

Flood Risk Assessment & Planning Statement (Flood)

1. Site Details

Site: Substation at Firth Rixson Metals Limited, Shepley Street, Glossop, SK13 7SA.

Planning Authority: High Peak Borough Council.

Proposed Development: Construction of a brick-built electrical substation.

2. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application. It accords with the National Planning Policy Framework (NPPF) and Planning Practice Guidance. The purpose is to assess flood risk and demonstrate the development will be safe and not increase flood risk elsewhere.

3. Flood Zone Classification

The site lies within Flood Zone 1 (low probability). The proposed substation is located approximately 50m from Flood Zone 2 and 60m from Flood Zone 3. Therefore, the site itself is not within an area at risk of fluvial flooding.

4. Sources of Flood Risk

Fluvial: Low risk due to location in Flood Zone 1.

Surface Water: Potential for localised ponding in extreme rainfall events.

Groundwater: Low risk.

Sewer: Low risk with appropriate design.

Reservoir: Very low residual risk.

5. Drainage Strategy

Surface water will be managed using sustainable drainage systems (SuDS). Runoff will be controlled to greenfield rates and attenuation provided for up to the 1 in 100 year storm event including climate change.

6. Climate Change

Climate change allowances have been applied to ensure the development remains safe for its operational lifetime.

7. Planning Statement – Flood Risk

In accordance with the NPPF Sequential Test, the proposed development is located in Flood Zone 1, which is the lowest risk category. The development is considered appropriate and no sequentially preferable sites are required to be considered.

Given the nature of the development as essential infrastructure (substation), and its siting outside Flood Zones 2 and 3, the proposal is considered compliant with national and local planning policy relating to flood risk.

The development will not increase flood risk elsewhere, as surface water runoff will be managed effectively through SuDS. The siting, scale, and design ensure the development remains safe throughout its lifetime.

8. Conclusion

The proposed development is appropriate for its location, is at low risk of flooding, and will not increase flood risk elsewhere. It complies with national and local policy and is therefore suitable for approval.