

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR R WHISTON
SKY COTTAGE TOP ROAD
BIDDULPH MOOR
ST87JR

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0327

Date: 22-JUN-2021

Date Received: 25-MAY-2021

Road No: C0173

Particulars of Development:
FORMATION OF POND

Location of Development:
SKY COTTAGE TOP ROAD
BIDDULPH MOOR

Refusal

Recommendations: This application should be refused for the following reasons:-

Site Visit Carried Out on 04/06/2021

Refusal Recommendations:

This application should be refused for the following reasons:- Insufficient information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE –

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

Information as detailed with Notes to Planning Officer

are included in the application

NOTES TO PLANNING OFFICER

Please see comments below received from Staffordshire County Council Flood Risk Team
There are no recorded flood related issues shown in this area. The land appears to plateau around Sky Cottage and down to Rails Farm, this gradient then falls away to the south west towards the junction with Rudyard Road.

The drawing shows gradients of the proposed pond with bund to the south and levelling off towards the road, however there is not a clearly shown freeboard or any overflow control. There isn't any information on how this pond will be lined. The site is within the gritstone uplands, with sandy/loamy free draining soils, the stability of any liner will be important to retain the waterbody securely. Breaches could also be a concern in relation to the bund.

There are concerns about flooding in extreme weather conditions. The applicant needs to provide more information on flood risk, mitigation measures in such an event, and demonstrate that the highway will not be impacted. The applicant could incorporate an overflow system which redirects excess water into the fields away from road and properties. However, any such mitigation should be sized to accommodate an extreme weather event and not increase risk of flooding on or off-site.

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**