

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	22/08/2025
Date of response	03/09/2025

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.
Past flooding	There are several objections raised on the planning portal which advise of surface water flooding affecting Manifold Drive and the adjacent houses. This is likely due to a flow path of surface water coming down the hill to the east of the development site. 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	There is an ordinary watercourse along the north-eastern site boundary.
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-05, 06/08/2025) 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 to the south/ southeast. This land slopes towards the site at about 1 in 16 and is shown to convey surface water 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 appropriate mitigation measures to ensure that surface water does not affect the properties proposed along the site's southern boundary. The LLFA would expect drainage features to be included to intercept, convey, store and discharge surface water without affecting surrounding properties and infrastructure. This would need to be shown within the design at the outline stage prior to being confirmed in detail under condition.

In terms of surface water drainage within the Site itself, the conceptual drainage layout has been updated to remove below ground attenuation tanks in favour of open basins to provide attenuation of surface water generated by the development. This is in line with the original landscape plan attached to the pre application submission, however, it should be noted that there is no source control proposed in the outline design and the LLFA would expect the site to provide a management chain of features to increase water quality; Therefore, the inclusion of source control features such as water butts and permeable paving in private roads and driveways would be expected to be included.

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 and Drawings**

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

The LLFA require a drainage feature/ infrastructure/ appropriate levelling to be included to intercept, store and convey surface water being conveyed towards the development site to ensure that proposed dwellings are not at risk of overland flows.

All measures and appropriate dimensions/ levels etc., are to be demonstrated on the drainage drawing.

- **Source Control**

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 etc.,).

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 drainage basins.

Please re-consult us 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.

