

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Roberta Whittaker
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Outline for up to 228 dwellings with access considered (all other matters reserved). Land East Of, Froghall Road, Cheadle, Staffordshire.
Planning application reference	SMD/2021/0610
Type of application	OUT
Date consulted	28/09/2021
Date of response	02/11/2021

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	The updated Flood Map for Surface Water (uFMfSW) shows the site has a small area of low risk from surface water flooding in the centre 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	None
Other observations	• The nearest watercourse to the site is explained in the FRA to be a land drainage ditch located to the south-east of the site beyond Hammersley Hayes Road. The ditch is thought to outfall into the Cecily Brook, but this is currently unknown. • The site is known to have coal seams.



RESPONSE

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

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information and inadequate drainage strategy has been provided. We would therefore recommend that planning permission is not granted until this has been resolved.

Advice to LPA

We recommend refusal on the following grounds. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Drainage Strategy

Please demonstrate the viability of the point of discharge for the site:

- Information on the location, capacity and condition of the proposed outfall drainage ditch.
- Evidence of the connectivity and outfall location of the drainage ditch.
- In principle consents from any third party landowners of the acceptability of works and connections required for the site outfall.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received.

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

