

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	14/04/2026
Date of response	14/04/2026

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 and in general, the Site is low risk in terms of flooding.

Following correspondence with the LPA, they have requested that a suitable planning condition be added to the decision notice for the detailed design of the surface water drainage system.

We have reviewed **Proposed Drainage Strategy Layout Sheet 1 - 100008-LAN-ZZ-XX-DR-DR-0501 Revision P03** and the surface water drainage calculations.

These documents demonstrate that a suitable surface water drainage system is achievable in principle, consisting of a restricted discharge rate of 5 l/s to the adjacent Combined Sewer. STW have confirmed that a discharge of surface water is acceptable to their combined sewer network at a rate agreed by the LLFA. This was previously 6.84 l/s; however, this has been reduced to 5 l/s in the latest design and is likely to represent betterment on the existing discharges from the site which are likely to be unrestricted.

To achieve the restricted rate of 5 l/s, attenuation has been provided in the form of a below ground tank which is to provide approx. 25m³ of storage subject to detailed design. This has been shown to be required to contain all surface water generated by the site for the 100-year + 40% event.

Permeable paving is included in private parking bays and shall discharge back into the main system by means of a perforated pipe. A water butt is included on the down pipe from the cycle shelter.

Staffordshire County Council Flood Risk Management Position

As such, we have no objection to the application at this stage subject to the pre-commencement condition below being attached to any planning permission, to ensure that the full detailed drainage design; management and maintenance plan is submitted for review.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations.

Please also consult us again on any future major changes to the proposed development or drainage scheme.

Condition

No development shall begin until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The final design must conform to the design detail summarised on Drainage Strategy Layout Sheet 1 – 100008-LAN-ZZ-XX-DR-DR-0501. The design must further demonstrate:

- A surface water drainage system designed in accordance with the National Standards for Sustainable Drainage Systems.
- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements.

Performance calculations should demonstrate the performance of the designed system and attenuation storage using FEH Rainfall data, for a range of return periods and critical storm durations (15 mins up to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods (40%).

- A plan shall be provided showing the total impermeable/ permeable areas of the development to confirm the contributing areas within the hydraulic model.

A plan illustrating flooded areas and flow paths in the event of exceedance of the drainage system.

- Finished floor levels are to be set 150mm higher than ground levels to mitigate the risk from exceedance flows (i.e., blocked gullies etc). In all cases, the surrounding ground level shall slope away from the finished floor level of properties and any entrances to mitigate against the risk of surface water inundation.

Condition

- Prior to first occupation, the application shall provide a management and maintenance plan, including maintenance regimes and frequency of maintenance, to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

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

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.

