

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

Our ref: LT/2024/128810/04-L01
Your ref: HPK/2024/0333
Date: 17 March 2025

Dear Ms Dinnen

**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 referring the amended plans (FRA) for the above proposals and which were received on 26 February 2025.

Environment Agency position

We are willing to accept the conclusions of the FRA on the basis of the upper required 600mm freeboard, in accordance with the most recent guidance. Any reduced freeboard or reliance on property-level resilience for more vulnerable or higher vulnerability use cases is accepted only on an exceptional basis and with a robust evidence base of its adequacy. Therefore, we would recommend the approval of the development only on the following basis, derived from the more cautious provisions of the FRA:

The proposed development will only meet the National Planning Policy Framework (NPPF) policy to avoid flooding in the design lifetime of the development if the following planning condition is included.

Condition

The development hereby permitted must not be commenced until such time as a scheme to ensure finished floor levels are set no lower than <x> metres above Ordnance Datum (AOD) has been submitted to, and approved in writing by, the local planning authority.

In accordance with 4.1.6 of the Flood Risk Assessment, finished floor levels shall be set no lower than the increased 600mm freeboard allowance based on drawing reference 16-2243-002-P2.

We expect to see an updated drawing(s) reflecting these new FFLs to be submitted as part of any application to discharge the above Condition.

Reason

To reduce the risk of flooding to the proposed development and future users.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Sequential test - advice to LPA

We have withdrawn our objection to this application on flood risk grounds, but this does not remove the need for you to apply the sequential test and to consider whether it has been satisfied. Where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, there will always be some remaining risk that the development will be affected either directly or indirectly by flooding. A failure to satisfy the sequential test can be grounds alone to refuse planning permission.

Decision notice

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours sincerely

Mr Nick Wakefield
Planning Specialist