

## **FLOOD RISK ASSESSMENT**

### **1. Address**

40-42 Primrose Lane, Simmondley, Glossop.

### **2. Assessment basis**

- a. This flood risk assessment is based upon Environmental agency Minor Extensions Standing Advice.
- b. A flood risk assessment is not required to be carried out by a specialist because it is a simple low risk minor development.
- c. Planning practice guidance paragraph 046 reference id: 7-046-20140306 states that a development is a minor non-residential extension where it is: "industrial/commercial/leisure etc. extensions with a footprint less than 250 square metres".
- d. The footprint of the application is c. 45 square metres.

### **3. Description**

One Storey wooden cabin to rear of garden

### **4. Building plans: floor levels vs estimated flood levels**

- a. Building plans have been provided as part of the planning application.
- b. Inspection of the flood maps (appendix 1) indicates that the land upon which the cabin is to be built is not within a flood zone, however as the development requires access via a bridge over a stream it shall be treated as falling into flood zone 2/3.
- c. The topography of the land means that the floor level of the development is c. 4 metres above the level of the stream.
- d. There is no evidence of the stream having breached its bank at the property, current owners have occupied the property for 10 years and have previously spoken with previous residents and neighbours who have confirmed this over a period of 30 years.
- e. Low point of stream bank is 1.70m above ongoing level of stream.
- f. Access to the development is via a footbridge which is c. 2.75 metres above the level of the stream.
- g. Should the extremely unlikely event occur to make water rise to make egress via the footbridge not possible then it would be possible to exit through the fence (3 wire strand variety) to the rear of the property. However such a rise in level would threaten not only the main house but many properties in the local area such any threat would arise significantly earlier than to the cabin and should such an eventuality occur any cabin residents would be removed well before the cabin itself or the bridge comes under threat.

### **5. High Peak Strategic Flood Risk Assessment**

- a. The High Peak Strategic Flood Risk Assessment (level 2) does not specifically refer to the development location. It does however state that Exception Test issues that may apply within the Glossopdale at risk regions could be addressed by setting new floor levels above the 1 in 100 year flood level with an appropriate freeboard to account for uncertainty and climate change (typically taken as 600mm). The layout of the development would need to ensure that 'dry' (i.e. above the 1 in 100 year flood level) access/egress routes could be provided.

b. The proposed development satisfies this requirement.

**6. Surface water**

Risk from surface water run-off is not a risk for the same reasons stated above. The development site is not mentioned as at risk in the level 1 High Peak Strategic Flood risk Assessment adopted as part of the local plan.

**7. Multiple minor extensions**

This is not considered relevant for this development.

**8. Other**

The development is not considered to be either: classed as 'more vulnerable' and nor is it a landfill or waste facility site, or a caravan or camping site; nor is it classed as 'less vulnerable' and or for forestry, waste treatment, mineral processing, or water and sewage treatment.

Prepared by:

Lee Ledwith  
40 Primrose Lane, Glossop, Derbyshire

**Appendix 1.**

**Map of SK13 8EW** at scale 1:20,000

**Property is marked in red circle**

