

Lead Local Flood Authority - (LLFA)

Planning Application - Consultation Response

Flood Risk Management Team
Staffordshire County Council

Lead Local Flood Authority - (LLFA)

Planning Application Response

Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Erection of 10no. bungalows: 5no. for the over 55s and 5no. standard market. Playing Fields Holt Lane Kingsley
Planning application reference	SMD/2024/0400
Type of application	Full
Date consulted	04/11/2024
Date of response	21/11/2024

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 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	No
Other observations	N/A

Thank you for consulting us on this full planning application.

Preamble

The Site is a plot of greenfield land in Flood Zone 1 and is not at risk of surface water flooding. The risk of flooding to the development is low, however, the development will increase the impermeable area of the Site significantly and therefore surface water generated by the development will need to be managed.

There are no watercourses in the vicinity of the Site and there are no public surface water sewers shown in Holt Lane. Therefore, a point of discharge is not readily available unless ground conditions allow for infiltration of surface water to ground; however, no infiltration testing has been undertaken.

Staffordshire County Council Flood Risk Management Position

We would recommend that planning permission is not granted.

Reason

The proposals consist of the development of 10 dwellings upon a site area of more than 0.5ha and are considered as 'major' development; therefore, the submission of a drainage design is required.

The submitted drainage scheme should demonstrate the following:

- Surface water drainage system(s) designed in accordance with the non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- Evidence of compliance with the principles of the drainage hierarchy, as described in Part H of the Building Regulations.

Evidence of infiltration testing in accordance with BRE365 shall be provided.

If infiltration cannot achieve a full discharge of surface water to ground and a connection to an ordinary watercourse/ sewerage asset is sought, then the discharge rate shall be restricted back to the Q/Bar Greenfield Runoff Rate for all rainfall events up to the 100-year return period plus an allowance for climate change.

- Provision of surface water runoff attenuation storage to achieve restricted rate of discharge.
- Provision of 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.

Looking at the proposed site layout, the design should be based upon the use of features to recycle roof runoff (water butts on downpipes and rain gardens); provide source control and an initial stage of water treatment (permeable paving, bio retention areas, and/ or tree catchment pits etc.,) and attenuation storage.

All shared drainage infrastructure/ features shall be in public areas to allow for access and egress for management purposes.

The LLFA will not accept any designs utilising oversized pipes as these provide no amenity, biodiversity or water quality benefits.

- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements.

Calculations should demonstrate the performance of the designed system for a range of return periods (2-year, 30-year, and 100-year) and storm durations (15 minutes to 7 days).

FEH Rainfall Data shall be used, and an appropriate factor of climate change shall be included upon the 30-year and 100-year return period events.

- An impermeable area plan shall be submitted to demonstrate the contributing areas of the Site which shall also be increased by a factor of 10% to demonstrate the impact of urban creep over the lifetime of the development.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.

All finished floor levels to be set 150mm above the surrounding ground, with all surrounding ground sloping away from entrances or exits to prevent the inundation of surface water.

- Provision of an acceptable outline 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.

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

