
From: Barna, Roberta (EXT)
Sent: 30 September 2025 11:05
To: Jane Curley
Cc: Planning (SMDC)
Subject: DOC/2025/0040 - Fole Dairy - LLFA Response (Rev 1)

Categories:

Good Afternoon Jane,

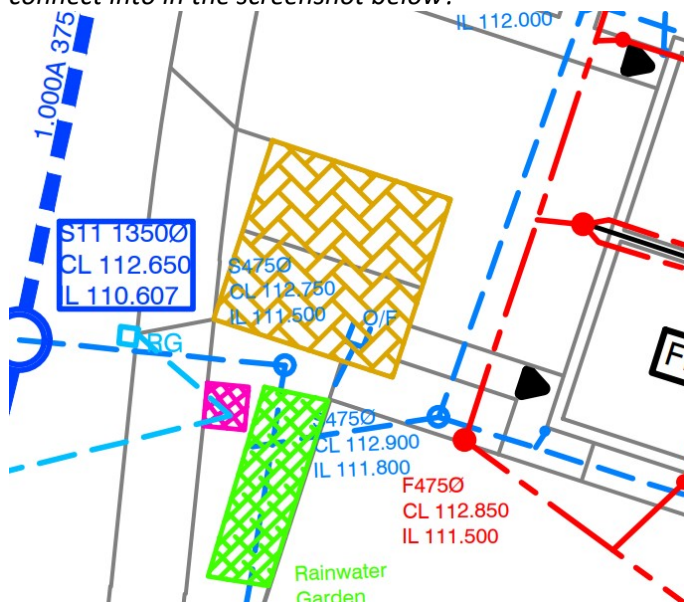
Thank you for reconsulting us on the new DCON application – DOC/2025/0040 - Fole Dairy.

Staffordshire County Council Flood Risk Management Position

We require additional information to discharge the drainage conditions. We would therefore recommend that Conditions 13,15 and 16 are not discharged until this has been resolved. Outstanding issues are listed below (I have condensed the context of these discussions for ease of reading, but if this is required please refer to our previous responses).

Drainage Strategy

- STW will need to approve the proposed sewer diversions, please provide correspondence from them stating they accept your proposals for diversion. if approval is not granted for the current proposals, the layout in its current form will have to be amended as will the flood risk hydraulic modelling and the surface water drainage design.
- The new drainage plan (*Rev M*) shows a different sized overflow interception ditch. We would need to see how this new design relates to the original hydraulic modelling and see revised model runs demonstrating the performance of a revised ditch in all post-dev model scenarios including blockages to understand the impact of the changes.
- *We are willing to be pragmatic about SuDS features being located within the ordinary watercourse easement but please can you provide a plan demonstrating that you can access all areas of the watercourse for maintenance with appropriate machinery with all these features in place.*
- *Please provide detailed design for all tanks (including top water levels in the 100yr+CC water levels).*
- *Please ensure all pipes connect somewhere as this makes review a lot easier e.g. where does this PP outfall connect into in the screenshot below?*



Water Quality

- The simple index calculations supplied for roads and roofs state water will be passing through a swale – please can you demonstrate where this is to be located; or as previously discussed the additional measures you will taking to ensure water from roads and roofs will not be passing into the watercourse untreated. Please outline using the SIA how you are complying with the minimum water quality management requirements for discharges to receiving surface waters. - *Although you've introduced additional measures you've still got areas that are not receiving any treatment. As these networks are discharging directly into the watercourse it's essential that all water is being treated.*
- **Filter Trenches**
 - *What are these 'filter trenches' are they filter strips or filter drains? Please clarify and provide detailed design.*
 - *Are they in suitable locations – they look to be within private land or shared ownership areas how will you ensure they are not damaged / built over / able to be accessed for maintenance?*
 - *Who will be responsible for the maintenance of raingardens, filter strips and PP as this is not included in the list of items where contact details have been assigned to tasks in the maintenance strategy.*
- **Raingardens**
 - *Again with the raingardens, how will you ensure these are not damaged/ maintained if they are within property curtilages – are you seeking to remove PD on these plots? Also need detailed design and who is responsible for the maintenance?*

Calculations

- Thank you for providing the surcharged outfall modelling, can you also provide the operational runs with the updates required. Please also provide a brief technical paragraph explaining how the fixed depths in the surcharged outfall details have been arrived at in relation to the hydraulic modelling outputs.
- Please provide a plan of permeable paving attributing area (m2) values to them so we can cross match to ensure what is in the modelling is what is shown on plan?

Network A

- There is a mismatch between the slopes on pipe 2.000 between the plan and the modelling – please correct either modelling or plan.

Network D

- Network D calcs should have an impermeable area of 0.136ha as per the drainage plan but they only have 0.123ha
- As the surcharged outfall impacts on the discharge rate please include a non-return valve on this outfall

Maintenance

Please provide a plan for the management of construction impacts including any diversions, erosion control, phasing and maintenance period (up until the point of completion and or adoption). Including name and contact details of the parties responsible for each task.

Exceedance

Need to see an updated exceedance plan for the site given the updates to the layout. Provide post development flow paths for surface water (~~including exceedance~~) and a demonstration of how these flow routes will be managed including relevant ground levels across site and at a plot level including FFLs.

Please re-consult us at flood.team@staffordshire.gov.uk 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.

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.

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