



**Canal &
River Trust**

Making life better by water

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Your Ref HPK/2025/0123

Our Ref CRTR-PLAN-2025-44051

Thursday 10 July 2025

Dear James Stannard,

Proposal: Additional information- Redevelopment of site to create 4 new dwellings, provision of new garage for existing bungalow, relocation of highway access and realignment of internal access road, together with associated works

Location: Rookery Farm, Chapel Road, Whaley Bridge

Waterway: Combs Feeder

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals and rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust has reviewed the additional information provided by the Applicant following our response of 23rd May 2025 and has the following comments to make:

Whilst we welcome the assurances that the Applicant is keen to minimise potential risks of adversely affecting the feeder channel, the additional information from HBL seems to only propose measures for stopping material entering the feeder channel. It does not address the concerns raised over the risk of exacerbating localised flooding issues further along the feeder channel from directing surface water from the development to the feeder channel and does not provide any evidence or calculations to demonstrate that the proposed surface water discharge into the feeder channel immediately upstream of this new culverted section will not surcharge the culvert capacity. No information is provided in relation to the flow capacity of the culvert, nor does there appear to have been any investigation of the points raised in our previous response regarding the diameter of the original culvert compared to the diameter of the newer section and the proposed extension.

As advised in our previous response of 23rd May, we consider that provision of this information is needed prior to determination of the application in order to allow the Trust to make a proper assessment of the scheme and to be able to make a substantive response under the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended) on whether the proposed drainage arrangements are acceptable and able to avoid an increased flood risk either downstream of the culvert through overtopping or through surcharging at the entrance to the proposed culvert extension.

Please do not hesitate to contact me with any queries you may have.

Canal & River Trust Spatial Planning Team

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Yours sincerely,

Area Planner

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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