



Flood Risk Management
 Derbyshire County Council
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Telephone 01629 535487
 Ask for Richard Ward
 Email flood.team@derbyshire.gov.uk
 Our ref SDDC 2025/7
 Your ref DMPA/2024/1572
 Date 15 April 2025

Dear Jenny,

Proposal: Outline application for proposed residential development of up to 75 dwellings

Location: Land North of Linton Road, Castle Gresley

Application reference DMPA/2024/1572

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 13/01/2025. 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.

We require further information on the following:

- It is not clear from the information provided that the receiving watercourse has sufficient capacity and is in a suitable condition to accept discharge from the site. In particular we require confirmation (including photographs) that the culvert beneath Mount Road will be able to convey the flows from the site.
- The supporting calculations for the greenfield rates and storage volume requirements have not been provided. It is not clear whether the greenfield rate calculations have been scaled down from 50ha, as recommended by guidance

included in the SuDS Manual (CIRIA C753), or whether an allowance for urban creep has been made in the storage estimates. Please could the applicant provide the supporting calculations.

As a statutory consultee for surface water the minimum details required on all major 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
- 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
- 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). 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).

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



Richard Ward
Senior Project Engineer

Checked by: ~~checker's name~~Jo Crawshaw-Moore

Date 22/04/2025