

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	Application for approval of Reserved Matters following outline approval in relation to SMD/2020/0502. Land South of Thorley Drive Cheadle
Planning application reference	SMD/2026/0177
Type of application	Discharge of Reserved Matters and Discharge of Condition 10
Date consulted	29/04/2026
Date of response	20/05/2026

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.



Response:

Thank you for consulting us on this application for reserved matters pursuant to outline application SMD/2020/0502. Our response is detailed below.

Preamble

The applicant seeks the approval of reserved matters; however, selected conditions are to be discharged alongside the reserved matters application, including Condition 10 of the decision notice which advises: the first reserved matters submission shall be accompanied by a detailed surface water drainage design and implementation timetable for the written approval of the Local Planning Authority.

It shall be designed in consultation with the Lead Local Flood Authority and shall finalise the detail of the Preliminary Drainage Strategy Plan (20111 / SK01 - B) submitted at outline planning stage and must further demonstrate:

- a. Infiltration testing in accordance with BRE digest 365 shall be undertaken to fully demonstrate the viability/ nonviability of using infiltration methods to provide full (or partial) discharges to ground via infiltration methods in line with Part H of the building regulations.
- b. Full design detail and cross sections of the re-graded land drain and proposed swale to demonstrate capacity to convey flows of 6.3 l/s towards the unnamed tributary of the Cecilly Brook as shown upon the Preliminary Drainage Strategy Plan (20111 / SK01 - B).
- c. A plan showing the total impermeable areas of the post developed site. The modelled impermeable area of the site shall be increased by 8% to include an allowance for urban creep over the lifetime of the development.
- d. Surface water drainage system(s) designed in accordance with the non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- e. All discharges from the site to be limited to a maximum rate of 6.3 l/s.
- f. Provision of attenuation storage for all events up to and including the 100-year return period plus and allowance of 30% for climate change to achieve the restricted discharge rate as per the approved Preliminary Drainage Strategy Plan (20111 / SK01 - B).
- g. SuDS design to provide sufficient water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria. Mitigation indices are to exceed pollution indices for all sources of runoff. All SuDS measures are to be demonstrated on the drainage plan.

- h. 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.

The attenuation basin shall include an emergency bypass channel or emergency spillway feature to ensure an alternative route for surface water is available to the final outfall point if the inlet or outlet headwall becomes blocked.

- i. Calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and storm durations (15 minutes 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.
- j. Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system. Finished floor levels to be set 150mm higher than surrounding ground levels to mitigate the risk from exceedance flows.
- k. Provision of 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. To include the name and contact details of the body(-ies) responsible.
- l. The drainage details shall have regard to the Biodiversity Impact Assessment and calculation BNG Calculation Cheadle Phase 2 (rev 2) (11/11/2021).

Staffordshire County Council Flood Risk Management Position

To discharge the reserved matters application in line with the decision notice, a full detailed design of the Site's surface water drainage system is therefore required. In this regard, we have reviewed the Drainage Technical Note (784-B076708, Dated 20th January 2026) along with the additional information/ drawings.

The Technical Note shall be updated as per the following comments and shall comprise of one document including all relevant information.

- Advise of Infiltration Testing and/ or the viability of infiltration;
- Add in a section (and append relevant drawings) advising of the ditch re-alignment works and advise of the connection from the ordinary watercourse at the site boundary to the brook downstream;
- Append a plan showing the total impermeable area of the site, inclusive of the 10% for urban creep as stated in the technical note;
- Please append the long section drawing;

- Please provide a drawing showing the private drainage infrastructure;
- Please provide detailed design drawings of all site infrastructure, including, but not limited to, permeable paving, attenuation basin (inclusive of cross sections, inlets and outlets, emergency overflows etc.), Hydrobrake, drainage trench etc. Manhole schedule to be added into Technical Note;
- The network modelling shows surcharging during the 2-year return period.
- Please append an updated version of the levels appraisal to include levels surrounding the proposed properties and include the private and adoptable drainage infrastructure to demonstrate that houses are 150mm above the surrounding ground.
- Where not, all surface water shall be directed to an appropriate feature to intercept and discharge of any surface water. For example, where driveways slope towards a property or the highway, we would expect a suitable feature such as a gully or ACO drain to be installed;
- Please provide an updated management and maintenance plan to include details of the named body responsible for undertaking management and maintenance. If this cannot be provided at this stage, you will need to liaise with the LPA about a partial discharge;
- Please advise how the design confirms to the requirements of the Biodiversity Impact Assessment and calculation BNG Calculation Cheadle Phase 2 (rev 2) (11/11/2021) as stated in the condition.

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

