

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Roberta Whittaker
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Outline permission for residential development Orchard Farm Churchill Road Cheadle.
Planning application reference	SMD/2020/0198
Type of application	OUTLINE
Date consulted	16/03/2023
Date of response	21/03/2023

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	Flood Zone 1 The Environment Agency should also be consulted for bespoke comments where a development is in Flood Zones 2 or 3.
Surface water risk	The updated Flood Map for Surface Water (uFMfSW) shows the site located outside the mapped extents for surface water flooding.
Past flooding within 20m of site	None recorded. 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 identified on the Environment Agency Detailed River Network dataset.
Other observations	• Cecilly Brook (main river) is approx. 75m to the North of the site. • Site is within a Source Protection Zone 3. • Directly adjacent to larger planning application site, latest reference is DOC/2021/0073. Development will involve: ○ extensive works to the Cecilly Brook which is likely to modify the flow of water in the river and therefore the extent of floodplain. ○ diversion of existing STW sewers within the site.



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 submission and no drainage strategy has been provided. We would therefore recommend that planning permission is not granted until this has been provided and reviewed.

Advice to Applicant

Please provide a drainage strategy compliant with the requirements (for an OUTLINE application) of Appendix A of the [Staffordshire SuDS Handbook](#).

Advice to LPA

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

