

Staffordshire Moorlands District Council
Development Control
Moorlands House Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: SV/2022/111343/01-L01
Your ref: SMD/2022/0249
Date: 04 July 2022

Dear Sir/Madam

FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 67 HOUSES WITH A MIX OF TWO AND TWO AND A HALF STOREY DWELLINGS, CONSISTING OF NEW ACCESS TO CHEADLE ROAD, NEW PUBLIC OPEN SPACE, SUSTAINABLE URBAN DRAINAGE, LANDSCAPING, PUMPING STATION AND ASSOCIATED WORKS LAND OFF CHEADLE ROAD STAFFORDSHIRE ST10 4EN

Thank you for referring the above application which was received on 22 June 2022.

We have reviewed the following document(s)

Cheadle Road, Upper Tean, Flood Risk Assessment (FRA) version 1 dated 27th May 2022 and prepared by RPS Consulting Services Ltd for Keepmoat Homes.

We raise no objection to the proposal but make the following comments and recommendations.

Proposed development

The application assessed is for full planning permission for a residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping Station and associated works.

Site context and flood risk

Based on our Flood Map for Planning, the site lies to the east of the River Tean (designated as 'Main River'). The westerly aspects of the site are situated within Flood Zones 3 (1% annual probability of fluvial flooding) and 2 (0.1%) of the River Tean. However, it is noted that the built environment is proposed to the easterly aspects of the site and to be sited outside of these Flood Zones.

An FRA is submitted which identifies the impacts of the 1% with 31% climate change allowance (which is the relevant design flood level with peak river flow allowance).

The NPPF advises that all new development should be steered toward areas with the lowest risk of flooding from any source and that all plans should apply a sequential risk-based approach to the location of development, which considers both flood risk and climate change impact.

It should be noted that residential dwellings are considered a more vulnerable land use as detailed in Annex 3 of the NPPF Flood Risk Vulnerability Classification and that such a use is deemed appropriate if sited within Flood Zones 1 and 2 without the need to apply an Exceptions Test as provided in Table 3 of the NPPG.

Our flood map shows the built development at the edge of Flood Zone 3 and 2. In addition, it is noted that the submitted FRA, as noted above, shows that the proposed dwellings are to be outside of the 1 in 100 year with 31% climate change allowance and 1000-year floodplain i.e. within Flood Zone 1. We note that finished floor levels are proposed to be sited well above the 1% cc with 600mm minimum standard.

We recommend that there is no raising of levels within 8m of the River Tean and/or within the design floodplain to ensure that the proposal does not have a detrimental impact on the existing floodplain capacity or flow routes.

Should you be minded recommending approval of planning permission for this development we recommend imposition of the following condition:

CONDITION:

There shall be no new structures (including gates, walls and fences) or raising of ground levels within the 1 in 100 year with 31% climate change floodplain, as indicated in the Flood Risk Assessment version 1, 27 May 2022, RPS Consulting Services Ltd for Keepmoat Homes; or within 8metres of the top of bank of the Main River Tean, inside or along the boundary of the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent any impact on flood flows and flood risk elsewhere.

Yours faithfully

Aileen Parry
Planning Officer

Direct e-mail Aileen.Parry@environment-agency.gov.uk