

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

Our ref: LT/2021/126210/03-L01
Your ref: HPK/2021/0019
Date: 20 September 2021

Dear Ms Plant

2 NEW DETACHED DWELLINGS - NEW FRA AND DRAWING 1A TURNLEE ROAD, SIMMONDLEY, GLOSSOP

The Environment Agency has received an updated flood risk assessment and drawings. Our understanding is that these documents have also been provided to the local planning authority (LPA). Our response below is based on these new documents.

The Environment Agency has reviewed the new information and is satisfied to remove our previous objection as detailed in our previous response of the 17th August 2021.

Environment Agency Position

The Environment Agency has no objection to the proposed development subject to the following conditions being included on the decision notice.

Flood Risk

We have reviewed the Flood Risk Assessment (FRA) from Floodplan Limited (Ref 00132 1A Turnlee Road dated 02 September 2021) submitted with the application and received the typical section indicative details and levels drawing reference DC/01/2020 dwg no 14 and are now satisfied that it demonstrates that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere. The proposed development must proceed in strict accordance with the drawing and FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Therefore, we consider that planning permission for the proposed development should only be granted if the following mitigation measures as set out below are implemented and secured by way of planning conditions on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Typical Section, Indicative details and levels drawing no 14 and Flood Risk Assessment (FRA) from Floodplan Limited (Ref 00132 1A Turnlee Road dated 02 September 2021) and the following mitigation measures:

1. *The dwellings are built as shown on typical section, indicative details and levels drawing DC/01/2020 dwg no 14 dated Sept 2021 with a finished floor level of 151.34 metres Above Ordnance Datum, retaining existing ground levels.*
2. *Identification and provision of safe routes into and out of the site to an appropriate safe haven.*
3. *The preparation of an emergency evacuation plan, including the registration with Floodline on 0345 988 1188 to receive Flood Warnings for Long Clough brook.*

Environment Agency
Trent Side North, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506

www.gov.uk/environment-agency

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Reason

To reduce the impact of flooding on the proposed development and future occupants.
To ensure safe access and egress from and to the site. To ensure safe access and egress from and to the site.

Informative

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Long Clough brook, designated a 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now [excluded](#) or [exempt](#). A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Environment Agency has discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. Information on riparian landowner's rights and responsibilities can be found at <https://www.gov.uk/guidance/owning-a-watercourse>

Advice to LPA/applicant

The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>. Additional guidance can be found on our website at <https://www.gov.uk/prepare-for-a-flood> or by contacting Floodline on **0345 988 1188**.

Information to the applicant

As part of the requirements for a Flood Risk Activity Permit, a fence or similar structure would be required to help delineate and protect the 2m buffer zone. We would therefore encourage this fence to be included as part of this new planning application. We would also encourage the removal of non-native planting within this 2m buffer zone.

We would welcome a copy of the decision notice once this application has been determined.

Yours sincerely

Mr Joseph Drewry
Planning Specialist

Direct e-mail joe.drewry@environment-agency.gov.uk