
From:

Sent: 14 August 2025 14:53

To: Rachael Simpkin

Subject: FRM Planning - Planning Consultation - SMD/2021/0780

Good Afternoon Rachael,

Thank you for consulting us on this discharge of conditions planning application. Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information and there is insufficient detail to fully demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that the pre-commencement conditions are not discharged until this has been resolved.

The outstanding issues are as follows:

1. Drainage Method

It is unclear how the individual plots will be drained. In accordance with the technical standards for SUDS 2025, the discharge hierarchy has not been followed. Provide reasoning why water re-use cannot be achieved on site. Provide infiltration results to be in accordance with BRE digest 365. Provide a detailed drainage plan with cover levels, invert levels, proposed SuDS and discharge rate.

2. Hydraulic Calculations

Please provide critical storm network calculations (MicroDrainage or similar) to demonstrate the performance of the surface water drainage system for a range of return periods and storm durations to include as a minimum the 1:1, 1:30, 1:100 & 1:100+40% return periods. The hydraulic calculations need to be modelled with the latest FEH data. Provide a catchment area plan.

3. Water Quality

No permeable materials have been provided. Please provide supporting information to demonstrate that sufficient water quality measures have been incorporated into the design for all sources of runoff. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.

4. Exceedance

Plans illustrating flooded areas and flow paths of all areas of hardstanding and soft landscaping in the event of exceedance of the drainage system. To include building FFLs and drainage levels.

5. Maintenance

Provide a management and maintenance strategy including the frequencies of activities to be undertaken for the lifetime of the development. Please state the party/-ies responsible for the maintenance of the proposed surface water system including name,

contact details and address details for the lifetime of the development.

6. SWCEMP

Provide a surface water construction environment management plan outlining how surface water will be managed throughout the construction phase.

7. FFL's

Ensure that FFL's are a minimum of 150mm above back of footpath level/surrounding ground level.

Advice to applicant

Our criteria for an acceptable drainage strategy are laid out in full in the SCC SUDS Handbook, which can be downloaded from our website

(<https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Information-for-planners-and-developers.aspx>).

Regards



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