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Your ref no:
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Your details

Title

Mrs

Firstname

Janet

Surname

Bingham

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Address line 2

Old Glossop

Address line 3

Glossop

Address Line 4

Derbyshire

Postcode

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Daytime telephone number (optional)

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07923544901

Email address

boyackcrawford@gmail.com

IMPORTANT - Communicating with us electronically will help us get documents out to you quickly and avoid delay

Preferred method of contact

(optional)

Email

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Type of enquiry

Progress of Planning Application

Planning application reference number if known (optional)

HPK/2024/0041

Enquiry details

We (Old Glossop Residents Association) note the consultation response from the LLFA dated 08/02/2024: "Due to the team's current workload, Derbyshire LLFA are only responding to Major planning applications." However, given the history of this site and the applicant's failure to restore the overflow channel to the LLFA's satisfaction, it is essential that the LLFA examines this application and submits their comments.

Background

The overflow channel beside Hawkshead Grange borders this application site. If developed, the house owners would have riparian rights and be responsible for the maintenance of the overflow channel.

The Lead Local Flood Authority, Derbyshire County Council, raised the following objection dated 11th April 2022 to an application by this applicant to build six homes on this site (HPK/2021/0416):

"We are recommending an objection on the proposed development because the overflow channel, which passes through the proposed development site, is currently not fit for purpose."

Residents on the Hawkshead Grange development whose houses are beside the overflow drain, suffered flooding. We were in correspondence with the LLFA and received the following email from them dated 16th August 2022:

"I am emailing you with an update regarding the overflow channel at Hawkshead Mill. After a recent meeting at the site, we, as Lead Local Flood Authority (LLFA), still have significant concerns regarding the condition of the overflow channel. We have made Mandale Homes aware that if the issues are not addressed, it is the LLFA's opinion that the channel will deteriorate over time and will increase flood risk to properties in the vicinity. If properties do flood as a result, Mandale Homes, as the riparian landowner, could be held liable for damages.

The LLFA does not have legal powers to enforce as things stand and, therefore, we are not currently able to take the matter any further. Our legal powers would come into play if flow in the channel were to become impeded for any reason."

Thank you