



Bingswood Road, Whaley Bridge

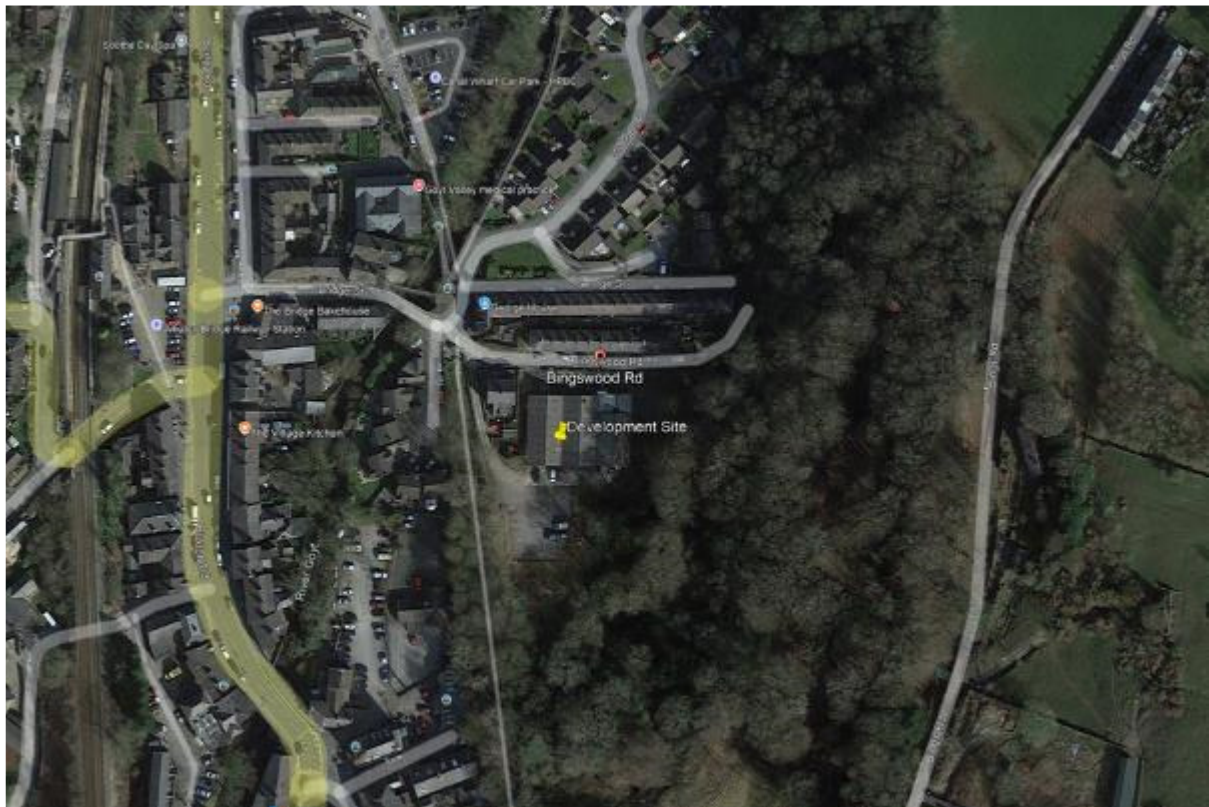
Demolition of Existing Factory and Construction of New Factory and Offices

FLOOD RISK ASSESSMENT

1950.Db.03

November 2025

This statement has been prepared to accompany the Full Planning Application for the demolition of the existing works building and the construction of a new factory and office building.



Site Description and context

The site is approximately 0.52 hectares in area and is currently designated as light industrial use.

It is located on the south side of Bingswood Road, east of the River Goyt and on the eastern edge of Whaley Bridge.

Residential properties lie to the north of the site, Bings Wood lies along the eastern boundary and a public footpath, which was the former Cromford and High Peak Railway, forms the western boundary.

The existing site contains an existing works building, with associated hardstanding, and is designated for light industrial use.

Access to the site is from the north via Bingswood Road.

