

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	Discharge of conditions and 44 and 45 in relation to SMD/2021/0456. Land to the East of Froghall Road & North of Ayr Road & Cheltenham Avenue.
Planning application reference	DOC/2025/0077 Reserved Matters Application (SMD/2021/0780)
Type of application	Discharge of Conditions
Date consulted	12/01/2026
Date of response	27/01/2026

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.



Thank you for consulting us on this application.

In conjunction with Planning application SMD/2021/0780 (Reserved Matters Application relating to access, layout, scale, appearance and landscaping), the applicant is seeking discharge of Conditions 44 and 45 pursuant to SMD/2021/0456.

- Condition 44 relates to the foul drainage of Phases 2a and 2b (the LLFA would not comment).
- Condition 45 relates to drainage of surface water from phases 2a and 2b.

Condition 45: No phase of development hereby permitted in respect of Phases 2a and / or 2b shall commence, with the exception of site remediation works, until a scheme for detailed surface water drainage works (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- The results of ground investigation and percolation tests to determine the viability of Soakaways;
- Surface water drainage system(s) designed in accordance with the Non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015);
- Limiting the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rainstorm to existing greenfield rates;
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods;
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system, and,
- Provision of a management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

Our response is detailed below.

Preamble

Following a meeting with the applicant, the LPA and the LLFA, and following previous submissions of the application, additional information has been provided which is outlined in covering letter 882655-LLFA(03) dated 9th January 2026.

Additional Information

The provision of water butts has been shown upon drawing (366-ENG-SK02 Revision A).

Information to be Addressed

The management and maintenance plan has been updated; however, the appendices section refers to adoptable drainage layout P8 which is not the latest layout. Private drainage layouts have also been appended but are not referenced in the list of appendices whilst the resolution of the drawings in the appendices means that the information is not legible. This should be updated as part of the technical note to include all relevant drawings which the management plan can make a reference to.

The combined drainage, levels and flood routing plan (366-ENG-SK03) does not show any finished floor levels. Please update the plan to show these.

There are several properties which have steep rear gardens falling towards the rear of the proposed properties and the gradients of these falls are steeper than what is typically designed for an accessible person to access. The gardens could be reprofiled with stepped access and drainage such as aco drains or filter drains can be installed to capture any run-off. Please review.

Please also provide a plot-by-plot analysis outlining which plots have water butts and which don't and explain why water butts can't be installed on some properties. Also provide a plot-by-plot analysis showing the FFL levels and the surrounding ground levels. To be provided in a spreadsheet format (or similar).

Provide an updated drawing package which is to be submitted for this application.

In our previous responses, the LLFA have requested the submission of a technical note to be appended by all the latest information, drawings and management arrangements for the submission, and this has not been undertaken.

This is required such that the reference of the Technical Note can be included in the decision notice for the discharge of the condition.

Staffordshire County Council Flood Risk Management Position

Insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that the Condition is not discharged at this time.

Please re-consult us at flood.team@staffordshire.gov.uk 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 flood.team@staffordshire.gov.uk if you have any queries about this response.

