

Lead Local Flood Authority Planning Application response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Change of use of land for seasonal car parking together with associated surfacing, drainage, levelling, and landscaping works and surfaced internal access route
Planning application reference	NMA/2022/0005
Type of application	Change of Use
Date consulted	25/05/2022
Date of response	15/06/2022

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	The site is within Flood Zone 1.
Surface water risk	The updated Flood Map for Surface Water (uFMfSW) shows that the development area is not affected by surface water flooding.
Past flooding	None. 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	Yes, 2 unnamed ordinary watercourses are shown in the south-eastern corner of the application area.
Other observations	None



RESPONSE

Thank you for consulting us on this change of use application, our response is as follows:

Staffordshire County Council Flood Risk Management position

We note that the applicant has stated in their planning correspondence that they wish to seek a non-material amendment to the wording of condition 7 to planning permission reference SMD/2019/0695, as follows: -

“Construction of the approved internal access road shall be completed in accordance with the Flood Risk Assessment & Drainage Statement (ref. 7271/HBL/D/01/19 rev P6).

Prior to the construction of the drainage scheme for the new car parking areas (excluding the internal access road), an updated Drainage Statement shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The updated Drainage Statement shall include results of infiltration testing in accordance with BRE 365 to demonstrate the drainage scheme is acceptable.”

The LLFA would not object to the changing of the wording of the condition as detailed above and following receipt of the updated Flood Risk Assessment and Drainage Statement (ref. 7271/HBL/D/01/19 rev P7), we do not have any objections to the granting of the change of use application subject to the receipt of further infiltration testing in accordance with BRE 365 to demonstrate that the proposed drainage scheme is acceptable (as per the wording of the condition above).

We understand that the applicant wishes to amend the wording of the condition to allow for the construction of the access road to allow for the access and egress of the machinery required to undertake the additional infiltration testing.

We would therefore accept that the amended condition above allows for this additional testing to take place and we would be grateful to be reconsulted with the results of the infiltration testing once the access road has been completed.

This will allow for the full discharge of the condition to be undertaken as we are satisfied with the drainage design provided to date (as per the updated Flood Risk Assessment and Drainage Statement (ref. 7271/HBL/D/01/19 rev P7)).



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

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