

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Caroline Parkin
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Erection of 12 no. Bungalows. Land at Bridge End, Macclesfield Road, Leek.
Planning application reference	SMD/2021/0113
Type of application	Full
Date consulted	27/04/2023
Date of response	17/05/2023

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 Zone 1
Surface water risk	No, the EA Risk of Flooding from Surface Water maps (RoFfSW) does not affect the proposed development area itself. However, Bridge End, which forms part of the access to the site, is shown to be located within the 1 in 1000 year zone. Potential flows onto the site have been identified through review of topographic data in conjunction with modelled rainfall.
Past flooding within 20m of site	Flooding hotspot instances on Macclesfield Road to the south of the development. 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 known.
Other observations	The development site is currently the location of two water storage ponds which are assumed to be disused.



RESPONSE

Thank you for re-consulting us on this application for full planning permission at Bridge End, Leek. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

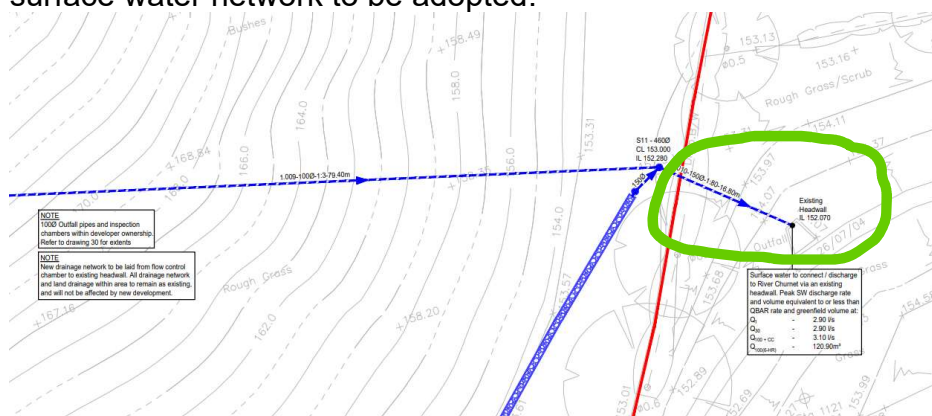
We have reviewed the submitted information including the updated Flood Risk Statement and Surface Water Management Report (Rev C, dated April 2023) in conjunction with our previous comments submitted on 11/01/2022 and 13/03/2023, and the LLFA still recommends that planning permission is **not** granted on the grounds of flood risk and drainage.

Proposals for the site drainage have been updated based on previous comments, most notably the inclusion of a granular trench around the perimeter of the site to intercept potential overland flows. This has raised further questions and there are several queries from our previous response that require further clarification as outlined below. At this stage, there is therefore insufficient detail to fully demonstrate that an acceptable drainage strategy is proposed.

1. Proposed point of discharge

The plans indicate that surface water from the development site will discharge into an existing headwall into the River Churnet. Please confirm whether there are any other existing connections/pipes discharging into the existing outfall and provide relevant details (e.g. pipe diameters, details of what is contributing/where originates if applicable).

Previous communication has indicated that a new pipe will convey the surface water from the site. From the drainage layout plans provided, the lower extent of the pipe between manhole S11 and the existing headwall will cross through third-party land (circled green below). Please confirm whether permission has been obtained for this part of the network and who will be responsible for future maintenance of this section of pipe should there be any issues in the future. Please also confirm whether it is proposed for any part of the surface water network to be adopted.



The proposed point of discharge is classified as main river. Please provide evidence of discharge consent from the Environment Agency.

2. Proposed granular trench

The latest revision to the drainage strategy includes the incorporation of a granular filled trench around the perimeter of the site which will intercept potential overland flows. This approach looks acceptable in principle; however, some additional detail is required to demonstrate that the proposals are feasible. Please provide a long section for the proposed trench in conjunction with existing ground levels and proposed depth of the trench to demonstrate that the required fall can be achieved along the proposed route.

From the plans provided, it would appear that the trench is located outside of both the development and ownership boundary, particularly within the north-western extent of the site at the access road into the site. Please confirm who will be responsible for the management and ownership of this element of the proposals.

