

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

Our ref: LT/2024/128995/01-L01
Your ref: HPK/2023/0110
Date: 13 February 2025

Dear Sir/Madam

**CHANGE OF USE OF FIELD WITH OWNERSHIP BOUNDARY OF THE RT MYCOCK SITE TO ALLOW FOR ADDITIONAL CONCRETE BLOCK STORAGE AND ASSOCIATED NEW UNIT
UNIT 1 , HUNTERS WAY , HARPUR HILL BUSINESS PARK , HARPUR HILL ,
BUXTON , DERBYSHIRE.**

Thank you for referring the above application which was received on 10 December 2024 and I sincerely apologise for the delay in replying.

We have reviewed the following reports with respect to potential risks to controlled waters from land contamination:

- Drainage Strategy: Land at Mycocks Yard, Morland Way, Harpur Hill, Buxton (Ref: 2024.10548). November 2024.
- Planning, Design & Access Statement: Application for the Extension of RT Mycock & Sons Concrete onto Land to the North, Including the Erection of a New Building and the Change of Use of Land to Storage Yard, Harpur Hill Industrial Estate, Buxton. August 2023.

Environment Agency Position

We object to the planning application, as submitted, because the risks to groundwater from the development are unacceptable. The applicant has not supplied adequate information to demonstrate that the risks posed to groundwater can be satisfactorily managed. We recommend that planning permission should be refused on this basis in line with paragraph 187 of the National Planning Policy Framework.

Reason

Our approach to groundwater protection is set out in 'The Environment Agency's approach to groundwater protection'. In implementing the position statements in this guidance, we will oppose development proposals that may pollute groundwater especially where the risks of pollution are high and the groundwater asset is of high

Environment Agency
Trentside Offices Scarrington Road, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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value.

Groundwater is particularly sensitive in this location because the proposed development site:

- is within source protection zone 1
- is located upon principal aquifer.

To ensure development is sustainable, applicants must provide adequate information to demonstrate that the risks posed by development to groundwater can be satisfactorily managed. In this instance the applicant has failed to provide this information and we consider that the proposed development may pose an unacceptable risk of causing a detrimental impact to groundwater quality because:

- it presents a risk of pollution to groundwater supplies
- of the risk of cross-contamination due to piling
- it proposes infiltration to ground which would open up pathways for contaminants to pollute groundwater.

Overcoming our objection

The applicant should provide a preliminary risk assessment which includes a desk study, conceptual model and initial risk assessment. This information must demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures.

In accordance with our approach to groundwater protection we will maintain our objection until we receive a satisfactory risk assessment that demonstrates that the risks to groundwater posed by this development can be satisfactorily managed.

We request that a copy of this letter is forwarded to the applicant.

Yours faithfully

Mr Nick Wakefield
Planning Specialist
cc AJS Architecture