There is an existing watercourse along the eastern boundary of the site that takes surface water runoff.

Proposed Development

It is proposed that the existing works building is demolished and replaced with a new, modern building containing the workshop and offices for Minibus Options Ltd.

The new building will be constructed on a near identical footprint, as the existing works building, and will have associated parking and hardstanding areas.

The proposed site layout is shown on drawing 1950.PL05 Proposed Site Plan.

The existing access into the site, from Bingswood Road, will be retained.

Flood Risk Planning Policy

The National Planning Policy Framework (NPPF) 2024 sets out the government's national policies in relation to flood risk and the High Peak Local Plan 2016 sets out local requirements based on the NPPF.

The NPPF encourages development to be located in areas of low flood risk, where possible, and highlights the importance of preventing increases in flood risk.

Annex 3 of the NPPF sets out the flood risk vulnerability classifications for the different types of development.

This document identifies the flood risk associated with the development for the purposes of the planning application.

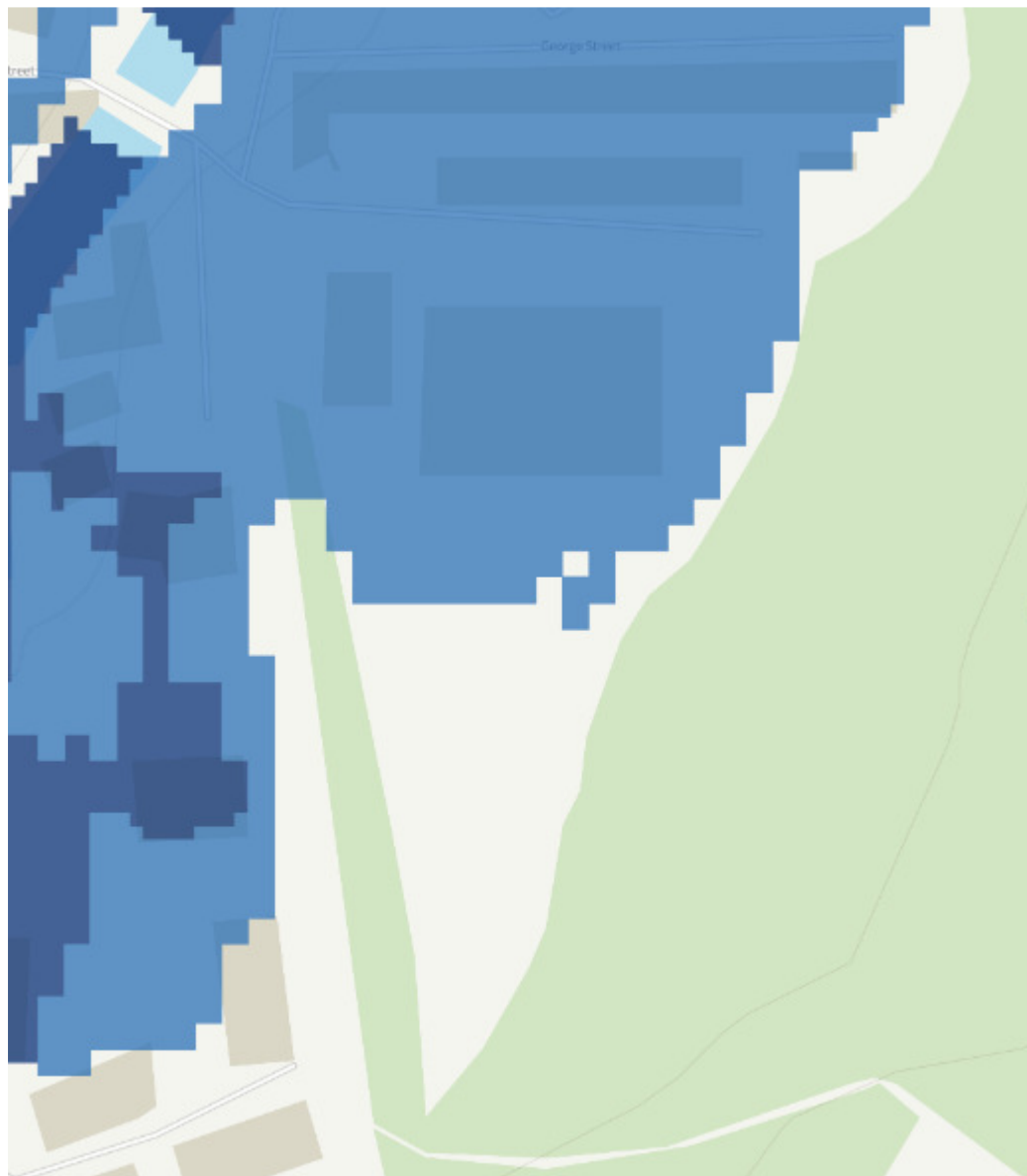
Flood Zones

The southern half of the site lies within Flood Zone 1, as identified on the Environment Agency's flood map for planning.

Flood Zone 1 is the lowest risk, with less than a 1 in 1000 annual probability of river or sea flooding (<0.1%).

The northern half of the site, which contains the existing works building, is identified as being on Flood Zone 2, on the Environment Agency's flood map for planning.

Flood Zone 2 has an annual probability of river flooding of between 1 in 100 and 1 in 1000 (0.1% - 1%).



Extract from Environment Agency Flood Zone Map for Planning

From the GOV.UK – Long Term Flood Risk Information, the site is identified as being at very low risk of flooding from rivers or the sea.

This means that each year the site has a less than 0.1% chance of river or sea flooding.

Strategic Flood Risk Assessment

The site is within the area covered by the High Peak Borough Council Strategic Flood Risk Assessment for Local Development Framework.

There is no reference to the specific site within the SFRA.

Risk of Flooding to Proposed Development

The data from the Environment Agency's flood map for planning, shows that the northern half of the site is within Flood Zone 2 which is medium risk, with a annual probability of flooding of between 0.1 and 1%. The southern half of the site is within Flood Zone 1, the lowest risk.

