

Ms Emma Trilk
North West Leicestershire District
Council
Council Offices Whitwick Road
Coalville
Leicestershire
LE67 3FJ

Our ref: LT/2006/000022/OR-
17/PO1-L01
Your ref: Email 15 June 2023.
Date: 31 July 2023

Dear Ms Trilk

Lockington-Hemington Neighbourhood Plan – submission version.

Thank you for giving the Environment Agency the opportunity to comment on the submission version of the Lockington-Hemington Neighbourhood Plan.

I apologise for the delay in issuing our response. The Flood Map for Planning (FMfP) Fluvial Flood Maps (flood risk from Main Rivers) for the Neighbourhood Plan Area are in the process of being updated. The new Maps will replace the Fluvial Flood Maps shown in Figure 17 on page 46 of the Neighbourhood Plan document and will result in some areas being removed from Flood Zones 2 and 3 and placed in Flood Zone 1. The scheduled date of the FMfP update is 2 August 2023. Once the update has occurred the Environment Agency will be able to provide more detailed information such as the number of properties removed from Flood Zones 2 and 3. Alternatively, the updated Map will be able to be viewed online at [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#). For the Inspectors information the Environment Agency has produced a map showing the updated Fluvial Flood Zones (please see attached).

We note that the Neighbourhood Plan is not proposing any housing or commercial allocations. However, in relation to land within the Plan area identified as Flood Zones 2 and 3 we make the following comments:

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Trentside Offices Scarrington Road, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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The sources of Fluvial Flooding within the Neighbourhood Plan area include the River Trent, Castle Donnington Brook, Lockington Brook, River Soar and the River Derwent. A proportion of the area covered by the Neighbourhood Plan is located within Flood Zone 3b. National Planning Policy Framework Annex 3 classifies development types according to their vulnerability to flood risk. Planning Practice Guidance Table 2 provides guidance on which developments are incompatible with certain Flood Zones. It is important that if any compatible development is proposed within flood zone 3b, it meets the criteria laid out in these two pieces of policy.

In addition to the above, some areas benefit from flood defences, however there is always a risk of overtopping and breach of defences. Any future development should be designed to be safe during times of flood (finished floor levels shall be set at least 300mm above the design flood level including breach).

The Environment Agency will need to be consulted on any development within 20 meters of a flood defence and developments shall not compromise the flood defences in any way. Development within 16 metres of the flood defences will require a Flood Risk Activity Permit from the Environment Agency. To protect the flood defences along the river and allow the Environment Agency to access the defences with machinery for maintenance and repair, we would recommend that no new structures are built within 8-16 metres of the flood defences. We may consider some development closer to the defences acceptable depending on the nature of the development and the flood defence at a particular location. Please consult us as early as possible.

Developments within Lockington and Hemington that are within Environment Agency Flood Zones 2 and 3 will need to produce a Flood Risk Assessment at the planning stage, which assesses the flood risk of the proposal compared to the possible flood levels at the site and ensures that the development doesn't increase flood risk elsewhere. When considering flood risk, the new climate change allowances for fluvial flooding will need to be taken into account (in accordance with [Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/flood-risk-assessments-climate-change-allowances)). This is to ensure that new development is safe for future flood risk.

Policy Env 11: Flood Risk Resilience, Watercourses and Climate Change

The Environment Agency welcomes the inclusion of Policy Env 11. However we recommend and request that changes are made to some of the wording. These changes are provided here:

*Proposals to construct new (or modify existing) floodwater management infrastructure **that are not owned by the Environment Agency** (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported on condition*

that they do not increase flood risk ~~for residents~~ **elsewhere** and do not unnecessarily and adversely affect historical sites, biodiversity or important open spaces.

~~Development proposals of one or more dwellings and/or for employment/agricultural development should demonstrate that~~

All development proposals should demonstrate that:

a. if in a location susceptible to flooding from rivers or surface water, no alternative site with a lower risk of flooding is available. **Within the site, the most vulnerable development is located in areas of lowest flood risk.**

j. New developments shall be designed to remain safe for occupants/users of the site in times of flood, in accordance with the National Planning Policy Framework and Planning Practice Guidance.

Flood risk resilience, watercourses and climate change Para 145 (page 45)

This paragraph mentions the National Flood and Coastal Erosion Risk Management Strategy for England. We would like to highlight that this document has been updated and published in 2022.

Policy Env 4: Sites and Features of Natural Environment Significance

We welcome the inclusion and wording of this Policy.

Yours sincerely


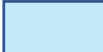
**Mr Nick Wakefield
Planning Specialist**

Direct dial [REDACTED]
[REDACTED]@environment-agency.gov.uk

Flood Zones at Hemington, Lockington and Castle Donnington



Legend

-  Flood Zone 3
-  Flood Zone 2

This map shows the flood zones that are due to go live on 2nd August 2023.

