HPK/2013/0405

Loxley Developments Ltd

MANOR STREET AUDENSHAW MANCHESTER M34 5JG
Tel: 0161 339 8030 Fax: 0161 339 8078
Registered in England No. 1160959
V.A.T Registration No. 787 4499 56

HIGH PEAK
30 AUG 2013
BOROUGH COUNCIL

17th August 2010

High Peak Borough Council
Council Offices
Hayfield Road
Chapel-en-le-Frith
High Peak
SK23 0QJ

ZONE 2 BELOW

Dear Sirs

Re: Bankwood Mill Planning Application for 1 House, 1 Cottage, Stables and Menage

Further to your request for a Flood Risk Assessment in your letter of 11th August 2010, we set out below the risks, interpretation and suitability of the above scheme in accordance with the Planning Policy Statement 25 – Development and Flood Risk (revised March 2010).

The application site is set out over approximately 6 acres or so and comprises of residential development B1 industrial use, agricultural storage, stables and ménage and is set adjacent to the River Etherow.

The first assessment is with regard to the residential aspect of the application and the adjacent B1 workshop. These aspects are clearly in Zone 1 (as illustrated in the attached Environment Agency Flood Map for the Etherow Valley).

Zone 1 Low Probability

Definition: This zone comprises of land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

Appropriate uses for Zone 1

All uses of land are appropriate in Zone 1. This concludes that no further action is required regarding the residential aspect of this application.

The second assessment is with regard to the existing agricultural buildings on the lower part of the site, these are clearly sited in flood Zone 2 (as illustrated on the attached Environment Agency Flood Map for the Etherow Valley).

Zone 2 Medium Probability

Definition: This zone comprises of land assessed as having between a 1 in 100 and 1 in 1000 annual probability of flooding (1% - 0.1%), or between 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.

Appropriate uses for Zone 2

The water compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in Table D2 are appropriate in this zone.

Table D2 lists the following

Essential Infrastructure:

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
- Wind turbines.

More Vulnerable:

- Hospitals.
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, **subject to a specific warning and evacuation plan**.

Less Vulnerable

- Police, ambulance and fire stations which are ***not*** required to be operational during flooding.
- Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do **not** need to remain operational during times of flood.
- Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

Water-compatible Development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel workings.
- Docks, marinas and wharves.
- Navigation facilities.
- MOD defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, **subject to a specific warning and evacuation plan.**

Clearly these buildings and structures are also entirely suitable in Zone 2.

The third assessment is with regard to the existing paddock grass land of which a small proportion is within Zone 3a. This can be clearly seen from the attached Environment Agency Flood Map for the Etherow Valley.

Zone 3a High Probability

Definition: The water compatible uses and less vulnerable uses of land in Table D2 are appropriate in this zone.

Table D2 lists the following

Less Vulnerable

- Police, ambulance and fire stations which are ***not*** required to be operational during flooding.
- Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non–residential institutions not included in 'more vulnerable'; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do **not** need to remain operational during times of flood.
- Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

Water-compatible Development

- Flood control infrastructure.
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- Navigation facilities.
- MOD defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, **subject to a specific warning and evacuation plan.**

We therefore conclude that all aspects of this application site are within development appropriate to its zoning and no further works or investigations are required.

Yours sincerely

[redacted]

