

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

Our ref: LT/2024/128810/02-L01
Your ref: HPK/2024/0333
Date: 08 October 2024

Dear Sir/Madam

**PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 9 NO. FOUR BEDROOMED DETACHED DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING AND DETACHED GARAGES
RELIANCE GARAGE GLOSSOP LTD TURNLEE ROAD, SIMMONDLEY, GLOSSOP**

Thank you for consulting the Environment Agency on this application.

Environment Agency position

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

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how a range of flooding events (including extreme events) will affect people and property
- consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event
- take the impacts of climate change into account
 - There is no assessment of the impact of climate change using appropriate climate change allowances
- Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for the 1% AEP Climate Change Allowance event. Consequently the development proposes inadequate
 - Raised finished floor levels
 - Resistance and resilience measures
 - Safe access and egress routes

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

In particular, the FRA should consider model data where available for the site (see below) and test this against the assumptions for the development. This may result in the requirement for flood risk mitigation and/or resilience measures such as raised finished floor levels with a minimum 600mm freeboard above the flood level.

We are primarily concerned with the flood levels in the 1% AEP climate change

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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allowance event, but the FRA should show consideration for more extreme events such as the 0.1% AEP event, and resilience against such events.

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.

FRA sources of information - advice to applicant

We do not prepare or provide FRAs. However, our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please contact inforequests.gmmc@environment-agency.gov.uk. Your local planning authority should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information to inform your FRA. Please contact your local planning authority to determine what information is available. Further advice on what to include in an FRA can be found in the planning practice guidance including a checklist:

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para80>.

Yours faithfully

Ms Huda Al Tahhan
Planning Advisor