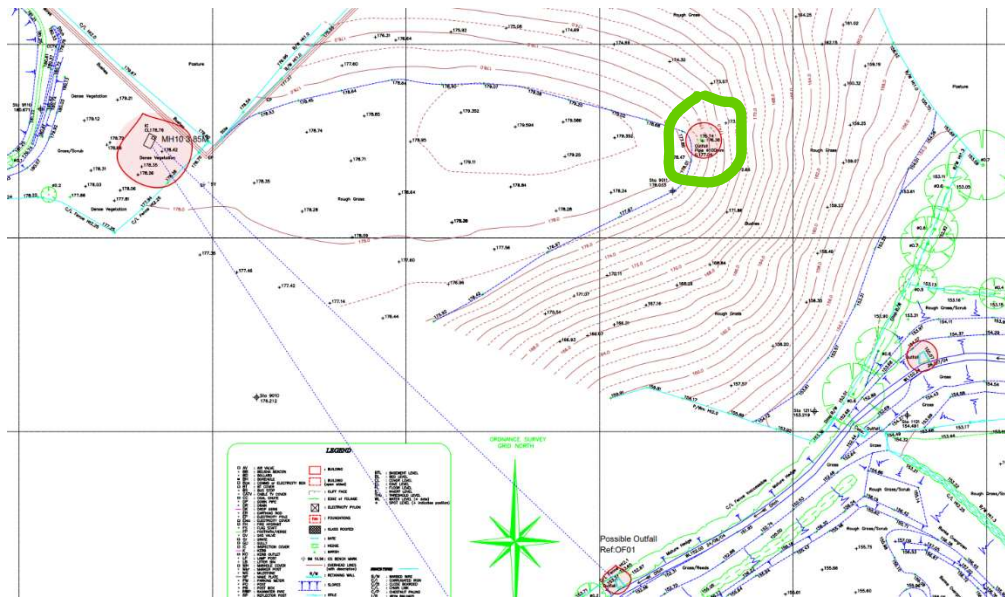
3. Existing drainage within the site:

Further details are required to confirm both the purpose of the existing drainage networks within the site and what is proposed to happen to these.

Regarding the overflow chamber within the rear garden of Plot 10, it is understood from the Flood Risk Statement (Rev C) that this forms an overflow pipe/surface water drainage system from the reservoirs and flows in a southerly direction before discharging into the River Churnet. Notes on the plans provided indicate that this will remain as existing and will not be affected by the new development. It is assumed based on the information provided that no other land drainage within the site discharges into this chamber and there are no other connections into the water storage tanks/overflow chamber.

The topo plan provided shows an outfall to the east of the proposed development area which is situated within the ownership boundary. Please confirm the purpose of this outfall and what is discharging from it. Are there any other connections into this outfall point and are there any further onward connections (e.g. to the existing headwall to the south). Please also clarify the legal status for the overflow chamber and associated pipework. (see below – circled green).





4. Exceedance/Failure Plan:

We acknowledge that Drawing No. 12553/34 (Rev P1, 24/04/2023) – Exceedance / Failure Plan has been updated to include finished floor levels (FFLs), plot levels, kerb levels/heights and flow direction arrows. In general, ground levels are profiled to fall away from properties, however, some of the proposed FFLs are only set to 50mm above the ground in a number of locations. FFLs should be set 150mm above adjacent ground levels and all ground levels should be profiled away from all buildings.

5. Management & Maintenance Plan:

Email communication from the applicant (dated 24/04/2023) provides details of the current owner of the site (Urban Nu Ltd) and indicates that they will be responsible for management and maintenance until a suitable contractor is appointed. Details of the appointed contractor will need to be provided to the LLFA once appointed.

As outlined in the points above, some elements of the drainage network appear to sit outside of the ownership boundary for the site, notably the downstream extent of the pipe and the newly proposed granular filled trench. This presents potential issues for maintenance should there be an issue in the future. Please confirm who will be responsible for the maintenance of this element of the network. Please also confirm whether it is proposed for any part of the drainage network to be adopted.

The Management and Maintenance Plan should be updated to incorporate the additional features proposed within the drainage design including the granular filled trench.

Reason

The proposed development may present risks of flooding on-site and/or offsite if surface water runoff is not effectively managed.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received. Please note that the list of deficiencies above is not necessarily exhaustive and further queries/observations may be raised following clarification to the points above. 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.

