

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council Sandwell Borough Council (SMDC)
Planning application name	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, Upper Tean, Staffordshire.
Planning application reference	SMD/2022/0249
Type of application	Full
Date consulted	25/01/2023
Date of response	08/02/2023

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 Zones 1, 2 and 3 of the River Tean.
Surface water risk	Yes, the updated Flood Map for Surface Water (uFMfSW) does affect the proposed site area. This is mainly 1000-year coverage which affects the western section of the site and has a footprint equal to that of the fluvial flooding extent.
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	Yes. The River Tean flows adjacent to the sites western site boundary. In addition, there is an existing ditch located within the central portion of the site which provides land drainage to the development site before discharging into the River Tean. Should the development works affect the ordinary watercourse within the site, the applicant will be required to procure ordinary watercourse consent prior to works being undertaken.
Other observations	None.



RESPONSE

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

Staffordshire County Council Flood Risk Management position

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

We have reviewed the submitted information and insufficient detail has been provided to demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted until an adequate analysis has been submitted.

Reason

We have reviewed the Flood Risk Assessment (27th May 2022) and the Drainage Statement undertaken by Travis Baker (no date).

Upon review, we have noted the following: -

- **Hierarchy of Discharge (Infiltration)**

Please update the drainage statement to include an appendix with the results of the infiltration testing stated to have been undertaken.

- **Confirmed Line of Mill Race and Asset Owner**

Please update the drainage statement with survey evidence/commentary upon the line and condition of the Mill Race.

The northern portion of the site proposes to discharge to a section of the mill race which is to be day lighted, and the applicant shall confirm the line of the mill race via a suitable survey (topographic or CCTV) in addition to confirming that the Mill Race returns to the River Tean further downstream.

The applicant shall also confirm the owner of the Mill Race Asset and that the asset owner is agreeable to the daylighting of the Mill Race.

- **Cover Levels**

Please update the drainage drawings with Cover Levels of the Manholes.



- **Modelling Results (Impermeable Area Contribution)**

Please provide a drawing showing the total value of the impermeable areas for the latest development layout. This will allow the contributing areas in the drainage model to be checked.

- **Modelling Results (Storm Network 1 – Western Portion of Site)**

A review of the Storm Network 1 Results shows that: -

- The 1-year results show that S13 (the flow control chamber) surcharges during the critical 1-year storm event. The design of the drainage system should be updated to remove this surcharging.
- The 100-year results (including 40% for climate change) show no flooding, however, the outflow from the Hydro brake is shown as being 4.9l/s which is higher than permitted. Please amend the design to bring the outfall down to the permitted rate (3.7 l/s).

The surcharging at the 1-year event and the exceedance of the discharge limit at the 100-year + CC event is likely to be arising from by the oversized pipes located upstream of manhole S13.

Due to the pipe size (1200mm) and the flat gradient (1 in 90), surface water is likely to build up in the pipe network and the hydrostatic head from the weight of this water may be driving surface water through the hydro brake at a greater rate than is permitted.

We ask to be reconsulted with the results of an update drainage strategy and an updated versions of the appended drawings and network modelling results.

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

Please note that the issues highlighted above are 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.

