



Flood Risk Management
Derbyshire County Council
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Stuart Talbot
Development Services
High Peak Borough Council
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Telephone [REDACTED]
Ask for Sam Morgan
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Our ref HPBC/2026/58
Your ref HPK/2026/0379
Date 06 October 2026

Dear Stuart,

Proposal: Change of use to form mixed use development of 39 Residential units, Office and Community Use

Location: High Peak Glossop And West Derbyshire Magistrates Terrace Road, Buxton

Application reference HPK/2026/0379

No objections in principle	Conditions Recommended	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 01/10/2026. The LLFA recommends an objection for the reasons set out below.

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

1 – Infiltration Testing

- A- Infiltration testing should be in line with BRE365 regulations.
- B- Multiple borehole test locations should be carried out.
- C- These locations should then be marked on a map.
- D- Half empty times need to be provided.

2- Drainage Calculations

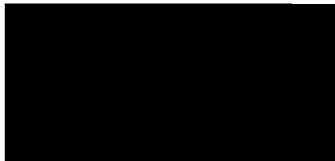
- A- Drainage calculations should be inline with Derbyshire County Council requirements. Please see the attached drainage.*
- B- CV Values should be set to 1.0. Additional flow should be set to 0.*
- C- Calculations are unclear how the system performs in storm events, is the drainage networks calculated to flood?*

3- The drainage layout suggests the underground rainwater harvesting unit has a capacity of 7.5m. However, the applicant should confirm the total storage across the site.

4- Arrows showing the direction of flow should be added to the drainage layout.

5- The site is located in a source protection zone. A hydrological risk assessment should be provided for sustainable drainage systems in SPZ1 to ensure pollution of groundwater does not occur. The LLFA recommends the LPA consult the Environment Agency on this matter.

Yours sincerely



Sam Morgan
Flood Risk Management Technician

Checked by: Dan Killer
Date 06/10/2026