

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Caroline Parkin
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Full planning application for the residential development of 200 dwellings (Use Class C3) and associated works, including SuDS. Land South East of A521 Uttoxeter Road, Draycott in the Moors.
Planning application reference	SMD/2021/0418
Type of application	Full
Date consulted	08/07/2021
Date of response	28/07/2021

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	The site is located in Flood Zone 1.
Surface water risk	Yes, the updated Flood Map for Surface Water (uFMfSW) affects the proposed site area. There are several isolated patches of ponding within the eastern part of the site and an identifiable surface water flow path towards the south of the site.
Past flooding within 20m of site	None known. 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	An unnamed drain is situated along the southern boundary of the site.
Other observations	None.



RESPONSE

Thank you for consulting us on this application for full planning permission. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We have reviewed the Flood Risk Assessment & Outline Drainage Strategy Report (Ref.R100, Rev 1.2, June 2021) and other associated documents. The submitted information does not provide sufficient information to fully demonstrate that the proposed development will meet the technical standards for SuDS. We would recommend that planning permission should not be granted until the outstanding issues below have been adequately addressed.

1. Drainage Plan

We acknowledge the Schematic Drainage Plan R9074-BML-21-XX-DR-C-104 – RevF (dated 23/06/2021). Unfortunately, this does not include enough information for us to be able to review the proposed drainage strategy. The plan should be detailed and include labelled pipes and manholes so that they can be cross-referenced with the accompanying documents such as the MicroDrainage calculations.

2. Water Quality

No details of surface water treatment have been included. Please provide supporting information to demonstrate that sufficient water quality measures have been incorporated into the design. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.

3. Maintenance & Management

Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems are maintained and managed for the lifetime of the development. To include the name and contact details of the party(-ies) responsible for ongoing maintenance.

4. Exceedance Plans

Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system should be provided. These should include drainage levels and finished floor levels and should demonstrate that flow would be routed safely away from properties.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received. Please note that the list of deficiencies above is not necessarily exhaustive. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.



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

