

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Roberta Whittaker
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Demolition of existing dwelling and redevelopment of the site to provide 22 dwellings with means of access and associated works. The Grange Clay Lake Endon.
Planning application reference	SMD/2023/0555
Type of application	FULL
Date consulted	09/01/2024
Date of response	29/01/2024

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
Surface water risk	The Risk of Flooding from Surface Water mapping shows areas of risk in all return periods along the western site boundary. This closely maps the unnamed ordinary watercourse and is likely to be indicative of the fluvial flood risk.
Past flooding within vicinity of site	There is a known flood risk associated with the culverted ordinary watercourse network in this area during extreme rainfall events. 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.
Watercourses	The Environment Agency 'Detailed River Network' shows an unnamed ordinary watercourse along the western boundary of the site.
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 submitted information and there is insufficient detail to fully demonstrate that an acceptable drainage strategy is proposed. Please provide a drainage strategy to include all the documents required to obtain FUL permission as outlined in Appendix A of the [Staffordshire SuDS Handbook](#).

Specific points are listed below:

- Investigate daylighting existing culverts within the site associated with the unnamed ordinary watercourse.
- There should be a 6m easement associated with the ordinary watercourse for access and maintenance. Please show this easement on the drainage plan and remove any obstructions to the watercourse flow e.g. fences.
- Multi-benefit SuDS shall be provided on site in line with the August 2022 Guidance on Flood and Coastal Change.
- Given the known flood risk please reduce your discharge rate down to 5.8l/s (5l/s/ha).
- Can we see an overlay of the SW flood map on the overall plan to show that all new infrastructure can be located outside of these zones if possible.
- Provide an acceptable management and maintenance plan for surface water drainage and the ordinary watercourse within the site boundary to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.
- Provide ground levels on the exceedance plan and demonstrate:
 - FFLs 150mm above surrounding ground levels
 - Ground levels sloping away from property entrances.
- 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.

Advice to LPA

If you are minded approving the application contrary to this advice, we request that you contact us again to allow further discussion.



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

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

