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Environment Agency

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

Reference: PA-0003978/01
Customer reference: AVA/2026/0217
28 May 2026

The replacement of one existing tennis court with two padel courts, including associated lightweight glazed enclosures and ancillary works.

DUFFIELD CLUB, 23 TOWN STREET BELPER AMBER VALLEY BOROUGH DE56 4EH

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation AVA/2026/0217.

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.

Reason
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:

- consider how a range of flooding events (including extreme events) will affect people and property.

The FRA states that both padel courts will be open in their design and mesh panels will be incorporated to allow flood water to flow through. However, drawing 562.1463.1-(08)102- revision D1 suggests that both the rear and corner walls will be comprised of glass panels up to 4m high in conjunction with International Padel Federation standards and mesh will only be used in small sections.

Modelled flood depths for the design flood may reach up to 1m in this area, which was apparent in 2023 when the site experienced significant flooding. The proposed design would, therefore, not be suitable because it could deflect flow routes and trap debris, affecting third parties. To prevent this the court should be fully open sided and any mesh panels used should have no less than a 100mm spacing.

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.

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

Yours sincerely,

Jake Sharman,
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