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Sent: 19 December 2017 10:42
To: Planning (HPBC)
Subject: LLFA Response - HPK/2017/0621 - Turnlee Centre, Charlestown Road, Glossop
Attachments: STANDING ADVICE V7 JUNE 17.pdf

Good Morning

Regarding planning application: HPK/2017/0621 - Turnlee Centre, Charlestown Road, Glossop

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

Thanks

William Treves | Flood Risk Technician

Flood Risk Management Team

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STANDING ADVICE/GUIDANCE FOR LOW RISK PLANNING CONSULTATIONS

DCC CONTACT:	Flood.Team@derbyshire.gov.uk
ADVICE VALID FROM:	May 2017

Thank you for consulting the Lead Local Flood Authority (LLFA) as a statutory consultee for surface water. The LLFA has reviewed the planning application against the flood risk management consultation matrix and the application has not triggered a bespoke response. Please refer to the following generic guidance which may assist you further.

SURFACE WATER:

The LLFA has completed a brief, high level review of the Council's surface water model outputs for the proposed site which has not been highlighted as being of significant risk from surface water flooding at the time of the assessment. However, any alteration to the impermeable surface area of the development site may have the opportunity to exacerbate surface water flood risk on and off the site.

The LLFA expect development to include Sustainable Drainage Systems (SuDS) within the design of a drainage strategy for any proposed development, applying the SuDS management train.

Developments that do not include any SuDS features are expected to provide evidence as to why these principles cannot be followed. The applicant is advised to review the **Planning and Development Guidance Notes** available on Derbyshire County Council's website (www.derbyshire.gov.uk/flooding/strategy) should any guidance on the drainage strategy for the proposed development be required.

The LLFA requires that site surface water drainage is designed in line with DEFRA's Non statutory technical standards for SuDS, including restricting developed discharge of surface water to greenfield runoff rates, making suitable allowances for climate change (in line with the latest guidance from the Environment Agency) and urban creep (allowance of 10%), managing surface water as close to the surface as possible and prioritising infiltration as a means of surface water disposal. There should be no increase in the current greenfield runoff rate and the LLFA require that this should be measured in l/s/ha for all proposed development sites.

It should be confirmed prior to commencement of works which organisation will be responsible for SuDS maintenance once the development is completed. The LLFA also strongly encourage that the developer should take into account designing drainage systems for exceedance working with the natural topography of the site, utilising natural mini sub-catchments.

Prior to designing the site surface water drainage, a ground conditions investigation should be undertaken (where appropriate) to fully explore the option of infiltration to manage the surface water in preference to discharging to a surface water body or public sewer system. The applicant should ensure the drainage proposed is appropriate to the specific ground conditions identified (for examples soakaways where ground conditions are permeable). Development site drainage should be considered carefully to avoid any increased risks associated with groundwater. The LLFA would not recommend infiltration as a means of surface water disposal in areas where geohazards or ground instability is deemed likely without an appropriate analysis of the risks involved. Infiltration of surface water to the ground is also not advised in areas sensitive for groundwater without an appropriate SuDS management train.

The LLFA would prefer brownfield sites that utilise below ground storage to discharge surface water at the greenfield rate. This is because underground storage is not considered to be acceptable by the LLFA as a Sustainable Drainage System to dispose of surface water. The aims of SuDS are to improve water quality, amenity and biodiversity and underground storage does not achieve these aims.

HISTORICAL DATA:

The LLFA have undertaken a high level overview of their historical records of flooding across the county. This data has been collated from a range of sources, many of which are anecdotal, and are not aware of any records of significance within a close proximity to the site. You can obtain this information from the LLFA by logging an Environmental Information Regulations (EIR) request to flood.team@derbyshire.gov.uk.

FLUVIAL DATA (ORDINARY WATERCOURSE AND MAIN RIVER WHERE APPLICABLE):

The LLFA do not generally undertake or hold any data relating to modelling on specific ordinary watercourses. The applicant is advised to contact the Environment Agency that hold modelling data for Main Rivers and some ordinary watercourses.

Due to the historic mining and mineral extraction operations in Derbyshire, networks of soughs, adits or old stone drainage channels, may exist beneath the ground 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. You can obtain any information held by the Council on likely sough locations by logging an EIR request to flood.team@derbyshire.gov.uk.

Any works in or nearby to an ordinary watercourse may require consent under the Land Drainage Act (1991) from the LLFA (e.g. an outfall that encroaches into the profile of the watercourse, etc) to make an application for any works please contact Flood.Team@derbyshire.gov.uk.

GROUNDWATER DATA:

Development located in areas where the water table is at a shallow depth below the ground surface may be susceptible to groundwater flooding; it may also exacerbate problems in close proximity to the side as well as potentially result in local land instability, geohazards and groundwater contamination.

Groundwater conditions are difficult to understand without completing a ground investigation. Further advice is available from the **Groundwater Guidance Notes** available online at www.derbyshire.gov.uk/flooding/strategy.

WATER FRAMEWORK DIRECTIVE/WATER ENVIRONMENT DATA:

The LLFA support the Environment Agency in delivering their objectives of the Water Framework Directive for all water bodies to reach 'good ecological status'. No activities or works, including the proposed development, should deteriorate the status of any nearby watercourse as the main objectives for the WFD is to prevent deterioration in 'status' for all waterbodies. The ecological health of any receiving watercourse can be protected by the implementation of a SuDS scheme with an appropriate number of treatment stages that are appropriately maintained.

The LLFA holds a suite of information that can inform site development across Derbyshire. The information within this document has been interpreted and provided by an officer from the Council's Flood Risk Management team.

- Historical data has been collated from a range of sources and is anecdotal. The provision of this data is suggested to act as a guide only.
- Fluvial data has been provided by the Environment Agency however the applicant is advised to contact them directly for further information should the site lie within the floodplain of a Main River.
- The LLFA have modelled surface water flooding for the whole of Derbyshire. The model output gives an indication of the broad areas likely to be at risk of surface water flooding and is intended to act as a guide only and cannot be used to identify specific properties at risk.
- Further information regarding the Water Framework Directive, ecology and biodiversity should be obtained from the Environment Agency and Natural England.