



Flood Risk Management
Derbyshire County Council
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F.A.O Mr James Stannard
Development Services
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Ask for Farhad Poursadr
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Our ref HPBC/2026/19
Your ref DOC/2026/0027
Date 15 July 2026

Dear James

Proposal: Discharge of Conditions 3, 4, 6, 16, 17, 18, 19, 20 in relation to HPK/2024/0275

Location: LAND OFF Waterswallows Lane Green Fairfield Buxton

Application reference DOC/2026/0027

Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the information submitted for this application, which was received on 09/07/2026. The LLFA has received information that satisfies conditions 17, 18 and 19 and can therefore recommend their discharge. This is subject to the sustainable drainage scheme being constructed as set out in the documents listed below.

1. Design and Management Consultants Ltd. (01/06/2026). Drainage Statement. Ref: 25028-C Revision A.
2. Design and Management Consultants Ltd. (01/06/2026). Drainage Layout. Ref: 25028-C-1000 Revision A.
3. Design and Management Consultants Ltd. (01/06/2026). SuDS Maintenance Plan. Ref: 25028-C-1500 Revision A.
4. Design and Management Consultants Ltd. (02/06/2026). Construction Management Plan. Ref: 25028-C-1200.
5. Sammons Architectural Ltd. (July 2026). Drainage Management & Maintenance Plan. Ref: 2022-2723.

In addition, other supplementary documents and drawings support the application and complement those above.

Construction of the sustainable drainage scheme should be undertaken in accordance with the approved Construction Management Plan, which incorporates temporary runoff control measures, silt fencing, sediment management measures, temporary drainage channels, pollution prevention measures and inspection procedures to minimise flood risk and pollution during the construction phase

Construction activities should be managed in line with the CIRIA Guidance on the Construction of SuDS Manual C768, to ensure that the effectiveness of the sustainable drainage features is not compromised.

Summary:

The approved surface water drainage strategy comprises:

- Surface water drainage via a pumped network discharging to a 1,302m² cellular soakaway system.
- Use of permeable paving within parking and access areas to provide treatment and infiltration of runoff.
- A full retention separator upstream of the pumping station.
- Infiltration-based discharge in accordance with the drainage hierarchy.
- Hydraulic calculations demonstrating no flooding during the 1 in 100 year rainfall event including a 40% climate change allowance.

The submitted Drainage Management & Maintenance Plan establishes long-term management arrangements through a management company, together with inspection, maintenance, CCTV survey and remedial repair regimes for the drainage network, manholes, channels, gullies and soakaway storage system.

Accordingly, the LLFA recommends that Conditions 17, 18 and 19 be discharged.,

Yours sincerely



Farhad Poursadr
Project Engineer

Checked by: Jo Crawshaw-Moore
Date 16/07/2026