

Melton Borough Council  
Development Control  
Parkside (Station Approach) Burton  
Street  
MELTON MOWBRAY  
Leicestershire  
LE13 1GH

**Our ref:** LT/2022/126934/01-L01  
**Your ref:** 22/00537/FUL  
**Date:** 20 May 2022

Dear Sir/Madam

**FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF A SOLAR FARM  
TOGETHER WITH ALL ASSOCIATED WORK, EQUIPMENT AND NECESSARY  
INFRASTRUCTURE MUSTON LANE, EASTHORPE**

**Environment Agency position**

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning conditions are included.

**Conditions**

The development shall be carried out in accordance with the submitted flood risk assessment (ref [December 2022/LJ/P19-2022/by Pegasus Planning Group Ltd]) and the following mitigation measures it details:

- The development will be located entirely within Flood Zone 1. No development is proposed adjacent to the Winter Beck within areas shown to be at high probability of river flooding, Flood Zone 3.
- The proposed solar panels mounting structure will be a 'fixed system', with panels mounted above the ground so as not to interfere with any overland flow routes.
- Finished levels are to be raised a minimum of 150mm above existing ground levels with vulnerable equipment away from areas where flood risk is noted to be higher.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reason(s)**

- To reduce the risk of flooding to the proposed development.

**Further Informative**

Majority of the application boundary is shown to lie within Flood Zone 1, at low probability of flooding. Land assessed as having less than a 1 in 1,000 annual probability of river flooding (<0.1%), however there are areas along western boundary indicated to lie within Flood Zones 2 and 3 at medium to high probability of flooding associated with the Winter Beck. Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability (1% - 0.1%) or a 1 in 100 or greater annual probability of river flooding (>1%).

Whilst these areas of the site present a medium to high fluvial risk, we are satisfied that the implementation of the mitigation measures detailed above shall be sufficient to

manage flood risk posed to the site.

We note that further advice on minimum easements or land drainage consent in relation to ordinary watercourses may be required for the site and this should be undertaken through early engagement with the Lead Local Flood Authority (LLFA), Leicestershire County Council.

Yours faithfully

**Mr Joshua Milsom**  
**Sustainable Places Planning Advisor**

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