



Flood Risk Management
 Derbyshire County Council
 County Hall
 Matlock, Derbyshire
 DE4 3AG

FAO: Faye Plant

Telephone

Ask for John Vilas

Email

Our ref HPBC/2022/22/57

Your ref DET/2021/0002

Date 22 August 2022

Dear Faye Plant,

Proposal: 4 proposed houses created by converting barns.

Location: Gow Hole Farm Gow Hole, Furness Vale

Application reference DET/2021/0002

No objections in principle		Conditions Recommended	
No Comment	X	Objection Recommended	

Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the most recent information submitted for this application, which was received on 8-August 2022. As this is a minor application the Lead Local Flood Authority (LLFA) has no formal comment to make and would refer the applicant to our informative notes below.

Advisory/Informative Notes (It should be noted that the information detailed below (where applicable), will be required as an absolute minimum in order to discharge any of the drainage conditions set by the LPA):

- A. The County Council does not adopt any SuDS schemes at present (although may consider ones which are served by highway drainage only). As such, it should be confirmed prior to commencement of works who will be responsible for SuDS maintenance/management once the development is completed.

- B. Any works in or nearby an ordinary watercourse may require consent under the Land Drainage Act (1991) from the County Council. For further advice, or to make an application please contact Flood.Team@derbyshire.gov.uk.
- C. No part of the proposed development shall be constructed within 5-8m of an ordinary watercourse and a minimum 3 m for a culverted watercourse (increases with size of culvert). It should be noted that DCC have an anti-culverting policy.
- D. The applicant should be mindful to obtain all the relevant information pertaining to proposed discharge in land that is not within their control, which is fundamental to allow the drainage of the proposed development site.
- E. The applicant should demonstrate, to the satisfaction of the Local Planning Authority, the appropriate level of treatment stages from the resultant surface water discharge, in line with Table 4.3 of the CIRIA SuDS Manual C753.
- F. The County Council would prefer the applicant to utilise existing landform to manage surface water in mini/sub-catchments. The applicant is advised to contact the County Council's Flood Risk Management team should any guidance on the drainage strategy for the proposed development be required.
- G. The Flood Risk Assessment (FRA) revealed that there is a high risk of fluvial flooding from the River Goyt and the unnamed tributary to the east of the site. Several flood mitigation measures were recommended in the FRA and the LLFA recommends these be considered. It should also be noted that additional coordination with one or both of the LLFA or EA to implement some of the recommended measures.
- H. The fluvial flood risk from the River Goyt is well documented through the Environment Agency but it is recommended that the fluvial flood risk from the unnamed tributary to the east of the site also be considered in some detail as the drainage area exceeds 100 ha and at least one culvert was reported to be undersized in the FRA.
- I. The applicant should provide a flood evacuation plan which outlines:
- The flood warning procedure
 - A safe point of extraction
 - How users can safely evacuate the site upon receipt of a flood warning
 - The areas of responsibility for those participating in the plan
 - The procedures for implementing the plan
 - How users will be made aware of flood risk
 - How users will be made aware of flood resilience
 - Who will be responsible for the update of the flood evacuation plan
- J. Flood resilience should be duly considered in the design of the new building(s) or renovation. Guidance may be found in BRE Digest 532 Parts 1 and 2, 2012 and BRE Good Building Guide 84.
- K. Surface water drainage plans should include the following:
- Rainwater pipes, gullies and drainage channels including cover levels.
 - Inspection chambers, manholes and silt traps including cover and invert levels.

- Pipe sizes, pipe materials, gradients, flow directions and pipe numbers.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

L. On Site Surface Water Management;

- The site is required to accommodate rainfall volumes up to the 1% probability annual rainfall event (plus climate change) whilst ensuring no flooding to buildings or adjacent land.
- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional.
- Guidance on flood pathways can be found in BS EN 752.

Yours sincerely

John Vilas
Flood Risk Management Technician