
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0192 Site Address: Land at Hoghaw Fairfield Buxton Derbyshire Comments by: Madeline HallCouncillor for Corbar Ward

From:
39
Park Road
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Submission: Objection

Comments: Planning Policy Statement 25 (annex F) published in 2006 and supplemented with a Practice guide in 2008 notes that surface water flooding is a developing area of flood risk management and highlights the importance of considering both the flood risk to the proposed development as well as the potential impacts on areas adjacent to and downstream of the development.

The application from Barratts Homes for development focuses exclusively on a site specific flood risk. This is technically legitimate: it is for planning authorities to apply regional and strategic risk assessments including the impact of surface water run-off downstream from the proposed development. However, the applicant's casual rejection of sustainable drainage systems to mitigate risk of flood is evidence of limited understanding of the potential harm to existing households.

Other respondents note the incidence of serious flood events in the area. The impact below Hogshaw is particularly marked as the watercourse is confined to narrow channels, possibly inadequately maintained as the partial collapse in 2019 demonstrated. The Victorian era culvert released more land for development. However, culverting increases flood risk significantly because piped sections restrict flow, pose a serious risk of blockage and restriction and eliminate natural flood routes. Development which assumes no problems for surface run-off into existing channels on the grounds that the site may be considered as self-contained is badly flawed: holed under the water.

The Local Plan 2016 and Water in Buxton SPD both identify concerns regarding phosphates in the River Wye as known at the time. They propose that enhanced water efficiency standards are applied to development to minimise the flow of waste water to the Buxton Waste Treatment works to help address the issue. This reflected the advice of Natural England during the preparation of the Local Plan. A progress report on response to Natural England's identification of the Derbyshire Wye catchment as an action zone for restoring nutrient neutrality includes the comment: 'it is clear that a more ambitious and comprehensive response to mitigate impacts of development is required.' The force of this comment is particularly pertinent in an area where phosphate exceedance combines with a known flood risk necessitating a flood alarm service and identified flood wardens.

I urge that the developers be asked to reappraise their flood risk assessment, recognising the impact of downstream risk. This would then include a more focused attention to managing water run-off at source using sustainable drainage systems (SUDS) with a commitment rather than just a nod to rainwater harvesting and grey water recycling and redesigned houses with green, flat roofs in addition to permeable paving and a water basin.

Hogshaw's green space and brownfield site has potential to provide mitigation if the brook is given freedom to meander and pool. The applicant offers a S106 contribution for community benefit to education and sports facilities. This should be augmented to include a contribution to mitigation of flood risk and progress towards nutrient neutrality in the Wye catchment.

Finally, I ask for assurance that prior to any conditional approval, a full review is conducted of existing sewer systems in the area and of the capacity of Buxton Waste Treatment works.

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