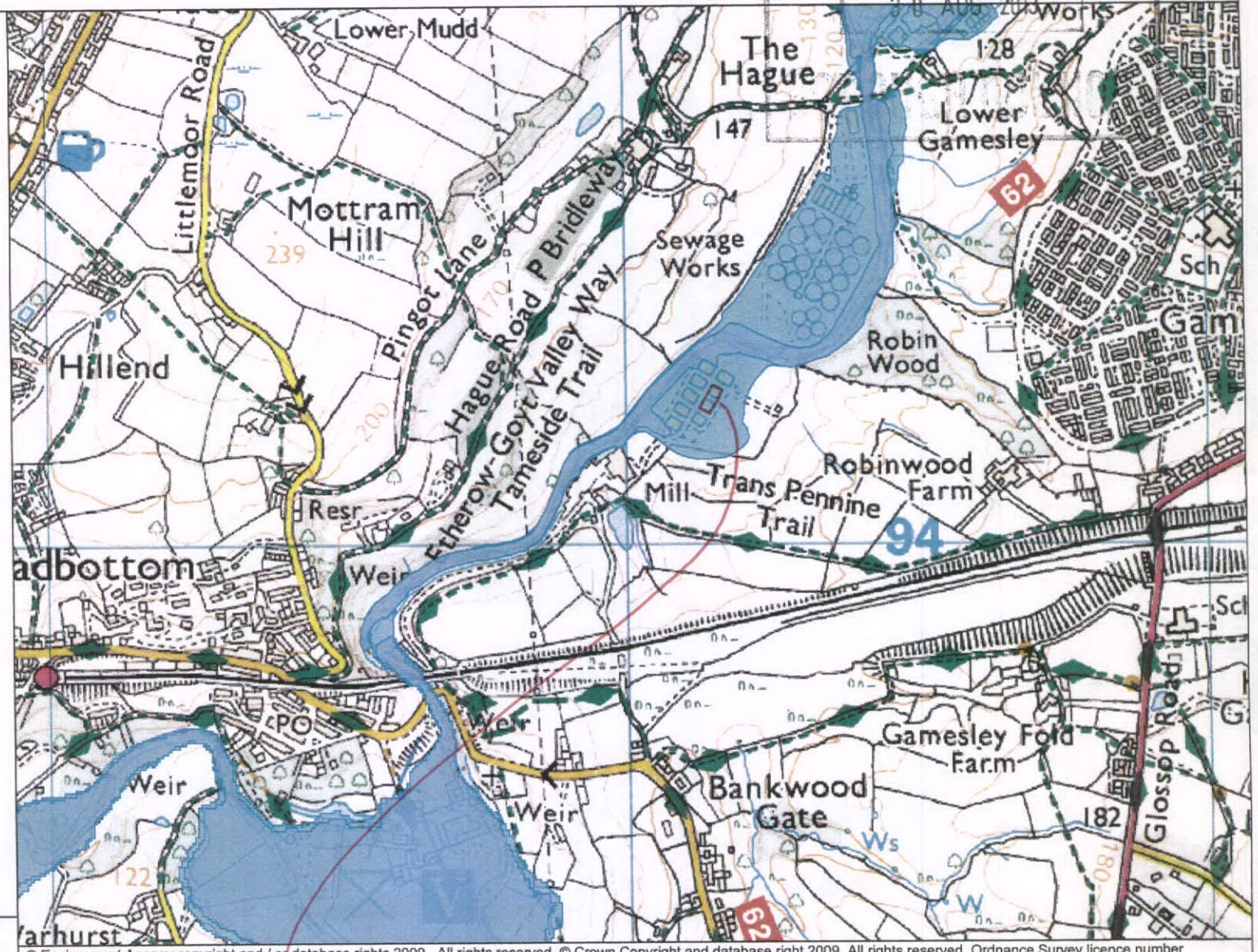
HPK/2013/0405

HIGH PEAK

30 AUG 2013

Flood Map centred on Bankwood Mill Bankwood Charlesworth SK13 5ER.

Environment Agency



Legend

- Flood Map - Defences
- Areas Benefiting from Flood Defences
- Flood Map - Flood Storage Areas
- Flood Map - Flood Zone 3
- Flood Map - Flood Zone 2

Flooding Potential

Being adjacent to the River Etherow a standard flood enquiry to the Environment Agency has revealed all existing or proposed residential dwellings are outside flood zones 2 and 3, all other buildings are in flood zone 2 and only paddock land along the fringes of the River Etherow are in flood zone 3. The above copy plan from the Environment Agency confirms this.

0 95 190 285 m.

N W E S

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SITE EDGED RED IN ZONE '2'
SEE ATTACHED USES FOR ZONE '2'