

TREVOR GILMAN DESIGN

Planning & Development Services
High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire SK13 8AF

7 January 2013

Dear Sirs

BYTH EL SHARMER, DALE LANE, FAIRFIELD, BUXTON

I have discussed this proposal with a specialist consultant in flood risk assessments and with the Environment Agency, and submit the following Flood Risk Assessment based on the advice I have received.

The existing bungalow within the curtilage was erected after planning approval in 2008, ref HPK/2008/0210. The bungalow was approved after an appeal, the final issue to be resolved being that of flood risk. The floor of the building was raised relative to external ground level to alleviate the potential effects of flooding.

The owner of Byth-el-Sharmer now wishes to erect an almost identical bungalow for a family member. He has considered other sites in the area and has concluded that no other site is available which offers the advantages of proximity and land cost. He is therefore prepared to devote part of the land in his ownership to the proposed dwelling. The site is within the area allocated for housing by High Peak Borough Council.

Local enquiries have been made to ascertain the risk of flooding.

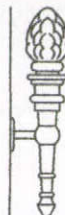
The contours around Fairfield Common show a natural drainage of surface water towards Cuning Dale, which is a dry limestone valley with no evidence of surface water. The water drains through the underlying limestone through underground fissures, caves and potholes. Cavers entered one such pothole within Fairfield Common about twenty years ago. Underground, the water drains towards either the west, towards Hogshaw Brook, or to the south, towards the River Wye. It is unlikely to drain towards the east because of the volcanic basalt plug that reaches the surface at Waterswallows. If rainfall were to exceed the capacity of the underground channels it is likely that it would be retained on the surface to drain away slowly, in Pell's Dam, the dried-out Russia Mere, and by the embankment at Waterswallows Road, built across the head of Cuning Dale.

A copy of a letter from Kevin Hartley, High Peak Borough Council Land Drainage Technician, dated 18/9/2007, states that there is no record of flooding other than a blocked culvert on private land. The applicant has known the site for over forty years and knows of no flooding problems. The agent has known the site since 1953 and can confirm that he knows of no flooding problems during that time.

HPK/2012/0595



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The measures taken to protect the development from flood risk are exactly as approved in 2008, namely, raising the floor level above external ground level.

I trust that you can now process the planning application on the basis of the above. Please let me know if you require any further information at this stage.

Yours sincerely



Trevor Gilman

Enc – letter from Environment Agency dated 17 December 2012

letter from High Peak Borough Council Land Drainage Technician dated 18 September 2007

Copy Mr J Kidd