Lead Local Flood Authority Planning Application response

Lead SCC Officer	Dave Hughes
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Construction of 5 dwellings (3 one bedroom and 2 two bedroom single storey terrace building) at Turners Pasture Churchill Road, Cheadle (Proposed site area is 1 hectare).
Planning application reference	SMD/2017/0231
Type of application	Full
Date consulted	24/04/2017
Date of response	15/5/17

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 2 and 3 from main river Cecilly Brook. The Environment Agency should also be consulted for bespoke comments where a development is in Flood Zones 2 or 3.
Surface water risk	No
Past flooding	None known
Watercourse within 5m of site	No
Other observations	NA

RESPONSE

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

Advice to LPA

Hello Rachael,

I'm a little confused on this one. It appears a 36 dwelling application was approved in 2015. As the site is partly within the floodplain of the Main River Cecilly Brook, the EA should have been consulted on the FRA. I can't immediately find any replies from the EA on the FRA and we have no record of being consulted ourselves at that time. SCC schools were consulted.

I assume the dwellings and infrastructure for the original application have been built?

This looks more like an amendment to the original application to allow 5 dwellings in the southwest corner, in comparison to the original three dwellings. That corner is probably the most at risk from flooding from the Cecilly Brook, so it is important that the EA are consulted on this issue regarding the risk of flooding from this source.

If you are taking this forward as a new application then we would not be consulted on a development with only 5 houses. I assume that the drainage arrangements would be the same as a for the original development, which I don't believe we were consulted on in 2015.

In conclusion, the EA should definitely be consulted as the red outline for this application is in the floodplain of Cecilly Brook. We would not expect to be consulted on a 5 house development and your Building Control should be consulted.

Dave (01543) 334064

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.