



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

James Stannard

Telephone

Ask for Adam Hunt
 Email Adam.Hunt@derbyshire.gov.uk
 Our ref HPBC/2025/49
 Your ref HPK/2025/0216
 Date 29 July 2026

Dear James,

Proposal: Outline planning application, with all matters reserved except for access, for the erection of 740sqm (flexible Class E (g)(ii), Class E (g) (iii), Class B2 and Class B8 floorspace) and 1124sqm (Class B8 Open Storage) at Staden Business Park, Buxton.

Location: Land At Staden Business Park Staden Lane
 Buxton

Application reference HPK/2025/0216

No objections in principle		Conditions Recommended	X	Objection Recommended	
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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 17/06/2026 and subsequent information submitted up to 14/05/2026. The LLFA has no objection subject to the conditions below.

Site specific comments:

Proposals are to discharge surface water to the privately owned surface water system that flows to a Severn Trent pumping station, confirmation will be needed that Severn Trent will accept the additional 2.7 l/s into the pumping station.

To ensure adherence to National Planning Policy Framework, DEFRA's National standards for sustainable drainage systems (2025) and local guidance, these recommended conditions should not be altered without consulting the County Council Flood Risk Management team.

1. "No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:
 - a. Rappor. (March 2025). *Drainage Strategy Technical Note*. 241108 Issue 05. Including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team. And,
 - b. DEFRA's National standards for sustainable drainage systems (2025), have been submitted to and approved in writing by the Local Planning Authority."

Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority, in advance of full planning consent being granted.

2. "No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in Standard 1 of DEFRA's National standards for sustainable drainage systems (2025)."

Reason: To ensure that surface water from the development is directed towards the most appropriate waterbody in terms of flood risk and practicality by utilising the highest possible priority destination on the hierarchy of drainage options. The assessment should demonstrate with appropriate evidence that surface water runoff is discharged as high up as reasonably practicable in the following hierarchy:

- *priority 1: collected for non-potable use*
 - *priority 2: infiltrated to ground*
 - *priority 3: discharged to an above ground surface water body*
 - *priority 4: discharged to a surface water sewer, or another piped surface water drainage system*
 - *priority 5: discharged to a combined sewer*
3. "Prior to commencement of the development, the applicant shall submit for approval to the LPA details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase."

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development.

4. “No application for the approval of reserved matters shall be approved until details demonstrating that the private surface water sewer infrastructure, between the site outfall and the existing pumping station (as identified within the Drainage Technical Note), is in a suitable condition and has sufficient capacity has been submitted to and approved in writing by the Local Planning Authority.”

Reason: To ensure that the proposed development is served by a satisfactory and sustainable surface water drainage outfall for the lifetime of the development, in accordance with DEFRA’s National Standards for Sustainable Drainage Systems (2025).

Advisory/Informative Notes (It should be noted that the information detailed below (where applicable), will be required as an absolute minimum in order to discharge any of the drainage conditions set by the LPA):

- A. The County Council does not adopt any SuDS schemes at present (although may consider ones which are served by highway drainage only). As such, it should be confirmed prior to commencement of works who will be responsible for SuDS maintenance/management once the development is completed.
- B. Any works in or nearby an ordinary watercourse may require consent under the Land Drainage Act (1991) from the County Council. For further advice, or to make an application please contact Flood.Team@derbyshire.gov.uk.
- C. No part of the proposed development shall be constructed within 5-8m of an ordinary watercourse and a minimum 3 m for a culverted watercourse (increases with size of culvert). It should be noted that DCC have a Culvert Policy, which can be found [here](#).
- D. The applicant should be mindful to obtain all the relevant information pertaining to proposed discharge in land that is not within their control, which is fundamental to allow the drainage of the proposed development site.
- E. The applicant should demonstrate, to the satisfaction of the Local Planning Authority, the appropriate level of treatment stages from the resultant surface water discharge, in line with Table 4.3 of the CIRIA SuDS Manual C753.
- F. The LLFA requires that site surface water drainage is designed in line with DEFRA’s National standards for sustainable drainage systems (2025).
- G. Surface water management should be considered at the earliest stages of site appraisal, planning and design. The drainage design should be integrated throughout the site layout, utilising existing landform to manage surface water in mini/sub-catchments as close to the source as possible, rather than a single attenuation feature located prior to the point of discharge.

