

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 4, 5, 14, 15, 16, 17, 20 in relation to SMD/2023/0191. London Mill Ashbourne Road Leek
Planning application reference	DOC/2025/0045
Type of application	Discharge of Conditions
Date consulted	10/03/2026
Date of response	31/03/2026

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 4, 5, 14, 15, 16, 17 and 20 of decision notice DOC/2025/0045.

Condition 5 was recommended by the LLFA and is follows:

No development shall commence until such time that a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme design must demonstrate:

- a. If the existing drainage system is to be re-used, the applicant undertakes a CCTV Survey of the existing drainage system and outfall point to demonstrate that the drainage system is in good condition and has a confirmed outfall point for surface waters.
- b. Detailed design plan showing the layout of any existing/ new drainage network, including details on any attenuation SuDS features (see below) and the outfall arrangements.
- c. Due to the impact of climate change over the building's lifetime, the detailed drainage design shall incorporate features to the perimeter of the building to provide betterment in/ reduce the total volume of Site runoff following development.
- d. Features such as water butts, rainwater gardens at the base of down pipes, and/ or permeable paving would be considered appropriate on this Site.
- e. An acceptable 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.

This shall include the name and contact details of the body(-ies) responsible.

Our response is detailed below.

Preamble

We have reviewed the Discharge Condition Letter (Ref: 25 031_Condition Discharge_A_ RevA dated 10th December 2025).

The letter references drawing 250561-C2C-XX-XX-M2-D-500_RevP02 although the drawing included on the planning portal is drawing 250561-C2C-XX-XX-M2-S-500_RevP03. In addition, this drawing has no detail of the sites existing and/ or proposed surface water drainage system.

The covering letter advises to 'see the attached drainage survey document XXX which establishes the current state of the existing drainage on site.' This survey does not appear to have been provided and has not been used to provide detail of the drainage system on the submitted drainage plan.

No retrofitted SuDS features have been recommended/ included within the design to reduce the volume of the surface water generated by the site and passing to the combined sewerage system. The LLFA notes that STW have raised SuDS and a lack of drainage information in their response.

There is no management and maintenance plan provided, detailing the infrastructure to be managed, or the type and frequency of management activities to be undertaken.

Staffordshire County Council Flood Risk Management Position

Insufficient information has been submitted to discharge Condition 5.

The LLFA recommends that the applicant provide a response which clearly demonstrates compliance with Points A through to D of the condition.

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.

