

From: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>
Sent: 05 January 2023 14:46
To: Niall Mellan <Niall.Mellan@houriganplanning.com>; Nick Brookman <Nick.Brookman@houriganplanning.com>
Cc: Emily Wentworth <EmilyW@whitepeakplanning.co.uk>
Subject: External Consultation Letter - App ref HPK/2022/0456

Hi Niall,

Please see attached comments from our drainage consultant which outlines the information required before a formal response is possible. How soon can you provide this information?

NB. If you are planning to submit a revised scheme then I think the additional information requirements can be applied to this rather than the original scheme to avoid unnecessary work. However, we would still need to await a drainage consultation response.

Kind regards,
Steven

Steven Gunn-Russell
Senior Planning Consultant

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From: Jo Crawshaw-Moore (Place) <Jo.Crawshaw-Moore@derbyshire.gov.uk>
Sent: 05 January 2023 14:07
To: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>
Subject: RE: External Consultation Letter - App ref HPK/2022/0456

Good Morning Steven,

Thank you for providing additional information (Preliminary Drainage Design Drawing) to the Lead Local Flood Authority (LLFA) in relation to the above planning application. We are unable to provide an informed comment until the applicant has provided further information:

- Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (as per National Planning Policy

Framework 169). A range of sustainable drainage techniques must be considered prior to or in conjunction with the planning layout.

- How the sustainable drainage systems integrate with the open space and green infrastructure should be described and what multifunctional benefits they provide should be stated, as per paragraph 59 of planning practice guidance (Aug 2022).
- The total discharge rate from the 3 outfall points into the watercourse to the east is greater than the calculated Qbar rate given in section 7 of the report RSK. (August 2022). *Flood Risk Assessment*, 680312-R1(01)-FRA. The total discharge rate should either be Qbar or a variable rate according to the 1% and 100% probability annual rainfall events.
- Evidence of permission for the 2 discharge points into the culvert within third party land.
- An indication of the condition and capacity of the open watercourse on north eastern boundary of the site
- An indication of the proposed impermeable area
- A quick storage estimate to show the required storage volume of surface water on site and an indication of the likely location. Calculations should include allowances for the current Environment Agency guidance for climate change and urban creep.

Kind regards,
Jo

Jo Crawshaw-Moore | Senior Technician

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