

Our ref: FRA/131016/PH/01

2 April 2013

Mr R Critchlow
Foundry Cottage
Hyde Bank Road
New Mills
SK22 4BP

Dear Sir

**RE: LAND AT FOUNDRY COTTAGE, HYDE BANK ROAD, NEW MILLS
FLOOD RISK APPRAISAL**

As requested, we have again reviewed the flood risk at the above property further to our initial appraisal undertaken in 2009, when the EA determined that a FRA was unnecessary for this site.

We have purchased EA flood risk data for the adjacent river and this is attached as a plan and table. We have used the information provided for Node 1 on the attached plan, which is upstream of the site and therefore conservative. Normal EA guidance is to construct floor levels of habitable property at least 600mm above the 1 in 100-year annual probability event, making allowance for 20% future increase in rainfall to allow for potential climate change effects. The EA has not provided the 'climate change' flood level and so we have estimated it by increasing flow in the river by 20% and extrapolating to give the potential level. The attached extract shows the estimated design flood level to be 139.9m AOD. This is 10.0m below the expected floor level of approximately 149.9m AOD, and the proposed development is therefore not at flood risk by a very great margin.

If you have any questions, or would like more information, the first point of contact is Phil Hunter at this address, or at p.hunter@thelkgroup.com.

Yours sincerely
For and on behalf of LK Consult



JM Phillip Hunter
Associate

Encl

EA correspondence, flood level estimate

PART OF THE LK GROUP

Michael Hartley

Subject: FW: PROTECT PRRWAR7101
Attachments: STANDARD NOTICE.pdf; PRRWAR7101 - Product 4 detailed map.pdf; Table.pdf

EA Correspondence

From: NW South, External Relations [mailto:NWSouthFolder@environment-agency.gov.uk]
Sent: 20 March 2013 10:46
To: Michael Hartley
Subject: PROTECT PRRWAR7101



**Environment
Agency**

OUR Ref: PRRWAR7101
Date: 20/03/2013

Dear Michael,

PUBLIC REGISTER AND ENVIRONMENTAL INFORMATION REQUEST Land at Hyde Bank Road, New Mills.

Thank you for your email regarding the above site. Requests for recorded information are generally governed by the Freedom of Information Act 2000 (FOIA). The information you have requested is environmental and is therefore exempt from the provisions of FOIA by FOIA s.39(1). We have therefore considered your request under the Environmental Information Regulations 2004 (EIR). Please find our response below.

Please see attached Product 4 and table.

Rights of appeal

We hope that our response has addressed all of the questions that you have asked. However, if you are not satisfied with our response to your request for information, you can contact us to ask for our decision to be reviewed. If you are still not satisfied following this, you can make an appeal to the Information Commissioner, who is the statutory regulator for Freedom of Information. Their contact details are: Office of the Information Commissioner, Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF.

Tel: 01625 545700. Fax: 01625 524 510

email: mail@ico.gsi.gov.uk.

Website: <http://www.ico.gov.uk>

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive: <http://www.surveymonkey.com/Link/d5ea8>

Yours sincerely,

Kim Everson

Kim Everson
Customer Services Officer
Environment Agency
Richard Fairclough House
Knutsford Road
Latchford
Warrington
Cheshire
WA4 1HT

Direct dial: 01925 54 2915

E-mail: nwsouthfolder@environment-agency.gov.uk

kim.everson@environment-agency.gov.uk

You can contact me on my direct dial or if you have a general query please ring our customer contact team on 03708 506 506 or visit the website at www.environment-agency.gov.uk

