

Hayley Holden

From: James Browne (Place) <James.Browne@derbyshire.gov.uk>
Sent: 22 December 2021 16:29
To: SDDC Planning Applications
Subject: RE: Application ref. DMPA/2021/1518: 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 and recommend a holding objection until the applicant/ LPA has provided further information.

The site lies within flood zone 3 and 2 and will require a flood risk assessment due to the risk of fluvial flooding. It would also be advisable to consult the EA on the proposal.

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

- Site plan and impermeable area
- Topographic survey of the site
- Appropriate evidence to support how the site will drain, including confirmation of where the surface water will outfall to (photographs / maps / a confirmation letter from a water company)
- Basic calculations of the greenfield/brownfield runoff and discharge rates, (refer to Point J in the Advisory Notes)
- A quick storage estimate to show the required storage volume of surface water on site and an indication of the likely location
- Calculations should include allowances for the current Environment Agency guidance for climate change and urban creep (Refer to Point J in the Advisory Notes)
- Basic ground investigation (desktop survey as a minimum)
- Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (as per National Planning Policy Framework 165). A range of sustainable drainage techniques must be considered prior to or in conjunction with the planning layout.

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.

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: 29 November 2021 15:17
To: Place Flood Team (Place) <Flood.Team@derbyshire.gov.uk>
Subject: Application ref. DMPA/2021/1518: Consultation on planning application

Conversion of barns to four dwellings including associated alterations, extensions and garaging 1, Malthouse Lane, Foston, Derby, DE65 5PT

The above planning application has been received. The details can be viewed online at <https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2021/1518>.

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 **24/12/2021**. 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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