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

Rachael Simpkin
By email

Ask for Chris Rogers

Our ref HPBC/2025/47
Your ref HPK/2024/0481
Date 17 January 2025

Dear Rachael

Proposal: **Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations**

Location: **Former Community College, Glossop**

Application reference **HPK/2024/0481**

No objections in principle		Conditions Recommended		Holding Objection Recommended	X

Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the information submitted for this application, which was received on 04/06/2025. The LLFA

REASONS FOR OBJECTION

We are recommending an objection on the proposed development as it is not possible to provide an informed comment until such a time that the applicant has submitted further information to address the below points:

Properties around the boundary are modelled to be at flood risk, in particular to the southwest, this should be acknowledged in the FRA, ie the current risk.

Proposals have been put forward to capture flow from a spring and from outside the boundary and channel this around the site around the western boundary to the area at a high risk of flooding. No explanation of how these flows will be diverted safely off site

without increasing the risk to adjacent properties has been provided. This would be described as an engineered point of discharge and as such needs to be addressed.

The culvert within the site is a proposed discharge point, however its condition and connectivity is currently unknown beyond that something is causing water levels to increase in the culvert. This prevented a survey of the culvert to confirm its condition and onward connectivity, this needs to be addressed before the LLFA can comment further. In addition, the proposed basin is at a lower elevation than the pond, how the basin will drain should be addressed.

UU have indicated they may accept a discharge to the Talbot Road surface water sewer but given the site topography this will require a pumped solution. A pumped solution has not been discussed in the event the culvert can't be utilised.

As a statutory consultee for surface water the minimum details required on all major planning applications are as follows. The applicant has addressed most of these points, however, point 3 remains outstanding.

1. Site plan and impermeable area
2. Topographic survey of the site
3. Appropriate evidence to support how the site will drain, including confirmation of where the surface water will outfall to (photographs / maps / a confirmation letter from a water company)
4. Basic calculations of the greenfield/brownfield runoff and discharge rates
5. A quick storage estimate to show the required storage volume of surface water on site and an indication of the likely location
6. Calculations should include allowances for the current Environment Agency guidance for climate change and urban creep
7. Basic ground investigation (desktop survey as a minimum)
8. Major developments should incorporate sustainable drainage systems, which should provide multifunctional benefits wherever possible (as per National Planning Policy Framework 182). A range of sustainable drainage techniques must be considered prior to or in conjunction with the planning layout.
9. 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).

These details are required at the early planning stage to demonstrate that the proposed site is able to drain and that due consideration has been given to the space required on site for surface water storage.

Please note the level of detail submitted should be proportionate to the size and scale of the development.

Yours sincerely

Your Name: Chris Rogers
Your title: Project Engineer (Flood Risk Management)

Checked by: Martin Coleman
Date 26/06/2025