

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

Our ref: LT/2025/129296/01-L01
Your ref: HPK/2024/0475
Date: 09 June 2025

Dear Ms Simpkin

**CONSTRUCTION OF 4NO UNITS (UNITS 1-4) FOR B8 WAREHOUSE & DISTRIBUTION AND 3NO UNITS (UNITS 5-7) FOR B2 GENERAL LIGHT INDUSTRIAL USES, INCLUDING ASSOCIATED PARKING AREAS AND LANDSCAPING.
LAND OFF GRAPHITE WAY, HADFIELD, GLOSSOP, DERBYSHIRE.**

Thank you for the opportunity to comment on the Full Planning application for the Construction Units B8 Warehouse & Distribution and 3no Units for B2 general light industrial uses, including associated Parking Areas and landscaping on land off Graphite Way, Hadfield, Glossop.

Environment Agency position- Groundwater & Contaminated Land

We **object** to this development, as its planning application does not demonstrate that the risks of pollution to controlled waters are known, acceptable, or can be appropriately managed. We therefore recommend that planning permission is refused.

Reason

The planning application is not supported by an appropriate risk assessment and does not meet the requirements set out in paragraphs 197 and 183 of the National Planning Policy Framework.

Controlled waters are particularly sensitive in this location because the site is located immediately adjacent to the River Etherow and above Secondary A Aquifers in the superficial and deeper bedrock deposits.

Overcoming our objection

We recommend that you should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](#), when dealing with land affected by contamination
- Refer to the [contaminated land](#) pages on gov.uk for more information
- Refer to '[The Environment Agency's approach to groundwater protection](#)'

Should this objection be overcome, please see following comments from flood risk team

Environment Agency position - Flood Risk

Environment Agency
Trent Side North, West Bridgford, Nottingham, NG2 5FA.

Cont/d..

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 47238) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 126.4 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

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

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit 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. 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.

Yours sincerely

Mr Jake Sharman
Planning Advisor