

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	Site conversion to 17 apartments. Well Street, Mill Well Street, Leek
Planning application reference	SMD/2025/0021
Type of application	Change of Use
Date consulted	23/03/2026
Date of response	06/04/2026

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. Our response is detailed below.

Preamble

The LLFA understands that a former Mill Building is to be re-purposed to provide 17 apartments.

The Site is in Flood Zone 1 and is not at risk of surface water flooding.

In addition, the overall impermeable area of the Site is unlikely to increase following development.

In general, the Site is low risk, and a drainage plan has been submitted (Proposed Drainage Strategy Drawing Sheet 1 – 100008-LAN-ZZ-XX-SK-DR-0502 Revision P01) following the LLFAs' previous comments. This drawing shows that permeable paving is to be installed in private car parking spaces, and an attenuation tank is to be provided to provide 23.5m³ of storage and to restrict flows off site to 6.84 l/s.

The attenuation tank discharges off site via a new point of connection to the public combined sewer network in Well Street. It should be noted that discharges of surface water to a combined sewer asset are subject to permission from the sewerage authority.

The latest STW response on the planning portal advises that a connection to the public combined sewer has been granted. However, the response does advise that final approval of drainage proposals, including an acceptable disposal method and/or flow rate sits with the relevant lead local flood authority.

The proposed discharge rate of 6.84 l/s shown upon the drainage plan is high for a site with an area of less than 1,000m²; therefore, the LLFA would expect the site to restrict discharges down to 2 l/s.

Staffordshire County Council Flood Risk Management Position

At this stage, insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted. The outstanding issues are as below:

- **Drainage Design**

Please update the drainage design to provide a discharge to the combined public sewer network of 2 l/s.

The design drawing shall include all relevant design detail, such as pipe diameter, gradient, manhole diameter, cover and invert levels.

The design drawing shall include all relevant level information, including Finished Floor Levels and levels of the surrounding ground.

The design drawing shall include the location of features to provide re-cycling of non-potable water, such as water butts and rain gardens.

Detailed design drawings shall be provided for the drainage infrastructure, permeable paving, attenuation tank and Hydrobrake.

Drainage Calculations shall demonstrate the performance of the drainage system for a range of return periods and storm durations. The calculations shall use FEH Rainfall Data and include appropriate allowance for climate change.

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.

