



Flood Risk Management
Derbyshire County Council
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Ask for Dan Killer
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Our ref HPBC/2026/21
Your ref HPK/2026/0141
Date 10 July 2026

Dear Rachael,

Proposal: Full Planning Permission for the erection of 24 dwellings (Use Class C3), alongside access, car parking, landscaping and other associated works

Location: Land At Miry Meadow Chapel-En-Le-Frith

Application reference HPK/2026/0141

No objections in principle	Conditions Recommended	Holding 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 22/04/2026. The LLFA recommends an objection for the reasons set out below.

Further to the LLFA's previous response, the applicant has submitted additional information relating to SuDS considerations and viability. The LLFA is satisfied that the additional information provided is sufficient in this regard.

However, the additional information submitted concerning the wider connectivity and capacity of the culvert network remains insufficient and is not considered acceptable by the LLFA.

Whilst the LLFA acknowledges that the proposed discharge rate of 13.5 l/s represents approximately 6% of the theoretical capacity of the 300mm diameter culvert, this assessment does not take account of the existing upstream catchment that already drains to the culvert. Consequently, it does not demonstrate that sufficient residual capacity is available within the system. The LLFA also notes the video evidence showing a manhole on

site that appears to be surcharged, which may indicate an existing capacity constraint within the culvert network.

The applicant states that "the extent of the existing survey has already been taken well beyond the site boundary"; however, the submitted CCTV survey records indicate that the survey was terminated at a manhole located in relatively close proximity to the proposed site boundary. Whilst the LLFA notes the photograph showing low flows within a manhole, this does not demonstrate that the culvert is free-flowing or free from obstructions further downstream.

The applicant has also provided photographs and video footage of 2 manholes; however, the locations of these assets have not been clearly identified and therefore their relevance to the drainage assessment cannot be verified.

On the basis of the information submitted, a sufficiently robust assessment of the culvert has not been provided to demonstrate that it constitutes a viable outfall for the proposed development, that it has adequate capacity to accommodate the proposed discharge, or to establish the flood risk implications associated with the culvert both before and after development.

The applicant should provide updated drainage model outputs for the proposed surface water drainage system, clearly identifying all impermeable areas incorporated within the model.

The applicant appears to make assumptions regarding future ownership and maintenance responsibilities for the culvert. However, it should be confirmed whether these responsibilities will lie with High Peak Borough Council or with a private management company.

Finally, the LLFA wishes to highlight that, should the proposals progress, the proposed culvert diversion will require Land Drainage Consent under Section 23 of the Land Drainage Act 1991. It should also be noted that it will need to be supported by appropriate hydraulic modelling to demonstrate that the diversion will not adversely affect flood risk or the performance of the wider drainage system.

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

- *Details demonstrating the proposed culvert within the site is a viable outfall for the site including:*
 - *Wider network connectivity of the culvert downstream of where the CCTV was abandoned.*

- *Update capacity assessment of the culvert incorporating a catchment assessment demonstrating the culvert has sufficient capacity to accept additional volume from site and what flood risk its poses to the site pre and post development and should be suitably modelled.*
- *Submission of the CCTV survey demonstrating the downstream of the site is in sufficient condition.*
- *Confirmation who will be responsible for the culverted watercourse within the site for perpetuity, with suitable evidence.*
- *Clarification of the location of the picture and video of the 2 respective manholes*
- *Updated surface water modelled scenario outputs to show impermeable areas.*

These details are required at the early planning stage to demonstrate that the proposed site is able to drain and that due consideration

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: Chris Rogers
Date 09/07/2026