

## **Burnett, James**

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**From:** Planning Comments (HPBC)  
**Subject:** FW: PLANNING APPLICATION HPK/2017/0124: Americk Packaging, Staden Lane, Buxton  
**Attachments:** Standing Advice.pdf

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**From:** Kingsbury-Smith, Lorna (Economy Transport and Communities) [<mailto:Lorna.Kingsbury-Smith@derbyshire.gov.uk>]  
**Sent:** Monday, May 08, 2017 11:14 AM  
**To:** Planning (HPBC)  
**Subject:** PLANNING APPLICATION HPK/2017/0124: Americk Packaging, Staden Lane, Buxton

Good morning

**PLANNING APPLICATION HPK/2017/0124: Americk Packaging, Staden Lane, Buxton.**

Thank you for contacting the Derbyshire County Council Flood Risk Management Team regarding the above planning application. Due to the nature of the proposed plans and the site parameters the Flood Risk Management team have no comment to make and would refer the developers to our standing advice attached to this email.

Best wishes

**Lorna Kingsbury-Smith | Trainee Flood Risk Technician**

**Flood Risk Management Team**

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[www.derbyshire.gov.uk/environment/flooding/strategy](http://www.derbyshire.gov.uk/environment/flooding/strategy)

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## Planning Response Form

<b>DCC REFERENCE:</b>	STANDING ADVICE FOR 'GREEN CATEGORY' DEVELOPMENT
<b>DCC CONTACT:</b>	Flood Risk Management Team
<b>ADVICE VALID FROM</b>	April 2015

### **SURFACE WATER FLOOD RISK:**

Any alteration to the existing impermeable surface area of the development site may exacerbate surface water flood risk, so the introduction of new impermeable surface should be limited where possible.

Where an increase in impermeable area is unavoidable, Derbyshire County Council (DCC) strongly promote Sustainable Drainage Systems (SuDS) to be incorporated within the design of a drainage strategy for any proposed development, applying the SuDS management train with an appropriate number of treatment stages. Applicants and planners should consult Table 3.3 of the CIRIA SuDS Manual (C697) to confirm the appropriate number of treatment stages, or contact the EA or the DCC Flood Risk Management Team directly

Surface water drainage should be designed in line with the non-statutory technical standards for SuDS (March 2015) where reasonably practicable. Specifically, this includes restricting the peak runoff of surface water from the development to greenfield rate for the 1 in 1 and 1 in 100 year rainfall events. For previously developed sites, DCC surface water discharge from the developed site to the receiving waterbody should be as close to the greenfield runoff rate for these events as is reasonably practicable.

Prior to designing the site surface water drainage, a full ground investigation should be implemented to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body or public sewer system, as stipulated by Approved Document H of the Building Regulations 2000. Priority should also be given to providing storage at or near to the ground surface rather than deep below the surface (e.g. in tanks or oversized sewers).

The non-statutory technical standards for SuDS state that the surface water drainage system should be designed to contain all surface water during the 1 in 30 year rainfall event and that flooding is managed safely on site within the development during events up to, including and in excess of the 1 in 100 year rainfall event.

### **PROXIMITY TO LOCAL ORDINARY WATERCOURSES):**

DCC do not generally undertake or hold any data relating to modelling on specific ordinary watercourses. The applicant is advised to contact the Environment Agency (EA) that hold modelling data for Main Rivers and some ordinary watercourses which may help to further understand local fluvial flood risk.

Due to the historic mining and mineral extraction operations in Derbyshire, networks of old stone

soughs (drainage channels, sometimes known as adits) may exist beneath the grounds surface in parts of the County (particularly North East Derbyshire District, High Peak Borough, Derbyshire Dales District and the Peak District National Park area). The applicant is therefore advised to investigate the potential for hidden watercourses existing on the land prior to any works being undertaken.

#### **GROUNDWATER FLOOD RISK:**

Development located in areas where the water table is at a shallow depth below the ground surface may be susceptible to groundwater flooding. In such areas, development may lead to groundwater flooding at the development site and in the close vicinity as well as potential land instability, geohazards and groundwater contamination.

Development site drainage should be considered carefully to avoid any increased risks associated with groundwater. DCC would not recommend infiltration as a means of development site surface water disposal in areas where geohazards or ground instability is deemed likely without appropriate analysis of the risks involved. Infiltration of surface water to the ground is also not advised in sensitive groundwater areas without an appropriate SuDS management train.

It is recommended that a site specific ground investigation is undertaken for the site to ascertain the water conditions on the proposed development site.

#### **SUDS MAINTENANCE:**

As of 6<sup>th</sup> April 2015 LPAs have, under the Planning Practice Guidance (PPG), been responsible for ensuring through the use of planning conditions and planning obligations that there are clear arrangements in place for ongoing maintenance of drainage systems over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate and that a maintenance plan is available to the persons/organisations that will be responsible for ongoing maintenance.

DCC do not adopt any private SuDS schemes. As such, it should be confirmed prior to the granting of planning approval which organisation will be responsible for the long term maintenance of drainage systems once the development is completed.