The site is not identified on the Environment Agency mapping as having ever flooded.

The GOV.UK Long Term Flood Risk Mapping data shows the fluvial flood risk to the site as very low. Again, there is no record of the site having ever flooded.

High Peak Borough Council's SFRA suggests that there are no other known problems with flooding from groundwater, within the borough.

There are no springs and no recorded instances of flooding associated with groundwater, on the site.

The risk from groundwater flooding is therefore considered to be low.

The Environment Agency's risk of flooding from reservoirs map identifies the site of being at risk should there be a failure of the Toddbrook reservoir. Given the extensive work that is being done to improve the safety of Toddbrook reservoir, and the fact that the Environment Agency considers flooding from reservoirs to be extremely unlikely, the risk of reservoir flooding is low.

There are no canals or artificial water sources on or close to the site.

No recorded instances of public sewer floods, local to the site, have been found.

There is no record of any flooding on the site after heavy rainfall.

The risk of flooding from sewers and pluvial runoff is therefore low.

Development Drainage

Given that the proposed development will be constructed on a near identical footprint as the existing works building, and the proposed level of impermeable surfaces will be the same, or less, the proposals will not increase flood risk elsewhere.

Rainwater harvesting, for the new building, is proposed. This will reduce the amount of rainwater runoff from the site and into the existing sewer network.

There will be no change to the flood risk upstream or downstream of the site.

The use of the proposed development (industrial) is identified as a 'less vulnerable' category within Annex 3 of the NPPF. Less vulnerable uses are generally acceptable within Flood Zone 2.

Conclusions

Although part of the site lies within Flood Zone 2, which requires a Flood Risk Assessment, the proposals do not represent a change to the current situation that would be worse from a flood risk perspective.

The overall flood risk, from various sources, is considered low.

The use of the proposed building would be categorised as 'less vulnerable' which is acceptable within flood Zone 2.

The proposals will not increase the risk of flooding elsewhere.

There is no reason why the application can be refused for reasons of flood risk.