



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

Rachael Simpkin
Development Services
High Peak Borough Council
PO Box 136
Buxton
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Telephone [REDACTED]
Ask for Dan Killer
Email [REDACTED]
Our ref HPBC/2626/13
Your ref HPK/2022/0352
Date 06 May 2026

Dear Rachael,

Proposal: Erection of 144 dwellings including the provision of two vehicular access points, the construction of roads, footways, and a pedestrian link with Tongue Lane, drainage infrastructure, public open space, landscaping, and other associated works, to be delivered in two phases (amended description).

Location: Land At Granby Road, Fairfield, Buxton

Application reference HPK/2022/0352

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 05/05/2026. Further to the LLFA's previous comments dated 17/03/2026 additional details have been submitted, however the LLFA recommends an objection for the reasons set out below

The applicant is proposing an infiltration system incorporating rain gardens, pervious paving, a swale, tree pits and two basins. For modelling purposes, the two-infiltration basins have only been included, to ensure a sufficient level of attenuation is provided.

The LLFA notes the applicant intends to bring the proposed development forward in 2 phases.

REASONS FOR OBJECTION

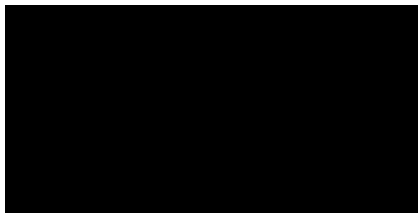
We are recommending an objection on the proposed development as it is not possible to provide an informed comment until such a time that the applicant has submitted further information in relation to:

- *Update full modelled scenarios for event durations up to the 24 hour (or longer where required) for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods with results ideally showing critical details only for each return period incorporating the following:*
 - *A safety factor used between 3 to 10 in line with CIRIA C753 Table 25.2*
 - *Updated in line with DCC's Drainage calculation guide (attached for reference)*
- *Details of a management and maintenance plan for the proposed surface water drainage system.*

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



Dan Killer
Senior Technician

Checked by: Jo Crawshaw-Moore
Date 18/05/2026