



Flood Risk Management
 Derbyshire County Council
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Development Services
 High Peak Borough Council
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Telephone [REDACTED]
 Ask for Sam Morgan
 Email [REDACTED]
 Our ref HPBC/2026/05
 Your ref HPK/2025/0157
 Date 26 February 2026

Dear James Stannard

Proposal: Conversion, refurbishment and extension of main building into 17 flats and erection of four semi detached houses

Location: GOYT VALLEY HOUSE Jubilee Street, New Mills

Application reference HPK/2025/0157

No objections in principle		Conditions Recommended		Objection Recommended	X
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Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the information submitted for this application, which was received on 29/01/2026. The LLFA recommends an objection for the reasons set out below.

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

- 1- Evidence needs to be provided that United Utilities have agreed to a discharge rate of 0.2l/s into 225 diameter surface water sewer on Jubilee Street. How will the orifice plate be protected to reduce the risk of restriction and the subsequent discharge at an unrestricted rate?
- 2- The applicant should provide the current runoff rates and the proposed runoff rates should be greenfield rates.

- 3- Surface water is modelled to collect against the eastern wall of the current building, the applicant should demonstrate how this risk of flooding to the proposed new development will be mitigated.
- 4- The proposed self-contained basement flat will be classed as highly vulnerable, the basement should not be used for accommodation.
- 5- Demonstrate how any surface water that comes from offsite onto the site be managed.
- 6- In the event of flood, exceedance flow route diagrams should be provided to demonstrate where on site surface water goes and how surface water will be retained on site.
- 7- Demonstrate how the residents will be informed of their responsibilities and regarding ownership and maintenance of any SuDS features on site.
- 8- Whilst the LLFA appreciates this is a small site, in line with the National Standards for Sustainable Drainage Systems (SuDS) guidance. The applicant should demonstrate if there is any further scope for including further SuDS practices that provide a wider multifunctional benefit.

As a statutory consultee for surface water the minimum details required on all major planning applications are as follows:

- *All major planning applications should be in line with the 'National Standards for Sustainable Drainage Systems (SuDS)' 2025.*
- *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.*
- *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).*
- *Site plan and impermeable area*
- *Topographic survey of the site*
- *Appropriate evidence to support how the site will drain (photographs / maps / a confirmation letter from a water company)*
- *Basic calculations of the greenfield/brownfield runoff and discharge rates*
- *A quick storage estimate to show the required storage volume of surface water on site and an indication of the likely locations*
- *Calculations should include allowances for the current Environment Agency guidance for climate change and urban creep.*
- *Basic ground investigation (desktop survey as a minimum)*

Yours sincerely



Sam Morgan
Flood Risk Management Technician

Checked by: Chris Rogers
Date 26/02/2026