

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

Our ref: LT/2024/128810/03-L01
Your ref: HPK/2024/0333
Date: 11 December 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 the above application

Environment Agency Position

We must, at this time, sustain our objection.

6.1.4 of the new FRA states that a freeboard of 300mm above the 1%AEP CC flood levels for the development, and cross-referencing Appendix A and Appendix G indicates that this has been carried into the design. However, current standing advice (see below) states that "We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least **600mm** above the estimated flood level." This is a factor we must ordinarily require of applicants without a strong justification or mitigation against it in the particular case, where the proposed development is classified as more vulnerable or greater.

[Preparing a flood risk assessment: standing advice - GOV.UK](https://www.gov.uk/government/consultations/preparing-a-flood-risk-assessment-consultation)

To overcome this objection, the applicant should prove the viability of, and plans (including drawings) for each dwelling, with a freeboard of 600mm or greater.

Yours faithfully

Mr Jake Sharman
Planning

Advisor