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Environment Agency

Amber Valley Borough Council -
Development Control
RIPLEY, DE5 3SZ

Reference: LT-2026-129793/02
Customer reference: AVA/2026/0070
18 May 2026

Proposed self-build dwelling and detached garage

Land Adjacent No. 7 Somme Road, Allestree, Derby, Derbyshire.

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation AVA/2026/0070.

Environment Agency position
In the absence of an adequate flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

We have reviewed the submitted FRA and can see that the right mitigations have been mentioned, however we would like to see a more detailed plan of these measures. The site sits within the undefended flood zone 3 as shown on the flood map for planning, this mapping is a broad stroke which highlights areas that might be affected by flooding. The submitted FRA and the use of the proposed flood wall does not show how flooding to third parties will be mitigated, we recommend that site specific hydraulic modelling is undertaken.

With regard to the proposed basement we would normally object to basements within flood zone 3 as these are not compatible with the NPPF, the proposed mitigations of tanking could prove resistant to ground water, however, there is concern around the entering of flood water.

Reason(s)
The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to:

- Give specific Finished Floor Levels that would ensure that water does not enter the property should flooding occur, our site analysis has shown that there could be up to 250 mm of flood water experienced.
- Demonstrate how flood water would not increase flood risk elsewhere due to the use of concrete plinths used in proposed fencing system, please look at potential alternatives.
- Provide plans for level for level flood plain compensation
- Show how the proposed development would be safe from ingress of water eg, the use of non return valves on pipe work and airbricks.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

Conditions

Should this development be approved in future it is conditioned that the basement would not be used for sleeping accommodation due to the sites floodrisk, this would make the development highly vulnerable and therefore incompatible with the flood zone.

we do offer a charged pre-application service if you would like to discuss the requirements, please email 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