

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	Outline permission for redevelopment of the former Anzio site for residential dwellings, retail business, amenity space, internal roads, and associated hard/soft landscaping. Including the principal means of vehicular access from the A53 Buxton Road (all other matters reserved). Telford One Limited. Former Anzio Camp Buxton Road, Blackshaw Moor, Leek, ST13 8TN.
Planning application reference	SMD/2026/0052
Type of application	Outline
Date consulted	05/08/2026
Date of response	24/08/2026

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, flow paths shown on updated Flood Map for Surface Water affects site.
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, there are unnamed ordinary watercourses along the northern and southern site boundaries.
Other observations	n/a

Thank you for consulting us on this full planning application. Our response is detailed below.

Preamble

We have reviewed the planning portal and a new Design and Access Statement; Parameter Plan and associated documents (e.g. noise) have been submitted. However, there are no further documents related to drainage and therefore our previous comments, as shown below, remain.

Staffordshire County Council Flood Risk Management Position

We have reviewed Revision 1 of the Flood Risk Assessment & Drainage Strategy Project Number 300362 (dated May 2026). Appendices have now been provided.

In terms of mitigating flow paths of surface water through the site, selected plots are to be raised 300mm above the surrounding ground. In addition, Section 6.3.4 has been added to advise:

- it is proposed that a blue-green corridor is allowed within the site through the areas of medium to high risks of surface water flooding to ensure that flow routes can be maintained and properties and residents remain safe in the event of a pluvial flood event.

This feature has not been included within the proposed development layout in Appendix A, however. In addition, we cannot see that this feature has been included in the updated Parameters Plan (25177-902).

In terms of surface water drainage, a discharge is proposed to an adjacent watercourse at a rate of 36.6 l/s. To achieve this restricted rate, approx. 7,390m³ of storage is required, however, the application does not provide a plan showing where this storage would be provided, even in principle.

As such, insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted. The outstanding issues are as below:

- **Updates to FRA & DS Strategy Document**

Please update section 8.10.1 which states a discharge rate of 38.9 l/s, rather than 36.6 l/s.

Please update the Flood Risk Assessment to provide appropriate mitigation measures for the paths of surface water flowing through/across the site.

Section 6.3.4 advises of a green/ blue corridor, however, the site layout in Appendix A and the latest Parameters Plan do not include this feature which would need to be included to prevent inundation of properties by surface water on the eastern site boundary.

- **Update to Drainage Design**

All sections shall be updated to reference that the design will be in accordance with the National Standards for Sustainable Drainage Systems (SuDS).

- **Point of Connection and Storage**

A discharge is proposed to watercourse, and the document shall be updated to include an outline drainage plan to demonstrate which watercourse/ watercourses would be utilised as a point of connection.

Table 8-3 advises that to achieve the restricted discharge rate of 36.6 l/s, approx. 7,390m³ of storage is required. Where will this storage be provided in the site layout? A development of this scale and nature (and the volume of storage required) is likely going to require an above ground detention basin and the Site layout shall be updated to reflect this to demonstrate the provision of the required volume of storage is achievable, in principle.

- The document shall also be updated to provide the information described in Section 8.7.4; the LLFA would expect that a survey be undertaken of any exiting watercourse(s) to which a discharge is proposed to confirm condition and capacity.

In addition, it would need to be confirmed how any watercourse flows beneath the adjacent highway before connecting into the downstream drainage network. Once more, a survey of any infrastructure or pipe work would be required to demonstrate that infrastructure is in good condition to continue passing surface water generated by the development to the downstream drainage network.

If infrastructure is located beneath the highway to connect to the downstream drainage network, the FRA would also need to assess how the flow of surface water from the Site would be impacted upon by a 50% and 75% blockage of any infrastructure beneath the highway and how this would impact upon flooding at the site and 3rd party land.

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.

