

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Roberta Whittaker
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Full planning permission for residential development of 30 homes, including the creation of a new access, car parking and ancillary landscaping. LAND AT Uttoxeter Road, Upper Tean.
Planning application reference	SMD/2022/0667
Type of application	FULL
Date consulted	19/04/2023
Date of response	09/05/2023

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	Flood Zone 1 – a detailed hydraulic model has been carried out. 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 the 100 and 30year surface water flood events.
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	• The River Tean (main river) lies to the south of the site. • Nearly all of the many resident responses highlight that this is marsh and floodplain retaining water from the Tean which regularly floods. The path adjacent to the watercourse regularly floods.



RESPONSE

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

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information require further information in relation to site drainage proposals. We would therefore recommend that planning permission is not granted until this has been resolved.

Please provide a drainage strategy compliant with the requirements (for an FULL application) of Appendix A of the [Staffordshire SuDS Handbook](#). Specific issues are listed below:

EA Further Consultation

While the EA have been consulted on and have provided a response to the FRA, we request that they are also asked to provide comment on the Drainage Strategy document. The EA will need to approve:

- The 3 proposed connection points.
- The discharge rates into the River Tean from the outlet of the swales.

Drainage Strategy Principles

- Have you considered the use of above ground SuDS before defaulting to oversized pipes and underground crates?
- Has any source control e.g. rainwater harvesting been considered?
- Have you considered the use of permeable paving on site on individual driveways and other private roads?
- We would not accept underground storage crates that span multiple property curtilages due to the issue of maintenance.
- We will need to see STW approval for all pipe diversions at this stage to ensure your drainage strategy is viable, including a comment on the suitability of the swales crossing the STW pipe shown in the blue line area.
- Provide an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development. Including names and contact details for those responsible for ongoing maintenance.
- Provide supporting information to demonstrate that sufficient water quality measures have been incorporated into the design. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.

Technical Details

- We do not accept the calculation of greenfield runoff rates based on including the blue line site boundary, please provide greenfield calculations for the red line boundary only and amend the runoff values according to this.



- Please provide storage calculations for the requirements of the site.
- We need to see detailed designs of the swales.
- We need to understand the risk to the site if the swales are flooded (which is likely given that they are located within a flood zone) on the operation of the drainage network). This should be modelled in micro drainage.
- Can the swales be included within the micro drainage model so a discharge rate into the watercourse can be provided.
- Please use FEH rainfall in any micro-drainage modelling.

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.

