

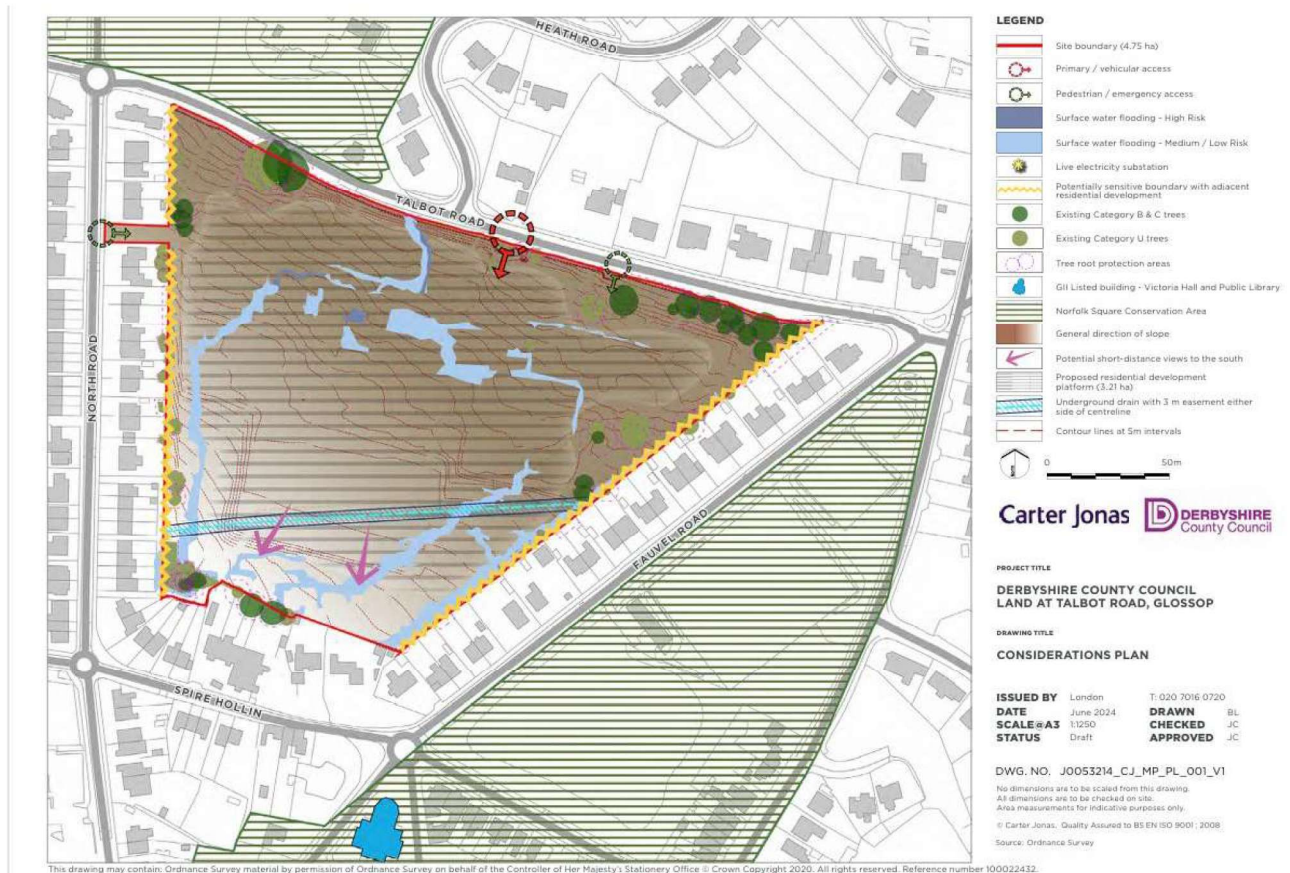
Objections to the Appeal Statement of Case by Carter Jonas dated March 2026

This document raises objections to some statements made in the **Appeal Statement of Case** by Carter Jonas dated March 2026. Evidence of such objections is provided in this document and in an associated document **Flood Report** (also attached).

I object to the statement made in section 7.14 (page 42). Whilst it may be true that the technical reports regarding highways, drainage, etc may have been valid when they were written, they have not necessarily been updated to reflect changes in local circumstances, and in particular in the light of other recent housing developments in the locality that were approved and developed (or are in development or about to be developed) since the reports were published.

I wish to take issue in this respect with the question of drainage and the risks of flooding. The three Risk Assessment Reports (547889, 548349, and 547981) are dated August 2023 and their subsequent minor revisions do not reflect the matters in contention. Also, the included report photographs indicate that the reports were written before the former school had been demolished.

The second of these reports includes the following hydrology chart showing surface water areas:



The site is located downhill of the Heath estate which in turn is downhill of at least three new housing developments spreading all the way to the summit along Cemetery Road. Much new housing infill is under development in that area and doubtless, further developments will be approved in the near future. The site therefore is situated at the lowest end of a continuous downhill development. It is well known that covering areas

of undeveloped land with tarmac and concrete drastically increases the surface water run-off rate. **Therefore, run-off rates on the site should be expected to continue increasing as a result of the new housing developments and to become more frequent and more severe as a result of climate change.** The site is already subject to periods of severe waterlogging and flooding of adjacent properties in Spire Hollin, North Road, and Fauvel Road, and has been so for the nearly four decades while I have lived in Spire Hollin. The chart shows my property as bounding the lowest point of the site and is as such the most liable to the intrusion of flood water that has an ever-increasing catchment area.

The history and current situation of these events are described in the attached **Flood Report**. This report also documents the total lack of help, support, and lack of any meaningful response from DCC, HPBC, and the school management at times of flooding throughout that period. Most recent flood 02/04/2026 during storm Dave.

There is no evidence to support the idea that that situation is about to change during the planning application, or will change if housing development is granted for the site. No person from the consultants or from either council has ever visited my property to see and discuss the problems of drainage in the area. Promises of a site visit made in early March by Chris Rogers and by the Derbyshire Highways Team (FS-Case-811342455) have not materialised.

Since a substantial part of the land drainage pipework serving the site passes across my property (and indeed directly under the house and garage of 18a Spire Hollin), it is essential that plans to deal with increased run-off from a developed site should be part of the planning application. They are neither in the original application nor in its appeal. No such plans could exist or could have been submitted since nobody involved in the planning or its application have ever been on my property.

Additionally, the flood mitigation section 6.8 in the Flood Risk Assessment (547889) seems to conveniently cover the analysis of flood avoidance for the planned development properties in the circumstances of increased run-off from their own tarmac and concrete, but does not mention flood mitigation for the surrounding neighbours in adjacent properties in such circumstances – another essential that has been omitted.

I also object to section 7.22 (page 43) which states “the LPA generally takes a relaxed approach to matters of topography and levels” – surely not when matters of flooding are so critical?

These are prime examples of the ways in which information submitted by Carter Jonas in their appeal is incomplete or missing – information that should be essential because it is such an important infrastructure detail.

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