

# 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                 | 22/04/2026                                                                                                                                |
| Date of response               | 05/05/2026                                                                                                                                |

#### 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**

|                                      |                                                                                                                                                                                                                                                          |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flood Zone</b>                    | Flood Zone 1                                                                                                                                                                                                                                             |
| <b>Surface water risk</b>            | No                                                                                                                                                                                                                                                       |
| <b>Past flooding</b>                 | None Known<br><br>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. |
| <b>Watercourse within 5m of site</b> | No                                                                                                                                                                                                                                                       |
| <b>Other observations</b>            | N/A                                                                                                                                                                                                                                                      |

Thank you for consulting us on this full planning application.

### **Preamble**

We have reviewed the updated version of the drainage strategy report (00154\_DOC\_KIN\_01\_G 20/04/2026) which demonstrates that a surface water drainage system can be achieved.

The document demonstrates that ground conditions are not suitable to allow for infiltration and in the absence of a watercourse, a full surface water outfall can be made to the combined sewer within Holt Lane at 1.4 l/s in accordance with the drainage hierarchy. A pre-development enquiry has been undertaken to confirm the point and rate of connection is acceptable.

To achieve the restricted rate of discharge, attenuation storage shall be provided in the form of an attenuation tank.

Each property shall have a water butt to provide recycling of surface water generated by the roof areas of the properties and there are selected driveways which include permeable paving.

### **Finished Development Levels**

It should be noted that the LLFA discussed the proposed levels of the development with the project architect and the LPA prior to the issue of the final design document. At this meeting, the LLFA advised that the direction and gradient of falls due to the site levels of the finished development (and in combination with poorly infiltrating soils) may lead to the ponding of water in rear gardens and/ or the conveyance of surface water off site and into 3rd party land. Having raised this issue, should any issues with surface water arise due to the ponding of surface water and/ or conveyance of surface water into 3rd party land, then all responsibility shall remain with the developer and the designer of the drainage scheme.

### **Staffordshire County Council Flood Risk Management Position**

We have no objection to the application subject to the pre-commencement condition below being attached to any planning permission, to ensure that a surface water management plan (SWMP) is submitted for review and that a final management and maintenance plan is provided following the construction works.

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**

The drainage system shall be constructed in accordance with Drainage Strategy Report 00154\_DOC\_KIN\_01\_G, dated 20/04/2026.

**Condition**

No development shall begin until a Surface Water Management Plan (SWMP) is submitted to the LPA to demonstrate that surface water runoff and contamination is temporarily intercepted, stored, treated, and discharged from the site during any construction phase.

**Condition**

Prior to first occupation, the applicant provides a management and maintenance plan to confirm which elements of the drainage system remain in private ownership or have been adopted, and to confirm the type and frequency of maintenance activities for the drainage system. To include a named body for management over the lifetime of the development.

Please contact us on [flood.team@staffordshire.gov.uk](mailto:flood.team@staffordshire.gov.uk) if you have any queries about this response.

