**Overcoming our objection**

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Yours faithfully

**Ms Huda Al Tahhan**  
**Planning Advisor**

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