

From: James Browne (Place) <James.Browne@derbyshire.gov.uk>
Sent: 06 December 2021 14:38
To: SDDC Planning Applications; Dane Handley Parkin (Place)
Subject: RE: Application ref. DMPA/2021/1687: Consultation on planning application

Good Afternoon

Thank you for consulting the Lead Local Flood Authority (LLFA) on the above planning application. The LLFA are unable to provide an informed comment until the applicant/ LPA has provided further information:

1. The LLFA requires a full hydraulic model of the watercourse (referenced as the southern Brook on the FRA) on the site with blockage analysis at the culvert entrance to validate the true extent of the flood zones. This will allow the developer to demonstrate empirically they are adhering to NPPF and not increasing the flood risk elsewhere. Advice on the type of model that will be required can be found on the below link, however, we generally aspire for a 1D2D hydraulic model. This may have already been carried out as part of another application so please forward the results onto me and update the FRA to suit.

[River modelling: technical standards and assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/river-modelling-technical-standards-and-assessment)

2. Has the risk from Groundwater been accounted for as the FRA doesn't go into enough detail about the risk from ground water despite the development site being situated on flood plain deposits
 - a. Based on the extent of the flood zones, in relation to the surrounding watercourses and the underlying Strata there is the potential for groundwater within the alluvium to be in hydraulically connected, as such groundwater emergence may occur when the river levels are high.
 - b. Has the FRA taken into consideration the effect ground water may have in reducing the storage provided by the permeable paving and retention basins?
3. A quick storage estimate to show the required storage volume of surface water on site is required.
4. An appropriate allowance (usually 10%) 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).
5. As the Thulston Brook is a main river have the EA been consulted and what are their comments?

Kind Regards

James Browne | Senior Flood Risk Technician (MEng, GMICE)

Flood Risk Management

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www.derbyshire.gov.uk/environment/flooding/strategy

[River Basin District Draft Flood Risk Management Plans 2021 to 2027](#)

The public consultation on the Environment Agency's draft Flood Risk Management Plans ends 21st January 2022.

[Provide your views either online or through a downloadable response form.](#)

From: Planning Applications <planningapplications@southderbyshire.gov.uk>

Sent: 16 November 2021 09:19

To: Place Flood Team (Place) <Flood.Team@derbyshire.gov.uk>

Subject: Application ref. DMPA/2021/1687: Consultation on planning application

Outline application (matters of access to be considered now with matters of layout, scale, appearance and landscaping reserved for later consideration) for A District Centre comprising the erection of new buildings to accommodate Use Classes E (a)-(f), a Transport Mobility Hub and Petrol Filling/Electric Charging Station. Residential dwellings, a retirement home, a care home, a community facility, and associated road infrastructure, landscaping, services, and engineering works. . Land east of Chellaston Lane and south of Shardlow Road , Derby

The above planning application has been received. The details can be viewed online at <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2021/1687>.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than **17/12/2021**. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, ensuring you quote the above application reference number.

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions and/or obligations you would wish to see attached to any grant of permission. You are strongly recommended to use the enclosed pro-forma or set out your response in this manner.

Please note that conditions will only be attached where they fulfil [the tests for imposing conditions](#) as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence ([pre-commencement conditions](#)) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions.

If you object to the proposals as currently presented, please outline the full reasons for your objection as **there is no guarantee that amendments or further information will be sought or received**. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

When a decision is made the decision notice and officer report will be displayed online at the above link.

Yours faithfully

Steffan Saunders

Head of Planning and Strategic Housing

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