



Harborough District Council
Strategic Planning Team
Council Offices
Adam & Eve Street
Market Harborough
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LE16 7AG

Our ref: LT/2006/000111/CS-09/SB1-L02

Your ref: Email 7 Mar 2025

Date: 02 May 2025



Dear

Proposed Submission Draft Harborough Local Plan 2020-2041 (Draft Local Plan).

Thank you for consulting the Environment Agency on the Proposed Submission Draft Harborough Local Plan 2020-2041.

This letter provides more detailed comments from those submitted using the on-line consultation facility for the following 3 allocation policies:

- OA1 Land south of Gartree Road and SA02: Land South of Gartree Road Strategic Development Area.
- MH8 Commons Car Park.
- L1 Land off Leicester Road.

It should be noted that the Environment Agency does not object to any of the allocations discussed.

OA1 Land south of Gartree Road and SA02: Land South of Gartree Road Strategic Development Area

The Environment Agency does not object to these Policies, however we do wish to make the following comments:

The allocation proposes a large new footprint upstream of Great Glen, a community frequently and significantly impacted during recent flooding events. We would therefore welcome and support proposals for the site which take opportunities to provide a betterment by reducing flood risk to downstream communities (an objective identified in the 2017 Strategic Flood Risk Assessment (SFRA)). This includes measures which: hold back water, reduce run-off rates from the site and reduce fluvial flood risk overall. Regarding the latter, this in part can be achieved by restricting development to outside of flood zones 2 and 3. We would encourage natural flood management on the River

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Sence and Wash Brook and which would have a positive impact on existing and future communities.

Regarding the required site-specific flood risk assessment, due to the size of the development hydraulic modelling would be required. We would advise the developer to request the Environment Agency's Main River models as a starting point; but for the upper reaches of the Wash Brook and River Sence the applicant would need to undertake modelling working to fully understand the flood risk posed to the site and how a betterment in the catchment can be supported.

In line with the 2024 SFRA we would support an 8/9m easement from the River Sence in order to provide access for maintenance and to protect the green corridor along the watercourse. We would also support such a buffer zone adjacent to ordinary watercourses within the site.

MH8 Commons Car Park

The Environment Agency does not object to this Allocation, however we do have the following comments to make:

The site is located within 8 metres of a flood defence. Any proposal would require a site-specific FRA which demonstrates that the development will not result in a reduction of access to the channel and flood defence. The Environment Agency will require an 8m wide easement from the landward side of the defence.

We have monitoring equipment upstream of the footbridge. Access will be required to the site 365 days a year 24 hours a day. This access may need to be secured through a separate Legal Agreement.

The FRA should also assess the residual risk if the flood defence was to fail.

In addition, Anglian Water constructed a surface water attenuation tank within

Commons Car Park to attenuate sewer outfalls into the River Welland. There may be additional requirements to ensure that this scheme is not compromised in any way.

Discussion should be sought with Anglian Water to ensure that the Allocation of this site will not have an impact on their asset.

L1 Land off Leicester Road

The Environment Agency does not object to this Allocation but wishes to make the following comments:

At its closest point the red-line boundary of the site is approximately 400 metres away from an Intensive Poultry Installation (Pig and Poultry site) and which is regulated by the Environment Agency (Bitteswell Farm – EPR/EP3837MX, R. Higgins).

New development within 400 metres of an existing intensive pig or poultry farm could result in the nearby community being exposed to impacts including odour, noise, dust and flies. The severity of these impacts will depend on the size of the facility, the animals it houses and prevailing weather conditions.

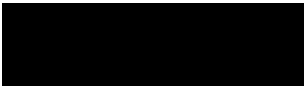
Planning policy requirements (paragraph 193 of the National Planning Policy Framework) state that new development should integrate effectively with existing businesses and not place unreasonable restrictions upon them. Where the operation of an existing pig or poultry farm could have significant adverse effects on new development (including changes of use), the applicant should be required to provide suitable mitigation for these effects. Mitigation can be provided through the design of the new development to minimise exposure to the neighbouring pig or poultry farm and/or through financial contributions to the operator of the farm to support measures that minimise impacts.

Environmental Permitting Regulations require operators to demonstrate that they have taken all reasonable precautions to mitigate impacts of their operations. This is unlikely to eliminate all emissions and there is likely to be residual impacts. In some cases,

these residual impacts may cause local residents concern. There are limits to the measures that the operator can take to prevent impacts to residents. Consequently, it is important that planning decisions take full account of paragraph 193 of the NPPF. When a new development is built near to an existing intensive pig or poultry farm this does not automatically trigger a review of the permit.

There are 3 historical reports regarding flies associated with Bitteswell Farm, dating prior to 2016. There are no other known amenity issues associated with the site.

Yours sincerely



Planning Specialist

