Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Stafford Moorlands District Council (SMDC)
Planning application name	Discharge of Conditions 3 & 12 of SMD/2022/0350 Vulcan Refractories Brookhouses Industrial Estate Brook Houses Cheadle
Planning application reference	FRM-DOC/2023/0058
Type of application	FULL
Date consulted	16/08/2023
Date of response	**30/08/2023**

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	Mapping shows that the site is located within Flood Zones 1, 2 and 3. The proposed building to be constructed lies within the extent of Flood Zone 2 & 3, however, the EA do not hold modelling data for the watercourse on the eastern site boundary. As such, the applicant has procured a modelling study for the watercourse. The modelling demonstrates that the site is not inundated by fluvial flooding in all modelled scenarios up to the 1000-year event; however, flood water may back up at the culvert on the west side of Draycott Cross Road and then flow over the road and into the northern portion of the site. Modelled flood depths at the northern end of the site are up to 0.29m in the modelled 100year + CC (31%) event. Modelling therefore shows that whilst the proposed building is not affected by fluvial flooding, the northern site access may be impacted by fluvial flood waters and the site must demonstrate that safe access and egress is available in times of heavy rainfall and high river flows.
Surface water risk	Mapping shows that the site lies within a surface water flow path towards the River Tean. A bund located on the sites' eastern site boundary prohibits this flow path and surface water ponds behind the bund and fills up the site. The modelling study undertaken includes the effect of surface waters at the site. The modelling shows that during the 1 in 30-year rainfall event, depths in the south of the site could reach 0.98m. Depths in and around the location of the building could be 1.08m and 1.47m at the 100-year (+40%) and 1000-year rainfall events respectively. The site is therefore significantly affected by surface water flooding in the area where the building is proposed. This is likely to impact upon the building, the provision of safe access

	and egress from the southern portion of the site and the proposed drainage system.
Past flooding within 25m of the site	Yes. There is a recorded instance of flooding to the north of the site. Mapping shows that a culverted ordinary watercourse bisects the site to the north. Surface Water Flood maps show that surface water builds up at the entrance to this culvert and flows down the adjacent road before discharging into the Ordinary Watercourse to the east of the development site. The site is located within an area of historical flooding, and mapping shows that the surrounding area is affected by surface water flooding. 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, there is an ordinary watercourse located upon the eastern site boundary. This watercourse is a tributary of the River Tean. A culverted, open watercourse also flows beneath the building located on the site to the north of the proposed development.
Other observations	The site may be at risk of flooding from groundwater due to its low topography and proximity to the ordinary watercourse on the eastern site boundary.

RESPONSE

Thank you for consulting us on this discharge of conditions application. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

The LLFA previously approved surface water drainage plans which are listed in Condition 7 of the decision notice for SMD/2022/0350.

A further drainage layout has now been submitted (the latest drainage layout drawing is referenced as 220530-C2C-XX-XX-M2-D-500-C06, dated 10/07/2023). A review of the amendment section of the drawing shows that various amendments, including a revision to the footprint of the attenuation tank and a change in the location and invert level of the outfall headwall have been made.

As such, the surface water plans referenced in Condition 7 of the decision notice are now obsolete and have been superseded.

To prevent the scenario where there are 2 No. approved plans, the LLFA would recommend that Condition 7 of the planning decision notice SMD/2022/0350 be removed.

In addition, and to fully discharge Condition 12, the LLFA would request final (and revised) details of the proposed pumps and the proposed outfall headwall.

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.