

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	Site conversion to 17 apartments. Well Street, Mill Well Street, Leek
Planning application reference	SMD/2025/0021
Type of application	Change of Use
Date consulted	21/02/2025
Date of response	11/03/2025

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. Our response is detailed below.

Staffordshire County Council Flood Risk Management Position

The LLFA understands that a former Mill Building is to be re-purposed to provide 17 apartments.

The Site is in Flood Zone 1 and is not at risk of surface water flooding.

In addition, the overall impermeable area of the Site is unlikely to increase following development.

In general, the Site is low risk, however, no information is provided with the application of the Sites existing drainage arrangement, and our mapping system shows that the local area is supplied by a combined sewer system. In line with the drainage hierarchy, all surface water should be preferentially discharged to a separate surface water drainage system where appropriate, unless the sewerage authority has agreed to allow discharges of surface water into the combined network. The asset owner may, however, require a reduction in the existing rate which may require the provision of attenuation storage to achieve the restricted rate.

At this stage, insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted. The outstanding issues are as below:

- **Discharge of Surface Water**

Please undertake a pre-development enquiry with the sewerage provider to confirm whether any existing point of connection is still appropriate (and if a rate reduction is required) or whether a new point of connection would be required to discharge surface water generated by the development site into a surface water asset designated by the sewerage authority.

- **Volume of Discharge**

Please provide information as to how the building would be retrofitted with SuDS features to store roof runoff to reduce the overall volume of surface water discharging from the Site (for example, the use of rain gardens, water butts etc.,) or to reduce runoff generated by re-configured hardstanding areas (use of permeable surfacing, permeable paving etc.,).

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

Please note that the issues highlighted above are not necessarily exhaustive.

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

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

