

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Development of a Battery Energy Storage System (BESS) with ancillary infrastructure, security fence, access, landscaping, and biodiversity enhancements, to provide balancing services to the local electricity grid. Land at Newfields Farm Rownall Road Wetley Rocks
Planning application reference	SMD/2024/0019
Type of application	Full
Date consulted	25/01/2024
Date of response	13/02/2024

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	The site is within FZ1
Surface water risk	Yes, the updated Flood Map for Surface Water (uFMfSW) does affect the proposed site area. The northern portion of the site is affected by surface water flooding during the 1 in 30-year event. Small areas of localised flooding are shown along the length of the unnamed watercourse flowing adjacent to the site's western boundary. In addition, there is localised surface water flooding shown in the vicinity of an existing land drain which heads towards the sites north-western boundary. During the 100-year rainfall period, there is the start of a route for surface water to flow through the northern end of the development site. Surface water is shown to pool on the access road to the east of the site before heading west through the development site toward the unnamed watercourse along the site western site boundary. This flow path becomes more evident during the 1000-year rainfall event with the extent of surface water flooding also affecting a greater area within the northern areas of the development site.
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 within 5m of site	Yes. A drainage ditch runs through the northern portion of the site. In addition, an unnamed watercourse is present along the length of the site's western boundary. Should any works to develop the site affect the flows within these channels, watercourse consent shall be required from the LLFA.
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 Flood Risk and Surface Water Drainage Assessment Document (KRS.0612.002.R.001.G January 2024).

At this time, we have no objections to the application subject to the following condition being attached to any decision notice to ensure that the final detailed drainage design along with a management and maintenance plan are provided to the Local Planning Authority and reviewed by the LLFA.

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.

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 principles outlined in the approved Flood Risk and Surface Water Drainage Assessment Document (KRS.0612.002.R.001.G January 2024) and must further demonstrate:

- Final detailed design (plans, network details and full hydraulic calculations) of the surface water drainage scheme, the attenuation features (attenuation tank), petrol interceptor and Hydrobrake.

Calculations shall demonstrate the performance of the drainage system for the 1-year, 2-year, 30-year and 100-year return periods including an allowance for climate change.

- Final 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 named body responsible for management and maintenance of the system. 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.

Advisory

Ordinary Watercourse Consent



The proposals are in an area where existing land drains are present. Should any works to develop the site affect the flows within these channels, watercourse consent shall be required from the LLFA.

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

