

**From:** [Rogers,Chris \(Economy Transport and Communities\)](#)  
**To:** [Stephen Johnson](#); [mark.jones \(rmljones@gmail.com\)](#)  
**Cc:** [Williamson, John](#)  
**Subject:** RE: Fw[2]: HPK/2017/0198 - Planning Application  
**Date:** 23 August 2017 12:22:29

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Good afternoon Stephen

Thanks for the email and further information.

Mark – I'll forward a formal response to John shortly but, to be clear, as the LLFA, we would expect robust demonstration/justification that below ground storage is the only option to retain the 1 in 100 (+cc) on site and that other SuDS techniques have been considered but are not feasible/practicable.

Kind regards

Chris

**Chris Rogers | Senior 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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**From:** Stephen Johnson [mailto:[stephen@pjltd.co.uk](mailto:stephen@pjltd.co.uk)]  
**Sent:** 23 August 2017 11:55  
**To:** Rogers,Chris (Economy Transport and Communities); mark.jones; John.Williamson@highpeak.gov.uk  
**Subject:** Fw[2]: HPK/2017/0198 - Planning Application

Morning Chris.

Mark has forwarded your e-mail on to me and I would comment as follows:-

The greenfield site run off has been calculated at 7 L/sec, see attached calculations and this is the figure to be used in the flow attenuation calculations.

Under current guidance a hierarchical approach for the disposal of surface water is required and is as follows:-

1. Soakaways's / infiltration.
2. Watercourse / ditches.
3. Surface Water / combined sewers

Having looked at the stage 1 ground investigation report ( Boulder clay, silts with sand lenses, sandstone) and taking into account the slope of the site the use of soakaways have been discounted.

No watercourses or ditches border the site.

There is a surface water sewer running across the front of the site, which the site can drain to by gravity. This is the proposed option for developing the site, the pass-

forward rate to be controlled by a hydrobrake with the extra over stored on site in oversized pipes.

Trusting this is sufficient for your present needs, but should you require further information then please don't hesitate to contact me.

Stephen M Johnson  
Director

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**From:** "Rogers,Chris (Economy Transport and Communities)"  
<[Chris.Rogers@derbyshire.gov.uk](mailto:Chris.Rogers@derbyshire.gov.uk)>  
**Subject:** RE: HPK/2017/0198 - Planning Application  
**Date:** 23 August 2017 at 10:46:02 BST  
**To:** mark jones <[rmljones@gmail.com](mailto:rmljones@gmail.com)>  
**Cc:** "[John.Williamson@highpeak.gov.uk](mailto:John.Williamson@highpeak.gov.uk)"  
<[John.Williamson@highpeak.gov.uk](mailto:John.Williamson@highpeak.gov.uk)>

Good morning Mark,

I'm putting together a response which I hope to have completed soon but I have a couple of queries regarding some conflicting information from the application documents and those that have been forwarded by email.

The drainage strategy on the HPBC website indicates that the surface water discharge rate will be 78.8 l/s whereas more recent information from your consulting engineers' Priestley, Johnson Ltd. recommends a minimum surface water discharge rate of 7 l/s. I'd welcome confirmation of which advice will be followed and which rate any attenuation will be based on.

The initial drainage strategy indicates that below ground storage is the only option considered to achieve the proposed runoff rate. As LLFA we would expect consideration of other more sustainable methods of achieving the proposed runoff rate to be demonstrated prior to proposing below ground storage.

Please don't hesitate to contact me on the details below and as soon as the issues above have been clarified I can complete my formal response to the LPA.

Kind regards

Chris

**Chris Rogers | Senior Flood Risk Technician**

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**From:** mark jones [<mailto:rmljones@gmail.com>]  
**Sent:** 22 August 2017 18:44  
**To:** Rogers,Chris (Economy Transport and Communities)  
**Cc:** John Williamson; Paul Feehan  
**Subject:** HPK/2017/0198 - Planning Application  
**Importance:** High

Hi Chris

Further to a telephone conversation with Victoria Coombes this afternoon, in which she has asked us to clarify a few things.

**Statement of current proposal.**

In principle we know the site can be drained. Running across the entrance to our proposed site are Foul water sewers and Surface water Drainage. The surface water drainage runs accross the opposite filed and discharges from a head wall into the river Etherow, Our discharge would be controlled by designed Hydrobrake.

**Further design Proposal.**

However once the outline planning permission is granted we will investigate other options available and will also have the benefit of the Phase 2 Ground investigation report, We would then follow United Utilities recommendation for a new residential development.

i.e

"Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to greenfield runoff rates." Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development will be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

1. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
2. Arrangements for inspection and ongoing maintenance of all

elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development." We would also be exploring other options available to us, for example Rain Water harvesting soak aways and other Techniques in the production of our final drainage design for the development.

We hope the above meets to your satisfaction however please don't hesitate to contact me if you require any additional information.

**Regards**

**Mark Jones**  
**Managing Director**

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# Richard Lloyd Construction

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