

[REDACTED]

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**From:** planningcomments@highpeak.gov.uk  
**Sent:** 28 August 2026 12:52  
**To:** Planning Comments (HPBC)  
**Subject:** Comment Received from Public Access

**Categories:** [REDACTED]

Application Reference No. : HPK/2026/0270 Site Address: LAND BETWEEN 19 AND 21 Dinting Vale Dinting Glossop  
Derbyshire Comments by: Deanne Day

From:  
25 Dinting Vale

Glossop

SK13 6NY

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: Objection ħ Grounds of Flood Risk, Surface Water Drainage and Possible Sub-Surface Drainage Connection

Particular concern: The apparent relationship between the garden pond on the applicant's property and the nearby culvert.

Personal observations: Movement of flood water. There appears to be a possibility that the pond is connected to the culvert and/or to an underground drainage system, potentially including a pumped system which could discharge or transfer water towards the properties along the shared right of way path and rear gardens. Fast flowing, large volumes of water came from the direction of the garden pond at 21 during previous floods. Personally witnessed, along with other neighbours.

I could not assert that such underground pipes or pumping arrangements definitely exist, but I believe there is sufficient evidence of a potential connection to warrant investigation by the Local Planning Authority and the relevant flood-risk/drainage authorities before the application is determined.

I respectfully request that the applicant be required to provide clear evidence showing:

Whether the existing pond is connected, directly or indirectly, to the nearby culvert or any underground drainage system.

Whether any pumps are currently installed or proposed, where they discharge to, their pumping capacity and how they operate during periods of heavy rainfall and flooding.

The existing drainage catchment and the route by which water currently leaves the site.

How the proposed development will alter existing ground levels, impermeable areas, drainage flows and storage capacity.

Whether the development could result in additional or more rapid discharge of water towards neighbouring properties, the brook or culvert.

What measures are proposed to ensure that the development does not increase flood risk to neighbouring properties, either through surface-water runoff, groundwater, drainage flows, blockage or failure of pumping equipment.

Given the history of flooding in the surrounding area, I believe this issue should not be dealt with simply on the basis of the proposed drainage arrangements for the new house.

The existing drainage system and existing movement of water across and beneath the site need to be established first, including any historic or undocumented pipes, culverts, land drains or pumping arrangements.

I also ask the Council to consider whether the submitted Flood Risk Assessment and drainage information adequately address flooding from all relevant sources, including surface water, the brook/culvert, groundwater and existing drainage infrastructure.

Government guidance makes clear that where flood risk is a consideration, development should be appropriately assessed and designed so that it is safe and does not increase flood risk elsewhere. In an area with a known history of flooding, it is particularly important that the Council has reliable evidence of the existing drainage network before concluding that the proposal will not adversely affect neighbouring properties.

I therefore respectfully request that planning permission be refused, or at minimum that determination be deferred until a suitably detailed and independently credible assessment has established the existing drainage arrangements, including the suspected connection between the pond, any underground pipework/pumping system and the culvert.

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