

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 and 44 and 45 in relation to SMD/2021/0456. Land to the East of Froghall Road & North of Ayr Road & Cheltenham Avenue.
Planning application reference	DOC/2025/0077 Reserved Matters Application (SMD/2021/0780)
Type of application	Discharge of Conditions
Date consulted	13/05/2026
Date of response	13/05/2026

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.



Thank you for consulting us on this application.

In conjunction with Planning application SMD/2021/0780 (Reserved Matters Application relating to access, layout, scale, appearance and landscaping), the applicant is seeking discharge of Conditions 44 and 45 pursuant to SMD/2021/0456.

- Condition 44 relates to the foul drainage of Phases 2a and 2b (the LLFA would not comment).
- Condition 45 relates to drainage of surface water from phases 2a and 2b.

Condition 45: No phase of development hereby permitted in respect of Phases 2a and / or 2b shall commence, with the exception of site remediation works, until a scheme for detailed surface water drainage works (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- The results of ground investigation and percolation tests to determine the viability of Soakaways;
- Surface water drainage system(s) designed in accordance with the Non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015);
- Limiting the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rainstorm to existing greenfield rates;
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods;
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system, and,
- Provision of a 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.

Our response is detailed below.

Staffordshire County Council Flood Risk Management Position

The LLFA recommends the discharge of Condition 45. The development shall be constructed in accordance with the following documents and drawings:

- Adoptable Drainage Layout – 882655-LDE-D-Rev P12.
- Private Drainage Sheet 1 of 2 – 882655-LDE-DR-D-40-21-Rev P6.
- Private Drainage Sheet 2 of 2 – 882655-LDE-DR-D-40-21-Rev P6.
- Land Drainage – 882655-LDE-DR-D-40-30-Rev P1.
- Water Butt Layout – 366-ENG-SK02-Rev B.
- Private Construction Detail – 882655-LDE-DR-R-40-26 Revision P4.
- Hydrobrake Detail – 882655-40-11-Rev P4.
- Offline Basin Details – 882655- 40-12-Rev P4.
- Outfall headwall Details – 882655- 40-13-Rev P3.
- Headwall Details Basin – 882655-40-13-Rev P3.
- Combined Drainage, Levels and Flood Routing – 366-ENG-SK03 Revision B.

The drainage system shall be managed and maintained in accordance with Sustainable Drainage System (SuDS) Management Strategy Document 882655 (Jan 2026).

Advisory:

In its responses upon the application, the LLFA have raised that the direction and levels within rear gardens of certain properties are shown to be steep in nature (i.e., gradients of 1 in 10). The LLFA have advised the LPA of the potential for the generation of runoff and ponding of surface water in rear gardens given that underlying strata are not conducive to allowing infiltration into the ground.

The issue of garden drainage falls outside of the scope of the LLFA's review, and we would advise that the developer ensures that adequate private drainage and levels have been incorporated within the rear of properties throughout the development.

Please contact us on flood.team@staffordshire.gov.uk if you have any queries about this response.

