

Wiktorja Sypnicka

From: James Browne (Place) <James.Browne@derbyshire.gov.uk>
Sent: 14 July 2022 10:55
To: Cook Andrew
Subject: RE: APP/M9496/C/21/3279072 - Thornbridge Hall and Estate, Ashford in the Water - Enforcement Appeal

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Hi Andrew

Has all of the drainage network already been built? And the road and the carpark?

As the developer has submitted fairly detailed design I would be looking at trying to approve all documents at this stage with a condition that they carry out a verification survey of all the drainage networks once everything is complete.

My comments on the existing design are as follows:

- Can you produce a overall sheet with all the drainage plan on it so I can see the wider connectivity.
- Show a plan with the overlayed flood zone mapping on it with the new drainage infrastructure
- Details of the outlet into the existing pond
- Produce a topo showing what the pre existing condition was
- Will there be a low flow channel within the pond to maintain a permeant level of water within the pond, if so can you show detail on the drawing please?
- Need to see a plan of the wider connectivity of the drainage network once it leaves the new pond and into the existing pond. Where does the water go from the existing pond?
- Can the developer send over a plan of how the surface water will be manged during the construction phase? (only applicable if items still need to be constructed)

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: Cook Andrew <Andrew.Cook@peakdistrict.gov.uk>
Sent: 29 June 2022 15:10
To: James Browne (Place) <James.Browne@derbyshire.gov.uk>
Subject: APP/M9496/C/21/3279072 - Thornbridge Hall and Estate, Ashford in the Water - Enforcement Appeal

Hi James

Further to our recent telephone conversation, I now attach a copy of the drainage report submitted by the appellant in relation to the current enforcement notice appeal.

I also attach a copy of the enforcement notice and accompanying plans which detail the developments that are subject of the notice - in summary, the construction of a new driveway and car park and the erection of a new café.

The appellant has recently picked up that Derbyshire County Council (as Lead Local Flood Authority) were not previously consulted as part of the appeal process, for which I apologise.

One possible outcome of the appeal is that retrospective planning permission will be granted for the developments, so it would be helpful to have your comments on the drainage report and in particular any suggested conditions in the event that planning permission is granted.

The appeal is due to be heard at a public inquiry which commences on 11 October 2022 and I would like to agree some draft conditions with the appellant in advance of that date. So, I would be grateful if you could let me have your comments by the end of July, if at all possible please.

If you need any further information before replying just let me know.

Regards

Andrew Cook

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