

High Peak Borough Council  
Development Control  
Municipal Buildings Market Place  
Glossop  
Derbyshire  
SK13 8AF

**Our ref:** LT/2017/122571/02-L01  
**Your ref:** HPK/2017/0354  
**Date:** 10 November 2017

Dear Sir/Madam

**FORMATION OF EXTERNAL PARKING AND LANDSCAPING TO FORM TANN UK BUILDING AND RE-CLADDING OF FRONT AND SIDE ELEVATIONS TO MAIN BUILDING - NEW FRA  
GLOSSOP CARAVANS LTD TANN UK LTD SHAW LANE DINTING GLOSSOP**

Thank you for referring the above application which was received on 2nd November 2017.

**Environment Agency position**

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

**Reason**

The FRA from Argyll environmental (Ref AEL-4491-FRA-923382 31 October 2017) submitted with this application does not comply with the requirements of the National Planning Policy Framework and associated technical guidance. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

1. Provide existing flood flow route and volume across the site using the EA Product 4 data and topographical survey data. The level mentioned in section 2.1 is not the upstream level but downstream. We recognise that the Product 4 data Table is not showing Nodes 1, 2 and 3 in the correct order and this should have been recognised by the flood risk consultant (water levels go down as the river flows downstream). As such the assessment needs to be reviewed using the estimated 1% AEP level of 124.84 mAOD.
2. Provide compensatory flood storage for the proposed ground raising proposals and finished floor level. The FRA should establish the existing flood volumes for various return periods up to the 1% AEP plus climate change scenario or 0.1% AEP in the absence of data in order to provide level by level compensatory flood storage. Further 2D levels should be obtained from the Environment Agency to establish the flood volumes accurately.

If the applicants or agents wish to discuss this position with us, they should contact Sandrine Thomas on 02030 250 985.

**Overcoming our objection**

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in

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Trent Side North, West Bridgford, Nottingham, NG2 5FA.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

**Informative**

The responsibility for the repair and condition of Glossop brook, which is designated a “main river”, its channel, banks and adjacent structures, lies ultimately with the riparian owner.

Yours faithfully

**Mr Joseph Drewry**  
**Planning Advisor**

Direct dial 02030 253277

Direct e-mail [joe.drewry@environment-agency.gov.uk](mailto:joe.drewry@environment-agency.gov.uk)