

From: [Whittaker, Roberta \(EXT\)](#)
To: [Chris Johnston](#)
Cc: [Planning \(SMDC\)](#)
Subject: DOC/2024/0059 - Tenford Lane Tean (40 dwelling) - LLFA Response (Rev 2)
Date: 03 September 2024 13:33:22
Attachments: [image001.png](#)

Good Afternoon,

Thank you for reconsulting us on the DCON application DOC/2024/0059 – Tenford Lane Tean (40 dwelling)

Staffordshire County Council Flood Risk Management Position

We require additional details to satisfy the requirements of Condition 11. We would therefore recommend Condition 11 is not discharged until this has been resolved. We recognise that information such as contact details for the management company is likely to come later as outlined in the drainage maintenance responsibilities leaflet, this is why the condition is pre-occupation. Details required are listed below:

- Plots 38 and 39 are different from what is shown in the approved exceedance plan (Rev I)
- Where homeowners are responsible for maintenance please provide the information packs to be provided to them containing their maintenance tasks. - For clarity this should include information on how to maintain and frequency of maintenance for the designated exceedance features homeowners are responsible for to include:
 - Permeable paving, soakaways, threshold drains, French drains, perforated pipes, edging kerbs, hedges, gravelled areas.
- The updated plan doesn't show an appointed contractor it's still saying TBC – appointed at later date – again please provide a named contact and phone number for the appointed contractor(s) who will be responsible for maintenance.
- Please confirm if the management company(ies) covers the construction phase maintenance as per point 2 of condition 11? – no response provided to this.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Kind Regards

Roberta

Please note my working days are Monday to Wednesday.



Flood Risk Management | Economy, Infrastructure and Skills
Staffordshire County Council, Lichfield Highways,
Trent Valley Road, Lichfield, WS13 6EU
Postal Address: 2 Staffordshire Place,
Tipping Street, Stafford, ST16 2DH
E-mail: flood.team@staffordshire.gov.uk
www.staffordshire.gov.uk

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