creating a better place
for people and wildlife

Environment Agency

Amber Valley Borough Council
RIPLEY, DE5 3SZ

Reference: PA-0001825/01
Customer reference: AVA/2026/0158
24 April 2026

Outline application for proposed self build three bed detached house

LAND TO THE SOUTH OF DROVERS WAY, BELPER, AMBER VALLEY BOROUGH.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation AVA/2026/0158.

Environment Agency position
We object to the proposed development as it falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the National Planning Policy Framework (NPPF) and planning practice guidance (PPG). We recommend that planning permission is refused on this basis.

Reasons
NPPF Annex 3 classifies development types according to their vulnerability to flood risk. PPG Table 2 provides guidance on which developments are incompatible with certain Flood Zones. This site lies within Flood Zone 3b functional floodplain, which is land defined by the PPG as having a high probability of flooding.

The development is classed as more vulnerable in accordance with Annex 3 of the NPPF. Table 2 of PPG makes it clear that this type of development is not compatible with this Flood Zone and therefore should not be permitted.

For this reason, we will not support any application for development in this area as most of the site falls within flood zone 3b. Therefore, removing the possibility of a sequential approach, making it unsuitable.

However, we are not the final decision maker as this responsibility falls within the remit of the LPA.

If you have any questions regarding our response, please contact planning.trentside@environment-agency.gov.uk.

Yours sincerely,

Jake Sharman,
National Contact Centre: 03708 506 506
planning.trentside@environment-agency.gov.uk
Trentside Office, Scarrington Road, Nottingham, NG2 5FA