

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	Full planning application for residential development including public open space, landscaping and associated infrastructure works. LAND AT AUGUSTUS WAY,CHEADLE
Planning application reference	SMD/2026/0188
Type of application	Full
Date consulted	26/05/2026
Date of response	11/06/2026

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	Yes, updated Flood Map for Surface Water shows ponding on the eastern site boundary which shall be identified and mitigated against in the FRA.
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	Yes
Other observations	BRE-365 Infiltration testing demonstrated ground conditions are not suitable for a full discharge of surface water via infiltration.

Response:

Thank you for consulting us on this planning application, our response is as follows:

Preamble

We have reviewed Flood Risk Assessment and Drainage Strategy Document 784-B076708 (Issue 3), dated 14.04.26. The document does not include Appendices E through to F and it should be noted that there are document and drawing revisions on the planning portal which supersede those referenced in the covering letter.

In general, the Site is in Flood Zone 1 and is at low risk of flooding, however, the land to the east of the site slopes towards the development and our mapping shows that under climate change scenarios, there is an area of ponding along the eastern site boundary which shall be identified and mitigated against in any further submission.

In terms of surface water drainage, BRE-365 infiltration tests have shown that a discharge to ground via infiltration is not feasible and that a connection to an ordinary watercourse is sought. Discharge shall be restricted with a detention basin providing the required attenuation volume. Source control is provided by the inclusion of permeable paving; however, it is limited to private roads and the LLFA would expect that a development of this scale and nature to include more permeable surfacing to intercept the first 5mm of any rainfall event. There are also no features to provide re-cycling of surface water in accordance with the National SuDS Standards.

At this stage, there are no drawings showing the private drainage system; therefore, the submission lacks the required level of detail for a full planning application.

Staffordshire County Council Flood Risk Management Position

Insufficient information has been submitted to demonstrate that an acceptable Flood Risk Assessment and Drainage Strategy is proposed. We would therefore recommend that planning permission is not granted. Please review and update the FRA and DS Document as per the comments below:

Please compile a report that includes all appendices;

- Surface water is shown to pond along a short section of the western site boundary. Please update the section on surface water/ mitigation section to address this issue;
- Please update the report showing how the runoff rate of 26.3 l/s has been calculated;

- Please confirm the % of urban creep added to the impermeable areas within the report and provide a summary;
- Please provide a detailed design drawing, including cross sections, of the proposed attenuation basin, including the design detail of the sediment forebay and any inlets, outlets and headwalls;
- Please provide a detailed design drawing showing all site infrastructure, permeable paving and Hydrobrake;
- Please provide detailed design drawings showing the private/ plot drainage for the site.
- The plans shall include the Finished Floor Levels and levels of the surrounding ground and shall demonstrate that FFLs are above the surrounding ground by 150mm where possible.
- The plan shall also include arrows showing the direction and gradient of falls to demonstrate that all surface water generated by private areas are directed away from properties and are intercepted by a suitable drainage feature (i.e., Gully or ACO etc.,);
- Please provide a detailed design drawing of the existing drainage ditch to be re-profiled, as indicated on the drainage strategy sheet;
- Please include on the drainage plan features to provide re-cycling of surface water (i.e., water butts, rain gardens etc.,);
- Please demonstrate that the use of permeable paving provides interception of the first 5mm of any rainfall event. The current design includes permeable paving in private road areas but is not included within private driveways which means that source control is limited;
- Please update the hydraulic modelling results to use FEH-22 Rainfall Data (Not FSR Rainfall Data) and include area summaries (including urban creep), and a climate change allowance upon the 30-year storm event. Results shall show the performance of the drainage system for the critical 2-year, 30-year + CC and 100-year + CC events.

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.

