



Flood Risk Management
 Derbyshire County Council
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 High Peak Borough Council
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Telephone [REDACTED]
 Ask for Grace Johns
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 Our ref HPBC/2026/42
 Your ref HPK/2025/0431
 Date 12 August 2026

Dear Rachael

Proposal: Outline planning permission with all matters reserved for up to 7 dwellings and associated works

Location: LAND TO THE SOUTH WEST OF WIMBERRY HILL FARM Cemetery Road, Glossop

Application reference HPK/2025/0431

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 14/07/2026. The LLFA recommends an objection for the reasons set out below.

The LLFA notes this application is an additional phase of planning application HPK/2025/0301, and will drain into the wider surface water drainage network of the site, which currently the LLFA requires additional information and clarification from the applicant

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:

- *No surface water drainage calculations for the site have been provided.*
- *Evidence is required of the condition and wider connectivity of the watercourse that the site is discharging into.*

- *Provide evidence that Phase One of the development can accommodate the surface water discharge from this phase of the development.*

As a statutory consultee for surface water the minimum details required on all major planning applications are as follows:

- *All major planning applications should be in line with the 'National Standards for Sustainable Drainage Systems (SuDS)' 2025.*
- *Major developments should incorporate sustainable drainage systems, which should provide multifunctional benefits wherever possible (as per National Planning Policy Framework 182). A range of sustainable drainage techniques must be considered prior to or in conjunction with the planning layout.*
- *How the sustainable drainage systems integrate with the open space and green infrastructure should be described and what multifunctional benefits they provide should be stated, as per paragraph 59 of planning practice guidance (Aug 2022).*
- *Site plan and impermeable area*
- *Topographic survey of the site*
- *Appropriate evidence to support how the site will drain (photographs / maps / a confirmation letter from a water company)*
- *Basic calculations of the greenfield/brownfield runoff and discharge rates*
- *A quick storage estimate to show the required storage volume of surface water on site and an indication of the likely locations*
- *Calculations should include allowances for the current Environment Agency guidance for climate change and urban creep.*
- *Basic ground investigation (desktop survey as a minimum)*

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

A solid black rectangular box used to redact the signature of Grace Johns.

Grace Johns

Flood Risk Technician

Checked by: Dan Killer
Date 13/08/2026