

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
Planning application name	Full planning application for demolition of building and alterations to site layout to accommodate 49 static caravans with associated internal access roads and parking areas and amendment to occupation dates to permit all year round opening. Rudyard Vale Caravan Park Lake Road, Rudyard
Planning application reference	SMD/2025/0053
Type of application	FULL
Date consulted	02/04/2025
Date of response	16/04/2025

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	There is surface water flow path in the south-west of the site which is shown to get worse in the surface water climate change scenario.
Past flooding	<p>There has been a recorded incident in 2012 of overtopping at the Slipway to the south-east of the site.</p> <p>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.</p>
Watercourse within 5m of site	The site is adjacent to Rudyard Lake.
Other observations	<ul style="list-style-type: none"> • The site is located within a Source Protection Zone 3 • The site is within a Conservation Area



Response:

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

Staffordshire County Council Flood Risk Management position

We need to see a drainage strategy for this site demonstrating how surface water flood risk and water quality will be managed on site. Any strategy presented should be commensurate with the requirements of the [Staffordshire SuDS Handbook](#). Specific issues are listed below:

Requirements of Drainage Strategy

- Provide evidence that ground conditions on site are suitable for infiltration as your proposals suggest that soakaways will be used.
- 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. This is especially important given that the site is in an SPZ3.
- Provision of an exceedance plan to show how the surface water flow path will be managed on site and to ensure that site levels are designed to direct water away from buildings.
- Provision of an acceptable 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 including name and contact details for the person/organisation responsible for maintenance.

Suggested Mitigation

- The use of filter strips and filter drains to manage water quality and safely dispose of surface water. However, if the proposed caravans have formal gutters and rainwater downpipes you will require individual plot soakaways with pre-treatment catch pits.
- Permeable surfacing for all new or amended access roads and parking.
- All other surfacing to be grass or permeable surfacing.

Please re-consult us 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.

Please contact us if you have any queries about this response.

