

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 8, 12, 13 and 14 in relation to SMD/2023/0263. LAND OFF Draycott, Cross Road, Brook Houses, Cheadle
Planning application reference	DOC/2025/0109
Type of application	Discharge of Conditions
Date consulted	06/03/2026
Date of response	12/03/2026

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.

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

The applicant seeks discharge of Conditions 8, 12, 13 and 14 of decision notice SMD/2023/0263.

Our response is detailed below.

Preamble

We have reviewed revision 5 of the detailed drainage strategy document 5031373-RDG-XX-XX-T-C-309951. The LLFA previously requested that the applicant updates Section 8 to include the named bodies responsible for delivering maintenance of the surface water drainage system.

Section 8 has been updated with a statement as follows:

- *Balance Power Projects Ltd is to appoint a suitably qualified and experienced management company. Due to this information being confirmed during the procurement stage of the project delivery, it has not been confirmed yet. However, the LLFA will be notified once the details are confirmed.*

Once the condition has been discharged, there is no formal mechanism (or indeed, requirement) for this information to be submitted to the LPA/ LLFA, therefore, this information shall be submitted as part of an updated version of the drainage strategy document.

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.

The outstanding issues are as below:

- **Management and Maintenance**

The current table in Section 8 of the report indicates that a 'management company', 'site operator' and 'maintenance company' will be responsible for undertaking the maintenance schedule.

As requested in our previous response, please update the plan to include the name and contact details of the appointed management company/ site operator(s) and/ or maintenance company responsible for undertaking the proposed maintenance regime.

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.