- H. The applicant should provide a flood evacuation plan which outlines:
- The flood warning procedure
 - A safe point of extraction
 - How users can safely evacuate the site upon receipt of a flood warning
 - The areas of responsibility for those participating in the plan
 - The procedures for implementing the plan
 - How users will be made aware of flood risk
 - How users will be made aware of flood resilience
 - Who will be responsible for the update of the flood evacuation plan
- I. Flood resilience should be duly considered in the design of the new building(s) or renovation. Guidance may be found in BRE Digest 532 Parts 1 and 2, 2012 and BRE Good Building Guide 84.
- J. Surface water drainage plans should include the following:
- Rainwater pipes, gullies and drainage channels including cover levels.
 - Inspection chambers, manholes and silt traps including cover and invert levels.
 - Pipe sizes, pipe materials, gradients, flow directions and pipe numbers.
 - Soakaways, including size and material.
 - Typical inspection chamber / soakaway / silt trap and SW attenuation details.
 - Site ground levels and finished floor levels.
- K. On Site Surface Water Management;
- The site is required to accommodate rainfall volumes up to the 1% AEP event (plus climate change) whilst ensuring no flooding to buildings or adjacent land.
 - The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas, etc, to demonstrate how the 3.3% AEP event + climate change and 1% AEP event + climate change rainfall volumes will be controlled and accommodated. The most up to date EA climate change allowances should be used. In addition, an appropriate allowance should be made for urban creep throughout the lifetime of the development as per 'BS 8582:2013 Code of Practice for Surface Water Management for Developed Sites' (to be agreed with the LLFA).
 - Production of a plan showing above ground flood pathways (where relevant) for events in excess of the 1% AEP event, to ensure exceedance routes can be safely managed.
 - A plan detailing the impermeable area attributed to each drainage asset (pipes, swales, etc), attenuation basins/balancing ponds are to be treated as an impermeable area.

Peak Flow Control

- Interception shall be delivered within the development for the first 5mm of rainfall for the majority of rainfall events, for both winter (50% of events) and summer (80% of

events).

- For greenfield developments, the peak allowable discharge rate from the development to surface waters or sewers for the 50% AEP event shall be limited to the equivalent 50% AEP greenfield runoff rate, or 3 l/s/ha, whichever is the greater.
- For developments which were previously developed, a 'relaxation factor' shall be applied to the target 50% greenfield runoff rate where evidence is provided that demonstrates why greenfield runoff or 3l/s/ha rates cannot be achieved.

Volume Control

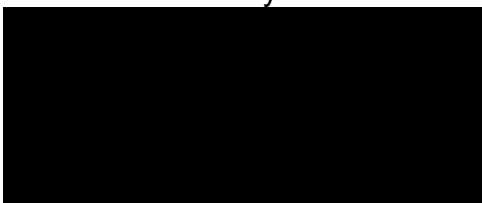
- Where the volume of runoff discharged from the development to surface waters or sewers for the 1% AEP, 6-hour rainfall event is greater than the volume of greenfield runoff for the same rainfall event, the peak allowable discharge rate from the development for the 1% AEP event shall be limited to the 50% AEP greenfield runoff rate or 3l/s/ha, whichever is the greater.
 - Where the volume of runoff discharged from the development to surface waters or sewers for the 1% AEP, 6-hour rainfall event is less than or equivalent to the volume of greenfield runoff for the same event, the peak allowable discharge rate from the development for the 1% AEP event shall be limited to the 1% AEP greenfield runoff rate or 3l/s/ha, whichever is the greater.
 - For previously developed sites a 'relaxation factor' shall be applied to the target 50% and 1% AEP greenfield runoff rates where evidence is provided that demonstrates why greenfield runoff or 3l/s/ha rates cannot be achieved and this is agreed with the approving body.
 - Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional.
 - Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within the highway.
 - Guidance on flood pathways can be found in BS EN 752.
 - The entire development area that could potentially drain to the proposed surface water drainage system in an extreme event shall be used for estimating greenfield runoff rates and volumes (including both permeable and impermeable surfaces).
- L. If infiltration systems are to be used for surface water disposal, the following information must be provided:
- Ground percolation tests to BRE 365.

- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003.
- Volume design calculations to 1% AEP event + 40% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 – Table 25.2.
- Location plans indicating position (soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
- Drawing details including sizes and material.
- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

- M. The applicant should submit a comprehensive management plan detailing how surface water shall be managed on site during the construction phase of the development ensuring there is no increase in flood risk off site or to occupied buildings within the development.
- N. The applicant should manage construction activities in line with the CIRIA Guidance on the Construction of SuDS Manual C768, to ensure that the effectiveness of proposed SuDS features is not compromised.

Yours sincerely



Chris Rogers
Senior Engineer (Flood Authority and Drainage)

Checked by: Dan Killer
Date 29/07/2026