

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	Development of a battery energy storage system (BESS) connecting to the local electricity grid with associated infrastructure, customer substation, cable routing, access, security fencing and landscaping. Tean Leys Farm Tean Leys Lower Tean
Planning application reference	SMD/2025/0247
Type of application	Full
Date consulted	05/12/2025
Date of response	22/12/2025

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.

General observations / local flooding information

Flood Zone	Bess Site is Flood Zone 1
Surface water risk	Yes, updated Flood Map for Surface Water shows minor ponding that would be rationalised through development
Past flooding	None Known 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 ditch on the southern boundary of the Site
Other observations	n/a

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

Preamble

We have reviewed the Flood Risk and Drainage Strategy (99277.584073, Issue 4, 12th November 2025).

The site of the BESS is in Flood Zone 1 and is at low risk of surface water flooding.

A drainage plan is included in Appendix H and typical design detail is included in Appendix I.

A management and Maintenance Schedule, including emergency arrangements for processing firefighting water, is included in Appendix M.

Staffordshire County Council Flood Risk Management Position

As such, we have no objection to the application at this stage subject to the conditions below being attached to any planning permission, to ensure that the surface water drainage system is built in accordance with the approved design and that a final maintenance plan is submitted for review.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations.

Please also consult us again on any future major changes to the proposed development or drainage scheme.

Condition

The drainage system shall be installed in accordance with the design detail shown within the Flood Risk and Drainage Strategy Document - 99277.584073 - Issue 4 - 12th November 2025).

Condition

Prior to first occupation, the applicant provides a final management and maintenance plan, including the named body responsible for undertaking the scheduled maintenance activities.

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

