

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

Your Ref HPK/2025/0451

Our Ref CRTR-PLAN-2026-45943

Monday 2 February 2026

Dear James Stannard,

Proposal: Application for the demolition of existing works building and construction of new factory and offices

Location: Minibus Options Ltd, 5, Bingswood Road, Whaley Bridge

Waterway: Combs Feeder Channel

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 application site adjoins the Combs Feeder Channel which is an open watercourse running alongside the eastern boundary of the site. The channel forms an important link in the canal network, feeding water from Combs Reservoir to the Peak Forest Canal.

The Trust is owner, operator and Navigation Authority for the Peak Forest Canal. The provision of an adequate water supply for the canal is essential for maintaining water levels and thus enabling navigation along the canal.

The Peak Forest Canal is a gravity fed engineered waterway which is an historic cultural asset within the High Peak. As noted, the Combs Feeder Channel provides a water supply to the Peak Forest Canal. The channel was constructed from Combs Reservoir, some 2.5km south-east of the site, as part of the canal infrastructure. The channel is an open watercourse between the culvert under the disused railway at the southern end of the site and the culvert at the north-eastern end of the site which carries the channel under Bingswood Road, passing beneath properties on Bingswood Road and George Street to reach a pipe over the River Goyt just north of the footbridge to Canal Wharf carpark from Woodbrook. There is a sluice outlet prior to the river crossing pipe that provides an overflow into the river, with the piped channel continuing to convey water over the River Goyt and into the Peak Forest Canal at Whaley Bridge Wharf.

The main issues relevant to the Trust as statutory consultee on this application are the potential impact of the proposal on the feeder channel and its operation.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that suitably worded **conditions are necessary** to address these matters. Our advice and comments follow:

Canal & River Trust Spatial Planning Team

E: planning@canalrivertrust.org.uk W: canalrivertrust.org.uk T: 0303 040 4040

The Combs Feeder Channel is an operational structure used to convey water to the Peak Forest Canal and as such water levels in the channel can vary significantly- in addition to controlled flows from Combs Reservoir, the channel collects substantial volumes of surface water along its route. The Sustainable Drainage Statement indicates that the intention is for surface water from the development to discharge to the feeder channel at attenuated rates via a new outfall to be constructed. Although it is indicated that surface water run-off from the application site currently flows into the channel, it is essential that the capacity of both the channel and the culvert under Bingswood Road are accurately assessed (taking account of the variance in flows and volumes resulting from its operation as a canal feeder) to ensure that the proposed discharges can be accepted without the risk of the culvert surcharging or the open channel overtopping, which would result in flooding of the application site and other land.

It is essential that any detailed surface water drainage system for the development can demonstrate that there is adequate capacity in the feeder channel to accept flows at the rate and volume proposed and that flows along the channel and through the culverted section will be able to continue unimpeded. The prevention of blockages is particularly important both with regard to flood risk and with ensuring that an adequate flow can be maintained to supply the Peak Forest Canal.

It is also important that any drainage system outfalling to the feeder channel can ensure that contaminants do not enter the channel. The channel connects directly to the Peak Forest Canal and there is a sluice/let-off in the feeder to the north of the application site that can discharge directly into the River Goyt should this be required as part of the operation of the channel. Measures to prevent contaminated discharges and/or run-off entering the channel will be necessary in order to protect water quality in both the canal and the river. Significant parts of the canal are designated as County Wildlife Sites and this ecological value could be harmed if water quality in the canal were to be adversely affected.

We therefore ask that, should planning permission be granted, submission of a suitably detailed drainage scheme together with long term management and maintenance arrangements are secured via planning conditions.

Condition

No development shall take place until a detailed surface water drainage scheme for the development has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that any discharges to the Combs Feeder Channel adjacent to the eastern site boundary will not exceed the capacity of the channel or risk the culverted section of the channel under Bingswood Road surcharging or otherwise prevent the operation of the feeder channel in conveying a water supply from Combs Reservoir to the Peak Forest Canal. The drainage scheme shall thereafter only be implemented as approved.

Reason

To ensure that adequate arrangements are made for the safe disposal of surface water from the development without the risk of flooding of the site or other land and without preventing the continued operation of the Combs Feeder Channel in providing a water supply to the Peak Forest Canal sufficient to maintain water levels necessary for navigation on the canal. A pre-commencement condition is necessary so that it can be adequately demonstrated that the development will not increase the risk of flooding of the application site or adjacent land and will not prejudice the future supply of water required to facilitate navigation on the Peak Forest Canal by discharging to the feeder channel.

Condition

The development hereby permitted shall not be brought into use until a long-term management and maintenance regime for the surface water drainage system for the development has first been submitted to and approved in writing by the Local Planning Authority. The management and maintenance regime shall include measures to minimise the risk of material entering the Combs Feeder Channel, measures for keeping the Bingswood Road culvert inlet clear and measures to ensure that contaminants do not enter the channel and adversely affect water quality.

Reason

To ensure the effective and safe continued operation of the surface water drainage system for the development in the interests of minimising the risk of flooding, maintaining the operation of the Combs Feeder Channel in providing a water supply to the Peak Forest Canal and protecting water quality in the feeder channel and the surrounding water environment.

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The Phase 1 Site Investigation Report recommends undertaking a Phase 2 intrusive investigation to assist in producing a comprehensive remediation strategy to deal with any contaminants that may be present. We consider that this would be appropriate and recommend that this is secured via a planning condition.

The Conceptual Site Model in the Phase 1 Report also recommends measures to protect the feeder channel during development works. To help reduce any adverse impacts on water quality in the feeder channel during site clearance and construction operations and to minimise the risk of any blockage of the culvert inlet by Bingswood Road, we ask that a detailed Construction Environmental Management Plan (CEMP) for the overall development is secured via a planning condition. The CEMP should be a bespoke site-specific document and should identify measures to minimise the risk of debris, dust, material and contaminants entering the channel during construction operations as well as measures to prevent silty or otherwise contaminated run-off entering the channel.

Condition

No development (including any site clearance operations) shall take place until a Construction Environmental Management Plan (CEMP) has first been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures to minimise the risk of dust, debris and silty or otherwise contaminated runoff entering the Combs Feeder Channel adjacent to the eastern site boundary during site clearance and construction operations. The development shall thereafter only be carried out in accordance with the agreed CEMP.

Reason

In order to minimise the risk of contaminants, debris or other material entering the Combs Feeder Channel during site clearance and construction operations and adversely affecting water quality or restricting water flows along the channel. A pre-commencement condition is necessary as the information is required to inform all operations on the site from the outset.

Additional comments as affected landowner

The situation in relation to rights and responsibilities associated with the feeder channel and its operation is complex and we therefore recommend that the Applicant contacts the Trust's Utilities Team to discuss the proposed discharge of surface water from the development to the feeder channel to establish the position in relation to existing rights enjoyed by the Trust and any consents as may be necessary.

Should planning permission be granted we request that the following **informative** is appended to the decision notice:

The applicant is recommended to contact the Canal & River Trust's Utilities Team at utilitiesenquiry@canalrivertrust.org.uk to discuss the proposed discharge of surface water from the development to the Combs Feeder Channel to establish the position in relation to existing rights enjoyed by the Trust and whether any consents may be necessary for any works to or affecting the channel.

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

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

Yours sincerely,

Ian Dickinson MRTPI
Area Planner

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

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