

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	Outline planning permission with some matters reserved for access for residential development and associated landscaping and on-site infrastructure. LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD Manifold Drive Cheadle
Planning application reference	SMD/2025/0243
Type of application	Outline
Date consulted	29/05/2025
Date of response	18/06/2025

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	Yes, flow path shown on updated Flood Map for Surface Water affects site. The land upstream of the Site in the south-easterly direction channels surface water towards the site, Manifold Drive and adjacent housing. The FRA will need to assess this risk and provide a feature to intercept this surface water to ensure that houses within the development are not inundated by surface water.
Past flooding	There are numerous objections from neighbours to the development upon the grounds of flood risk and drainage issues. It should be noted that the LLFA have a recorded instance of surface water overflows spilling onto Manifold Drive. 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, there is a land drain on the north-eastern site boundary, however, the FRA suggests that this does not connect into another feature downstream.
Other observations	n/a

Thank you for consulting us on this outline planning application. Our response is detailed below.

Preamble

We have reviewed the Flood Risk Assessment & Drainage Strategy (14911-FRA & Drainage Strategy-03, 14/05/2025) and associated documents on the planning portal.

The LLFA have reviewed the neighbouring responses to the application and there are a significant number of objections to the development based upon flooding and drainage issues in the locality of the site. Principally, residents are concerned about the conveyance of surface water flows generated by the land under proposal and the land upstream to the southeast. This surface water is conveyed along the land's natural topography towards the development site, Manifold Drive and the adjacent housing where residents have advised of flooding issues.

This issue was advised in the LLFA's pre application advice to the LPA and the current Flood Risk Assessment fails to identify this issue and does not provide relevant mitigation measures to ensure that surface water does not affect the properties proposed along the site's southern boundary. The LLFA would expect a drainage feature to be included to intercept, store and dispose of surface water being conveyed towards the development site.

In terms of surface water drainage within the Site itself, the development layout has been formulated to maximise the developable area of the Site. We note that the landscape plan attached to the pre application submission showed a site that included a sequence of attenuation basins. The submitted plans show that most of the site's basins have been removed in favour of 3 no. below ground tanks.

At this stage therefore, the concept of the drainage system relies on below ground storage in favour of above ground storage features and does not include any source control.

Staffordshire County Council Flood Risk Management Position

Insufficient information has been submitted to demonstrate that an acceptable Flood Risk Assessment & Drainage Strategy are proposed. We would therefore recommend that planning permission is not granted. The outstanding issues are as below:

- **Update of Flood Risk Assessment**

The Flood Risk Assessment and Drainage Strategy shall be updated to identify (and mitigate against) the risk of surface water flows generated by the land upstream of the site in the south-easterly direction.

The LLFA would expect a drainage feature to be included to intercept, store and dispose of surface water being conveyed towards the development site to ensure that proposed dwellings are not at risk of overland flows (swales, land drains etc.,).

- **Attenuation Storage**

The development layout has been formulated to maximise the developable area of the Site at the expense of open water features for attenuation of surface water generated by the development site.

The submitted concept drainage plans show that most of the site's attenuation storage is to be provided by underground attenuation tanks.

There is no inclusion of any source control features in the current strategy which would reduce the requirement for below ground storage.

Attenuation can be provided at source by control features (water butts, rain gardens, bio-retention areas, tanked permeable paving) and conveyance options (swales).

Permeable paving, with a tanked subbase, is likely to provide a significant volume of storage within the site and is suitable in private driveways and private site roads. The inclusion of this feature also provides a further layer of treatment within the site in addition to the site's southern drainage basin.

The LLFA will expect the design to be updated to remove the requirement for below ground attenuation features in favour of source control features and above ground storage features as was proposed upon the landscape plan submitted at the pre planning stage.

Please re-consult us at [redacted] 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 if you have any queries about this response.

