

Lead Local Flood Authority Planning Application response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council
Planning application name	Change of house type for Plot 10 and associated changes to parking layouts for Plots 8 and 9 from that previously approved under application SMD/2017/0497. IVY COTTAGE Tythe Barn Alton
Planning application reference	SMD/2024/0040
Type of application	Full
Date consulted	25/01/2024
Date of response	08/02/2024

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	No
Past flooding	None known
Watercourse within 5m of site	No
Other observations	N/a



RESPONSE

Thank you for consulting us on this planning application, our response is as follows:

Staffordshire County Council Flood Risk Management position

The LLFA previously reviewed the drainage proposals in 2017 which consisted of an infiltration-based drainage system as outlined by the following document:-

- Ivy Cottage – Tythe Barn Redevelopment – Alton – Soakaway Assessment and proposals (Rev A, October 2017).

The drainage strategy outlined that Plot 10 would have a dedicated soakaway system in the garden to the rear of the property, measuring 3.5m by 3.0m and a depth of 0.5m.

Plans show that the change of house type proposed by the applicant (and the amended parking layout) would have a negligible impact upon the total impermeable area of the plot.

Therefore, the existing drainage design proposed in 2017 is considered as being adequate, and the LLFA would have no objections to change of house type proposed by the applicant, inclusive of the amended parking arrangements.

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

