

Lead Local Flood Authority Planning Application Response

Lead SCC Officer	Henry Wood
Local Planning Authority	Staffordshire Moorlands District Council (SMDC)
Planning application name	Discharge of condition 18 pursuant reserved matters decision notice SMD/2022/0199.
Planning application reference	DOC/2022/0042
Type of application	DCON
Date consulted	15/12/2025
Date of response	18/12/2025

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.



RESPONSE

Thank you for consulting us on this discharge of conditions application.

Planning History

Planning for the Site for the development of 55 houses was approved under application SMD/2018/0509. This was an outline planning permission subject to the submission of reserved matters and the discharge of 25 planning conditions. Matters of Foul and Surface Water Drainage are to be discharged via Conditions 18 and 19.

The Reserved Matters of planning were submitted under application SMD/2022/0199 and following approval of the layout by the LPA, the related drainage condition (condition 18) on decision notice SMD/2022/0199 is as follows:

- *Any drainage scheme submitted under condition 18 of the original outline planning permission shall be in complete accordance with the drainage layout and engineering drawings submitted with this application, specifically **Layout Plan (Engineering) – Ref: C1941-C-SK01 Rev G (CB3 Consult)** and **Layout Plan (Drainage Modelling) Ref: C1941- C-SK015 (CB3 Consult)**.*

Preamble

To discharge Condition 18 of the outline decision notice, the applicant has reverted to a previous drainage layout (*Layout Plan Drainage C1941-C-SK03 Revision J*) which satisfies the requirements of both the original outline condition (condition 18) and is in accordance with the drainage plan submitted at reserved matters stage.

The LLFA advised that the initial drainage design lacked the provision of water quality, and the latest drainage drawing shows that an interceptor has been included in the latest version of the scheme to provide additional water treatment.

This revision of the drawing includes source control in the form of water butts for each individual property, rain gardens and permeable paving throughout the scheme. Attenuation is provided by 3 no. attenuation tanks, one of which allows for a discharge to ground via infiltration.

In previous revisions of the scheme, an adequate management and maintenance plan had not been provided although this has since been submitted as part of the latest submission.

Staffordshire County Council Flood Risk Management Position

The LLFA recommends that condition 18 may be discharged by the following documents:

- The layout of the drainage system is shown upon *Layout Plan Drainage C1941-C-SK03 Revision J*.
- Detailed Design of the Sites infrastructure is shown upon the following drawings:
 - *Drainage Sheet 1 of 4 C1941-C-SK04 Revision B*
 - *Drainage Sheet 2 of 4 C1941-C-SK05 Revision B*
 - *Drainage Sheet 1 of 4 C1941-C-SK06 Revision B*
 - *Drainage Sheet 1 of 4 C1941-C-SK12*
- Management and Maintenance of the Drainage System shall be undertaken in accordance with the *Drainage Management and Maintenance Strategy (Revision 2, December 2025)*.

Informative

The LLFA is aware that a Section 73 application has been submitted for the Site under application SMD/2025/0412. The LLFA will not recommend for approval any variations that seek to remove features that have been included within the approved drainage system as part of the Discharge of Condition 18 under DOC/2022/0042.

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.

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.