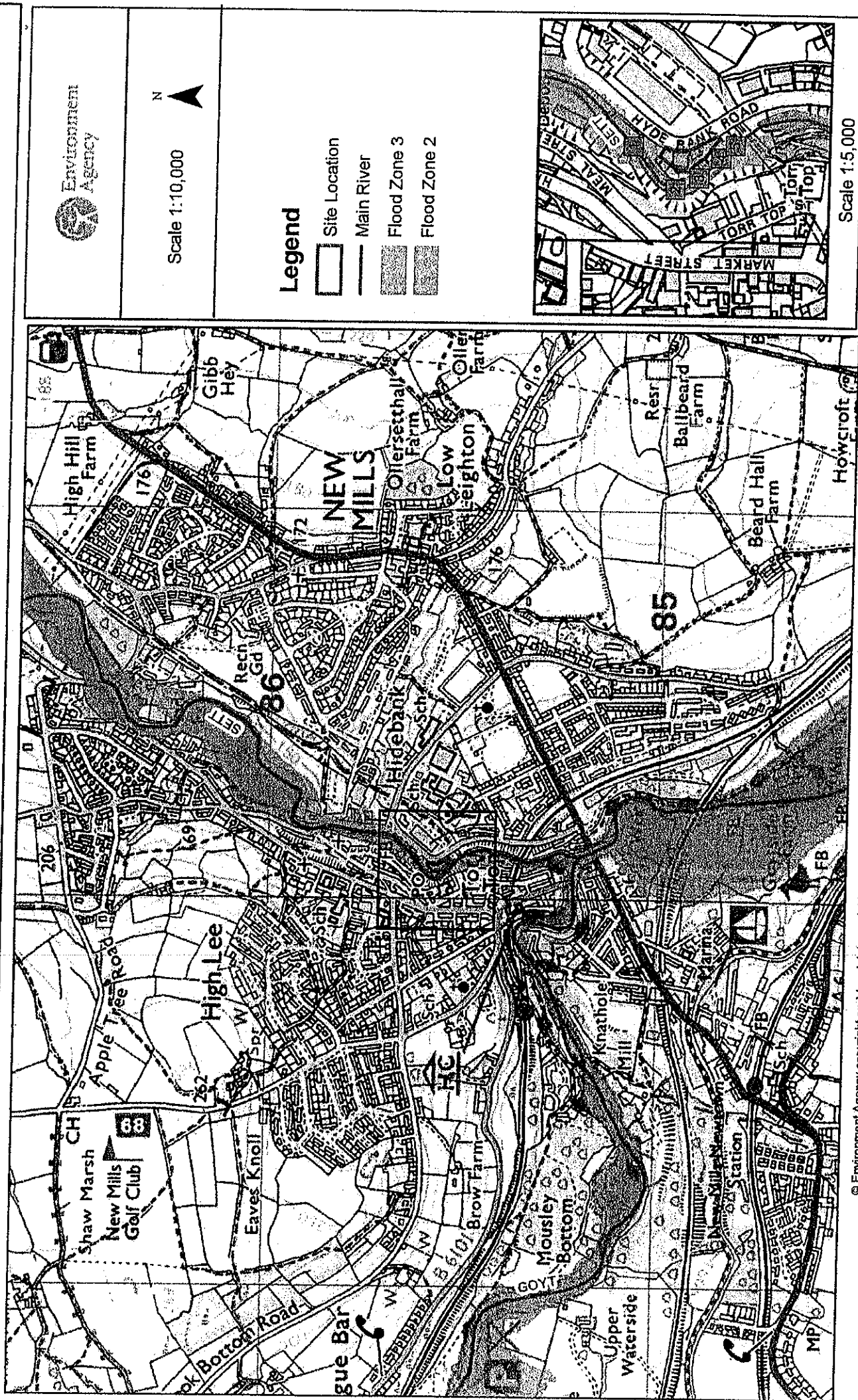
We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive:
<http://www.surveymonkey.com/Link/d5ea8>

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

If we have sent you information and you wish to use it please read our terms and conditions which you can get by calling us on 08708 506 506. Find out more about the Environment Agency at www.environment-agency.gov.uk



PRRWAR7101.

Model data taken from The River Sett Study 2008

AEF - Annual Exceedence Probability

cubic metres per second

cumees - cubic metres per second

