

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

**Our ref:** LT/2022/127349/01-L01  
**Your ref:** HPK/2022/0473  
**Date:** 10 November 2022

Dear Mr Hiles,

**VARIATION OF CONDITION 1 RELATING TO HPK/2021/0081  
LAND AT LONGCLOUGH DRIVE, LONGCLOUGH DRIVE, SIMMONDLEY,  
GLOSSOP, DERBYSHIRE**

Thank you for consulting us on the revised plans for this site. Although we have not previously provided bespoke flood risk comments on this development, we would be grateful if you take these comments into consideration.

We note that the flood risk assessment (Report No. 9405/FRA/03 February 2021) that supported the reserved matter application (HPK/2021/0081) identified slight loss of flood plain/flow conveyance in relation to the proximity of plot 6 to the bank of Long Clough Brook. The FRA also identified downstream compensation for this. It appears this loss relates to proposed regrading of the slope to accommodate plots 5 and 6 gardens and the proposed bank side footpath. Whilst we have no flood risk related objections to the principle of this, the proposed construction works and bank reprofiling is likely to require a flood risk activity permit from the EA.

We note that the decision notice for HPK/2021/0081 includes condition 6 relating to prior approval of details for the footpath within the public open space. We would ask that we be consulted on the discharge of this condition to ensure that we would also grant any subsequent flood risk activity permit application made to us. Ideally for discharge of this condition we would recommend the applicant provides sections through the bank showing existing and proposed ground levels with any retaining features clearly shown. We would expect to see this level of detail for a flood risk activity permit application.

Advice to LPA/Applicant

This development is likely to 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 bank of the Long Clough Brook which, is designated a 'main river'. 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>.

Yours sincerely,

**Mr Joshua Milsom**

**Sustainable Places Planning Advisor**

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