

## Lead Local Flood Authority Planning Application response

Lead SCC Officer	Hannah Hogan
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Outline planning application with all matters reserved (except access) for residential development (up to 28 dwellings) resubmission of SMD/2016/0127, Hurst Quarry, Hurst Road, Biddulph
Planning application reference	SMD/2017/0129
Type of application	Outline
Date consulted	08/03/2017
Date of response	30/03/2017

### Disclaimer

This response is made by the County Council in its capacity as a Lead Local Flood Authority as a statutory consultee. As a Lead Local Flood Authority we respond to Planning Applications where resources allow and considering where development has the greatest ability to affect flood risk.

These comments should be taken as general comments on flood risk and drainage only. A detailed review of any technical methodology and results has not been undertaken by the Council. Liability for such technical work therefore rests with organisation(s) who have undertaken the said work.

### General observations/ local flooding information

Flood Zone	Flood Zone 1
Surface water risk	Yes, flow path shown on updated Flood Map for Surface Water affects site
Past flooding	None recorded by SCC on-site  Our information about past flooding is based on data that the Flood Risk Management team holds. Where other authorities (such as LPAs) have been made aware of issues, we cannot guarantee they have passed this information on to us.
Watercourse within 5m of site	No – existing lagoons on-site
Other observations	None

## RESPONSE

Thank-you for consulting us on this planning application, our response is as follows:

### **Advice to LPA**

The site is currently active, and although there are no major flood risk constraints, extensive restoration and landscaping would be required to convert the current workings into a residential estate. Landscaping and infilling would be imperative to the stability and suitability of the site and any future submission should detail the implications of the development on the restoration and aftercare of the site.

There is also potential for water being shed off surrounding higher slopes to the east and into the site and any detailed design should account how these potential overland flow routes could be engineered against.

### **Staffordshire County Council Flood Risk Management position**

The proposed development will only be acceptable if the following planning conditions are imposed:

#### **Condition**

No development approved by this permission shall be commenced until a scheme for the provision and implementation of proposed ground re-profiling works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

#### **Reason**

To safeguard the water environment

#### **Condition**

The development hereby permitted shall not be commenced until such time as a scheme to ensure finished floor levels are set no lower than 150mm above proposed surrounding ground levels has been submitted to, and approved in writing by, the local planning authority.

#### **Reason**

To reduce the risk of flooding to the proposed development and future occupants.

#### **Informative**

We would advise that finished floor levels are set as high as is practicable.

#### **Condition**

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:

- The utilisation of holding sustainable drainage techniques;
- The limitation of surface water run-off to equivalent greenfield rates;
- The ability to accommodate surface water run-off on-site up to the critical 1 in



100 year event plus 40% allowance for climate change, based upon the submission of drainage calculations; and

- Responsibility for the future maintenance of drainage features.

**Reason**

To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

**Informative**

With regard to SuDS and water quality considerations for the site, it is recommended that 1 treatment train is provided for building roofs and 2 treatment trains are provided for roads and hard-standing areas in line with CIRIA C697 recommendations. For the building roof, it is proposed to use trapped drainage outlets to provide 1 treatment train. We would expect any new development proposal to deal with rainfall on the site and ensure that the development discharges any surface water at greenfield rates. This will involve holding water on the site and controlling discharge through the use of a Sustainable Drainage system. That system may also have to deal with external land drainage.

Please contact us on [flood.team@staffordshire.gov.uk](mailto:flood.team@staffordshire.gov.uk) if you have any queries about this response

