

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Application for Outline Planning Permission with some matters reserved for the erection of up to 53no. Dwellings Land At, Oakamoor Road, Cheadle, Staffordshire
Planning application reference	SMD/2022/0592
Type of application	Outline
Date consulted	04/08/2023
Date of response	09/08/2023

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	Yes, the updated Flood Map for Surface Water (uFMfSW) does affect the proposed site area. The site is shown to be at risk of surface water flooding during the 1000-year event, however, this is very minor ponding in the north-eastern corner and would likely be ratified by the proposed development.
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/ waterbody within 5m of site	Yes. Hales Hall Pool is located to the north of the Site. In addition, there is a cutting in the north-eastern corner of the development plot which may drain surface water into Hales Hall Pool. This should be confirmed at the detailed design stage.
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

We have reviewed the updated Flood Risk Assessment and Drainage Management Strategy HYD759_OAKAMoor.ROAD _FRA&DMS, Revision 2, 4th August 2023.

We have no objection to the application at this stage subject to the pre-commencement conditions below being attached to any planning permission, to ensure that the full detailed drainage design is submitted for review; that an appropriate management and maintenance plan is in place and that sufficient measures will be put in place to ensure no increase in flood risk during the construction phase.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations. Please also consult us again on any future major changes to the proposed development or drainage scheme.

Pre-Commencement Condition

No development shall begin until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The design must be in accordance with the drainage strategy outlined in the approved Flood Risk Assessment and Drainage Management Strategy Document (HYD759_OAKAMoor.ROAD _FRA&DMS, Revision 2, 4th August 2023) and shall further demonstrate:

- Surface water drainage system(s) designed in accordance with the non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- Evidence of infiltration testing in accordance with BRE digest 365 to confirm whether full or partial discharges of surface water can be made to ground via infiltration methods.
- Limiting all offsite discharges to a maximum rate of 5 l/s.
- Provision of attenuation storage to achieve the limited discharge.

The drainage strategy approved at outline stage includes recycling features (water butts) and source control features (rain gardens, bioretention areas, tree pits and permeable paving) to control runoff at source.

Attenuation is provided by means of an attenuation basin and additional storage tanks.



The final design shall ensure that all SuDS features are in public areas to allow access for management and maintenance. SuDS features shall not be located within private gardens.

- SuDS design to provide sufficient water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.

Mitigation indices are to exceed pollution indices for all sources of runoff. All SuDS measures are to be demonstrated on the drainage plan.

- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements.

The design shall include a drawing showing the contributing impermeable areas of the development layout. The total impermeable area of the site shall be increased by a factor of 10% to model the impact of urban creep over the lifetime of the development.

Calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and storm durations (15 minutes to 7 days), to include as a minimum the 1-year, 30-year and 100-year return periods including an allowance for climate change (40%). FEH Rainfall data shall be used in the hydraulic modelling.

- The drainage plan shall include the finished floor levels of properties which are to be set at 150mm above surrounding ground levels. As a minimum, and where level access is required, the LLFA require all ground levels to slope away from access and egress points to prevent surface water ingress.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
- Provision of 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.

To include the name and contact details of the body(-ies) responsible.

The development shall thereafter proceed in accordance with the approved details.

Reason



To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

Compliance Condition

Developer to ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

Reason

To reduce the risk of surface water flooding to the development and surrounding properties during construction.

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.

