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**Proposed Redevelopment of an existing office building at Bowdenhay Mill, Chapel en le Frith. Black Brook. Flood Risk Assessment. PPS 25.**

This Flood Risk Assessment has been prepared in accordance with the FRA Pro-forma guide contained in the Planning Policy Statement 25 Practice Guide. June 2008 and Annex E of Planning Policy Statement 25 paragraph E3.

The Planning Policy Statement 25 Practice Guide. The Assessment of Flood Risk. Paragraph 3.78 states that the content of a FRA should always be appropriate to the scale and nature of the development.

**1.0. Existing Information.**

- 1.1.** The site is shown on the Environment Agency flood map that is accessible on their web site as being partially affected by flood zone 2. Therefore a Flood Risk Assessment is required for planning purposes.
- 1.2.** Flood levels for the fluvial inundation return period events has been provided by the Environment Agency. The levels given are for the Black Brook undefended scenario, the given levels are the 1 in 100 year (climate change) level that is 209.62m AOD and the 1 in 1,000 year flood level that is 209.82mAOD.
- 1.3.** The site is shown as being in an area partially protected by flood defences.
- 1.4.** A detailed topographical survey has been made of the site and its environs and the level information related to Ordnance Datum. See drawing number 386-03 Rev O by Roy Gartside.
- 1.5.** The site to be redeveloped has an area of about 90m<sup>2</sup>.
- 1.6.** The proposed redevelopment of the office is shown on the survey drawing number 386-03 Rev O by Roy Gartside.

**2.0. Definition of Flood Hazard.**

- 2.1.** The proposed development is to take place on an already serviced site. The foul and surface water drainage facilities already exist.