

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Roberta Whittaker
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Land at Barnfields Industrial Estate, Sunnyhills Road - Application for approval of appearance, landscaping, layout, & scale for: 157 dwellings (houses and apartments); 6 x live/work units; 1 x public house/restaurant/café; a marina/basin & associated boating facilities; associated works inc internal road network, associated highway works, drainage infrastructure, landscaping, open space, play area, pedestrian, and cyclist links; land reserved for future railway station with associated heritage/railway activities building/s & car parking; and land reserved for future link road including associated landscaping, submitted pursuant to outline planning permission SMD/2014/0750
Planning application reference	SMD/2021/0536
Type of application	RM
Date consulted	14/02/2022
Date of response	02/03/2022

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	• Parts of the northern and western site boundary are in Flood Zone 2. • The remainder of the site is in Flood Zone 1.
Surface water risk	The updated Flood Map for Surface Water (uFMfSW) shows: • An area of high risk ponding on the eastern site boundary. • Flow routes associated with the River Churnet and the Caldon Canal to the south of the site. • Areas of high – low risk on Sunnyhills Road to the north 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	• There is a canal feeder into the application boundary from the Caldon Canal which is to the south of the site. • The River Churnet flows adjacent to the southern boundary of the site.
Other observations	There is existing STW pipe infrastructure within the site, especially noteworthy is the surface water sewer through the centre of the site.



RESPONSE

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

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information and require further information to demonstrate an acceptable proposal. We would therefore recommend that planning permission is not granted until this has been resolved. Please also note that any acceptable strategy should be commensurate with the requirements set out in [Appendix A](#) of the Staffordshire SuDS Handbook.

Advice to LPA

If you are minded approving the application contrary to this advice, we request that you contact us again to allow further discussion.

Drainage Strategy

Condition 31 of application SMD/2014/0750 states that the development should be carried out in accordance with the permitted FRA 2013-069-01 rev C. Section 4.3.5 of this FRA states:

'Disposal of surface water from the proposed development to the River Churnet is deemed to be the most appropriate solution for the redevelopment works proposed at the site'.

The submitted strategy does not propose discharge into the River Churnet, please can the strategy be revised in line with the approved details and the SuDS hierarchy.

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.

