

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

Our ref: LT/2024/128442/01-L01
Your ref: HPK/2023/0548
Date: 08 March 2024

Dear Sir/Madam

**ERECTION OF 2 ADDITIONAL DWELLINGS AS PART OF REDEVELOPMENT OF
FORMER CHICKEN SHEDS AND ASSOCIATED WORKS
BANKWOOD MILL, BANKWOOD, CHARLESWORTH, DERBYSHIRE.**

Thank you for consulting the Environment Agency on the above application

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref "HYD316_FORMER.BANKWOOD.MILL_FRA&DMS " and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 116.4 metres above Ordnance Datum (AOD)

Reason(s)

- To reduce the risk of flooding to the proposed development and future occupants

Flood resistance and resilience - advice to LPA/applicant

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in: Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Yours faithfully

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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