

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	Demolition of existing buildings and erection of 8no. dwellings, detached garages and associated works. Jim Hallam Landrovers Macclesfield Road, Rushton Spencer.
Planning application reference	SMD/2026/0273
Type of application	Full
Date consulted	08/06/2026
Date of response	29/06/2026

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, however, the EA Fluvial Mapping only shows the extent of flooding for watercourses with an upstream catchment of 3km ² . As such, this watercourse is unlikely to have been modelled and as below, there is a significant extent of flooding shown upon our surface water flood mapping.
Surface water risk	Yes, updated Flood Map for Surface Water shows that the entire site is within the extent of a flooding by surface water. This may be because of overtopping of the ordinary watercourse due to blockages in localised infrastructure including culverts.
Past flooding	Yes. We have recorded instances of flooding in the upstream areas of the site. This has been described as overtopping due to high rainfall, high river flows and local infrastructure being unable to cope.
Watercourse within 5m of site	No
Other observations	n/a

Response:

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

Preamble

We have reviewed the submitted plans and understand that the application seeks to develop a plot of brownfield land measuring approx. 3,000m². The plot comprises of an existing building which is to be demolished to construct 8 houses and associated access. As the proposals are for less than 10 houses and the site is less than 1ha in area, the development would be considered minor and as a non-statutory application, the LLFA would not usually comment upon matters of flood risk and/ or drainage as part of the planning process. However, the LLFA has reviewed its mapping sources, and the site is shown to lie within proximity to an ordinary watercourse (approx. 25m to the south of the site).

Our mapping shows that there is no extent of flooding from this watercourse although the EA fluvial mapping only shows the modelled flood extents for watercourses with an upstream catchment area of more than 3km². When the surface water layer is shown (including the climate change scenario), the site is shown to be wholly affected by the extent of flooding, and it is likely that the extent of the surface water flooding represents the potential extent of fluvial flooding or overland flows from the adjacent watercourse.

The LLFA have recorded instances of flooding/ overtopping of culverts within the proximity of the site, and it is likely that the site falls within an area affected by a combination of fluvial and surface water flooding. As such, the LLFA advises that additional information, including a Flood Risk Assessment, would be required to demonstrate that the site is safe from flooding sources and demonstrate that any residual risks of flooding are adequately addressed by suitable mitigation measures.

Staffordshire County Council Flood Risk Management Position

Insufficient information has been submitted to demonstrate that the site is suitable in terms of Flood Risk, and we would recommend that planning permission is not granted.

The site is shown to be at risk of flooding, and a Flood Risk Assessment shall be submitted to fully assess and mitigate against the risks of fluvial, surface water and/ or groundwater to the proposed development site. As stated in the preamble, the extent of flooding from the ordinary watercourse has not been modelled and our records would indicate that local infrastructure, such as culverts below the canal system and the adjacent highway, are at risk of overtopping.

To fully assess the flood risk to the site, a hydraulic model of the ordinary watercourse is likely to be required to demonstrate the extent and depths of flooding under a variety of river flows and scenarios such as blockages in infrastructure/ culverts.

This will allow for the site to be fully assessed in terms of flood risk and to provide suitable finished floor levels in the development to mitigate against residual flood risks.

Please re-consult us at [REDACTED] 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.

[REDACTED]
[REDACTED]

