

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	Erection of 9no. bungalows: 4no. for the over 55s and 5no. Standard market. Playing Fields, Holt Lane, Kingsley, Staffordshire , ST10 2BA
Planning application reference	SMD/2025/0305
Type of application	Full
Date consulted	24/02/2026
Date of response	10/03/2026

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.



General observations / local flooding information

Flood Zone	Flood Zone 1
Surface water risk	No
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	No
Other observations	N/A

Thank you for consulting us on this full planning application.

Preamble

The Site is a plot of greenfield land in Flood Zone 1.

The LLFA's mapping shows that the Site is not at risk of surface water flooding; however, it should be noted that there are objections posted upon the planning portal which advise that the site under proposal may be affected by surface water flooding.

The risk of flooding to the development is low, however, the development will increase the impermeable area of the Site and therefore surface water generated by the development will need to be managed.

We have reviewed Drainage Strategy Report Revision D (18.02.2026) which demonstrates a gravity point of connection to the Combined Sewer in Holt Lane at 1.4 l/s. This rate has been agreed with STW via a pre-development enquiry.

To achieve this rate, attenuation is provided in the form of an attenuation tank.

Permeable paving is located within the main highway and throughout the private parking bays where the topography allows.

The levels plan shows that each house has a Finished Floor Level that is 150mm above the surrounding ground and that all gardens and private drives slope away from the proposed properties. This plan also shows that each property is to be fitted with a water butt.

Staffordshire County Council Flood Risk Management Position

We would recommend that planning permission is not granted.

Reason

Please update the submission to demonstrate the following:

- Appendix D is not included;
- Please add the location of water butts to the drainage plan and include in the key;
- We note there are no gullies within the main road which is likely to lead to the build-up and conveyance of surface water;

- Gullies shall be clearly identified on the drainage plan and included within the key.
- Please add the FFLs, direction of fall and the gradient of fall onto the drainage plan. Where gardens slope towards a boundary or slope in a uniform direction towards the south, please include a feature to intercept surface water flows to prevent waterlogging of back gardens.
- Please include any threshold drainage within the key and make these features more visible on the drainage plan.
- Please update the InfoDrainage Results to show performance/ results for the critical 2-year, 30-year and 100-year + CC rainfall events to demonstrate no surcharging for 2-year, no flooding for 30-year and whether flooding occurs during the 100-year year event including climate change.

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

