

From: [Adam Hunt \(Place\)](#)
To: [Planning \(HPBC\)](#)
Subject: DOC/2025/0025 - Discharge of Conditions 3, 4, 5, 9 (part 1), 11 and 15 in relation to HPK/2023/0235
Date: 24 April 2025 12:44:40

FAO James Stannard

Dear James,

My apologies for the delay in response to the above planning application.

The Lead Local Flood Authority (LLFA) have reviewed the information submitted on 26/03/2025. The LLFA will only provide comments relative to conditions 4 & 5 as these were recommended to the LPA on 20/10/2023.

The LLFA has not received sufficient information to recommend the discharge of conditions 4 & 5. Please see the LLFA's concerns relating to each condition in the list below:

Condition 4

- Current proposals demonstrate that surface water will discharge into a private surface water drain. Has the applicant gained the relevant permissions from the asset owner?
- In relation to the above point, the eventual discharge point for this system is not clear. The applicant should confirm the eventual discharge location and, if this is the public sewerage network, provide evidence that the additional discharge of flow has been agreed with the sewerage undertaker.
- There are plans to divert an existing surface water sewer to accommodate the development. What existing flows are going into that system and how will they be managed during the installation of the new sewer diversion?
- Can the applicant demonstrate that there is sufficient freeboard between the FFL of buildings and external levels?
- Drainage calculations associated with the below ground drainage layout need to be provided.
- Pipe lengths to be added to the below ground drainage layout.
- We will require a plan of the overland flow routes in the event of exceedance of the drainage system.
- We will require a plan of the impermeable area attributed to each drainage asset.
- Standard details of the below ground attenuation, hydrobrake, bypass separator, manholes, gullies, inspection chambers, silt traps etc.
- We will require a detailed management and maintenance plan of the surface water drainage. This should include detailed information on the maintenance requirements and the party that will be responsible for management of the various components of the drainage system following construction.

Condition 5

- Details/plan for the locations of the features used to manage surface water during the construction phase i.e., temporary drainage systems, rainwater management measures, spill containment measures.
- Further details of spill mitigation. What measures will prevent pollutants entering the sewer?
- Details of silt mitigation entering the sewer via runoff.
- How will the surface water flow rate be controlled when entering the existing sewer?

If you have any questions regarding the above, please feel free to get in touch.

Kind regards,

Adam

Adam Hunt | Technician

Flood Risk Management

Place | Derbyshire County Council

County Hall, Matlock, Derbyshire DE4 3AG

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