

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

Our ref: LT/2023/128039/01-L01
Your ref: HPK/2023/0064
Date: 05 September 2023

Dear Sir/Madam

**RESUBMISSION OF APPROVAL HPK/2017/0232 FOR PROPOSED CONVERSION OF FORMER WHITE LION PUBLIC HOUSE (KNOWN AS ARTISAN QUARTER) AND ASSOCIATED OUTBUILDINGS TO 13 FORM APARTMENTS
THE ARTISAN QUARTER, SPRING GARDENS, BUXTON, DERBYSHIRE, SK17 6BZ**

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reason(s)

Ensure reasons are site-specific and related to planning policy. They can be provided as free text or based on the following prompts:

The application site lies within Flood Zone 3 which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

If we are objecting in detail, indicate how the applicant can overcome each reason for our objection, so the objection can be removed. This will ensure our responses promote the 'yes if' approach. Use NFR I 03 if the call-in direction applies.

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Yours faithfully

Ms Huda Al Tahhan
Planning Advisor