

From: James Browne (Place) <James.Browne@derbyshire.gov.uk>
Sent: 12 August 2022 12:13
To: Planning
Subject: ERE/0722/0038

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. Are the retention basin's within Flood zone 2 or 3? If so how do you expect they will operate during such flood events?
2. Can the developer confirm that a minimum 8m easement is to be adhered either side of the brook, water courses, lakes, ponds and canals?
3. Can you confirm the condition of the outfall location and its suitability to accept the point discharge of the entire site? Currently more than half the site would not drain to this point. Additionally, the LLFA hold no modelling data for the ordinary watercourse to the West of the site, and the FRA has not adequately assessed the risk that these water course may pose to the site.
4. There is an outfall marked to East of the site on Ilkeston road which also feeds a fish pond, is it possible that this pond also relies on water from the site the feed the pond? The topo and surface water maps also indicated water from the site would head in that direction.
5. The LLFA also requires the development to consider the use of further SuDS such as: bio retention strips, rainwater gardens, rainwater harvesting, permeable paving & swales. This is to capture as much of the first 5mm of rainfall as possible and prevent the mobilisation of pollutants in line with CIRIA C753 guidance. Currently there is very little in the way of the above shown on the plans other than retention ponds. Considering the size of the site it is considered that there is room to place such features. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (as per National Planning Policy Framework 165).
6. The LLFA are pleased to see the use of retention basins, will a low flow channel be used to improve the ecological benefits of having a retention basin?
7. Can you confirm that the EA have been consulted on the application as part of the site lies with in FZ2 and can you forward on their response to me please?
8. The FRA does not indicate how the current risk of surface water flooding will be mitigated on the East of the site which has been modelled for both the 1 in 30 and 1 in 100 year event.
9. Has a 10% allowance for urban creep been allowed for?

Kind Regards

James Browne | MEng

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: Gabriella Szabo <Gabriella.Szabo@erewash.gov.uk>

Sent: 26 July 2022 09:09

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

Subject: Planning Correspondence ***DO NOT REPLY*** Please reply to planning@erewash.gov.uk

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DCC - Flood Team

Resources Directorate, Planning & Regeneration
Town Hall Ilkeston
Derbyshire DE7 5RP
Switchboard: 0115 907 2244
E Mail: planning@erewash.gov.uk

Please ask for:
James Grundy

Direct Tel:
07834394117

Application Ref:
ERE/0722/0038

Date:
26 July 2022

Dear Sir/Madam

PLANNING APPLICATION CONSULTATION

APPLICATION REFERENCE
ERE/0722/0038

PROPOSED DEVELOPMENT

Outline Application for up to 196 dwellings with all matters reserved other than the means of access.

LOCATION

Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale
Derbyshire

The application and plans are available for viewing on our website at www.erewash.gov.uk

I would be pleased if you could let me have any observations you may wish to make (including “no comments”) within 21 days of the date of this letter.

Please note that by virtue of the provisions of the Local Government (Access to Information) Act 1985, any representations made are likely to be open to public inspection.

Please reply with your comments to planning@erewash.gov.uk

Yours faithfully

Steve Birkinshaw
Head of Planning & Regeneration

Premises Ref: ****41SOWB/1

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