



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

James Stannard
Development Services
High Peak Borough Council
PO Box 136
Buxton
SK17 1AQ

Telephone
Ask for
Email
Our ref HPBC 2024/34
Your ref HPK/2024/0290
Date 24 July 2025

Dear James,

Proposal: New Industrial Storage Unit (B8) on land at Bowden Hey Road including associated earthworks, hardstandings, landscaping and provision of future Phase 2 plot

Location: Land Off , Bowden Hey Road , Chapel-En-Le-Frith , Derbyshire

Application reference HPK/2024/0290

No objections in principle		Conditions Recommended		Holding Objection Recommended	X
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Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the additional information submitted for this application, which was received on 20/06/2025. Whilst the additional information addresses several of the concerns raised within our previous objection letter dated 22/05/2025, some concerns still remain, therefore we recommend an objection for the reasons outlined below.

REASONS FOR OBJECTION

We are recommending an objection to the proposed development as it is not possible to provide an informed comment until such a time that the applicant has submitted further information. In particular, we would expect the following points to be addressed:

- In response to our previous concerns relating to drainage of the access road through pumping, the applicant has now proposed a gravity discharge for this sub-catchment to the industrial estate's existing surface water network. Further information is required to demonstrate that this is in accordance with the surface water drainage hierarchy. It is not clear why discharge of this sub-catchment to the adjacent watercourse has been rejected and this should be considered unless reasonable evidence is provided that this is not feasible.*

- *Furthermore, the applicant has not provided evidence to demonstrate that the relevant water utilities company has approved the discharge to the surface water sewer network and have confirmed that they have capacity for discharge at the proposed rate. It is also not clear that the existing surface water network is at sufficient depth for a connection to be made from the proposed drainage system, given that the proposed tank will be at a depth of 1.2m plus cover. Further information is required to confirm the feasibility of this connection.*
- *No treatment has been provided for the access road catchment.*
- *The applicant has provided further information on the capacity of the watercourse receiving flow from “catchment 1” and have indicated that the downstream part of the watercourse and the outfall culvert will both require modification to provide sufficient capacity for flows from the site. However, no assessment has been made of the impact that these works would have on flood risk to third parties. Furthermore, the outfall culvert is located outside of the land ownership of the applicant so it is not clear how these works will be delivered.*
- *We previously commented that no photographs have been provided to demonstrate that the geometry, condition and hydraulic roughness of the watercourse assumed in the capacity calculations are appropriate. This evidence has not been provided in the updated information.*

Yours sincerely

Senior Project Engineer

Checked by:

Date 24/07/2025