

[REDACTED]

From: Barna, Roberta (EXT) <[REDACTED]>
Sent: 14 September 2026 16:50
To: Jane Curley
Cc: Planning (SMDC)
Subject: DOC/2025/0040 - Fole Dairy (LLFA Response)

[REDACTED]

Good Afternoon Jane,

Thank you for reconsulting us on the new DCON application – DOC/2025/0040 - Fole Dairy.

Staffordshire County Council Flood Risk Management Position

We require additional information to discharge the drainage conditions. We would therefore recommend that Conditions 13,15 and 16 are not discharged until this has been resolved. Outstanding issues are listed below (for previous discussions see the email chain):

Overflow Interception Ditch

Thank you for flagging the FRA, we note that at Section 5.2 (screenshot) it states that the flood bunds should have crest levels of 114mAOD (for the eastern and southern features) but the sections through the swale do not demonstrate this in 21047-SK100. These bunds would have been included in the modelling to redirect water back into the channel, if they are no longer proposed we need to see a model rerun showing that water is retained within the ditch to demonstrate the properties can be safe for their lifetime as there is also water shown in the ditch in the 100yr + CC event (Figure 3-6).

5.2 Flood bund

A flood bund with a crest level of 114m AOD will be required on the southern side of the proposed interceptor ditch and on the eastern side of the Uttoxeter Road culvert outlet in order to redirect flood water overtopping the road back into the de-culverted river channel.

CSWMP – the latest response from the applicant states that a groundworker has not been appointed yet and to put this on hold. We cannot discharge Conditions 13 or 16 without this information. Have kept the list of outstanding information below for reference:

Please provide a plan for the management of construction impacts including any diversions, erosion control, phasing and maintenance period (up until the point of completion and or adoption). Including name and contact details of the parties responsible for each task.

- The CSWMP states that *‘The design of temporary works to protect the watercourses and wider environment shall be the responsibility of the Principal Contractor on Site’*. If we are to discharge the condition for drainage we need to see these details at this stage.
- No name and contact details have been provided for responsible party, this is TBC in the proforma document (see screenshot)

Role	Contact	Company Name & Address	Contact No & Email	Key Responsibilities
Princpl. Contractor	To be confirmed	To be confirmed	To be confirmed	

- With regards to de-culverting the watercourse, The document states: *It is understood that a detailed specification of the de-culverting works has not yet been provided by the Engineers, inclusive of setting out levels, earth movements, and headwall requirements* and that a method statement for the works will be provided by the contractor – again this is essential for us to have before discharging the conditions.
- What are your rerouting proposals for temporary situation to maintain the continuous watercourse flow?
 - have you considered the flood risk aspect of this temporary diversion?
 - Do you have the design of the temporary channel?
 - Does the temporary channel have sufficient capacity for the water it needs to convey?
- If the watercourse opening is happening as part of Phase 1, what measures will be undertaken during the subsequent phases to ensure the newly exposed watercourse is protected from construction activities? You've got silt fencing for the River Tean but nothing for the OW? Section 3.6.3 sets out potential measures but there is no plan shown of what these measures will be.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.



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From: Riaz Alam
Sent: 23 August 2026 16:56
To: Jane Curley
Cc: James Hollyman ; Ben Maguire ; Gerard Dolan
Subject: 21047 - DOC/2025/0040 - Fole Dairy - LLFA Response

Hi Jane,

See response below in **blue** with attached drawings.

Thanks



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From: Barna, Roberta (EXT) [REDACTED] >

Sent: 13 July 2026 15:25

To: Jane Curley [REDACTED] >

Cc: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>

Subject: DOC/2025/0040 - Fole Dairy - LLFA Response

Good Afternoon Jane,

Thank you for reconsulting us on the new DCON application – DOC/2025/0040 - Fole Dairy.

Staffordshire County Council Flood Risk Management Position

We require additional information to discharge the drainage conditions. We would therefore recommend that Conditions 13,15 and 16 are not discharged until this has been resolved.

Outstanding issues are listed below (I have condensed the context of these discussions for ease of reading, but if this is required please refer to our previous responses). Where relevant for context on certain comments I have included **LLFA Previous Comments**, **Developer Comment**, LLFA Updated Comment.

Overflow Interception Ditch

- The latest drawing shows the watercourse very close to Plots 37 and 48. We need to see that there is adequate protection against scour and adequate bank protection (there's 2cumecs of water going down this ditch in the modelling). We will provide protection to the bank with a membrane layer, see attached drawing 21047-302. The drawings now include an erosion control blanket for slope stabilisation, however no hydraulic assessment has been provided demonstrating that the proposed erosion protection is suitable for the modelled flows within the swale.
- Structural assessment to be provided for structural integrity of buildings to protect against erosion. See attached drawing numbered 21047-SK100. Whilst sections showing the swale in relation to the adjacent plots have been submitted, no geotechnical or structural assessment has been provided to demonstrate that erosion, scour or long-term bank instability will not affect the structural integrity of Plots 37 and 48.

At the northern end of the site an interceptor ditch and bund are proposed to capture any overland flow passing towards the site from overtopping of Uttoxeter Road".

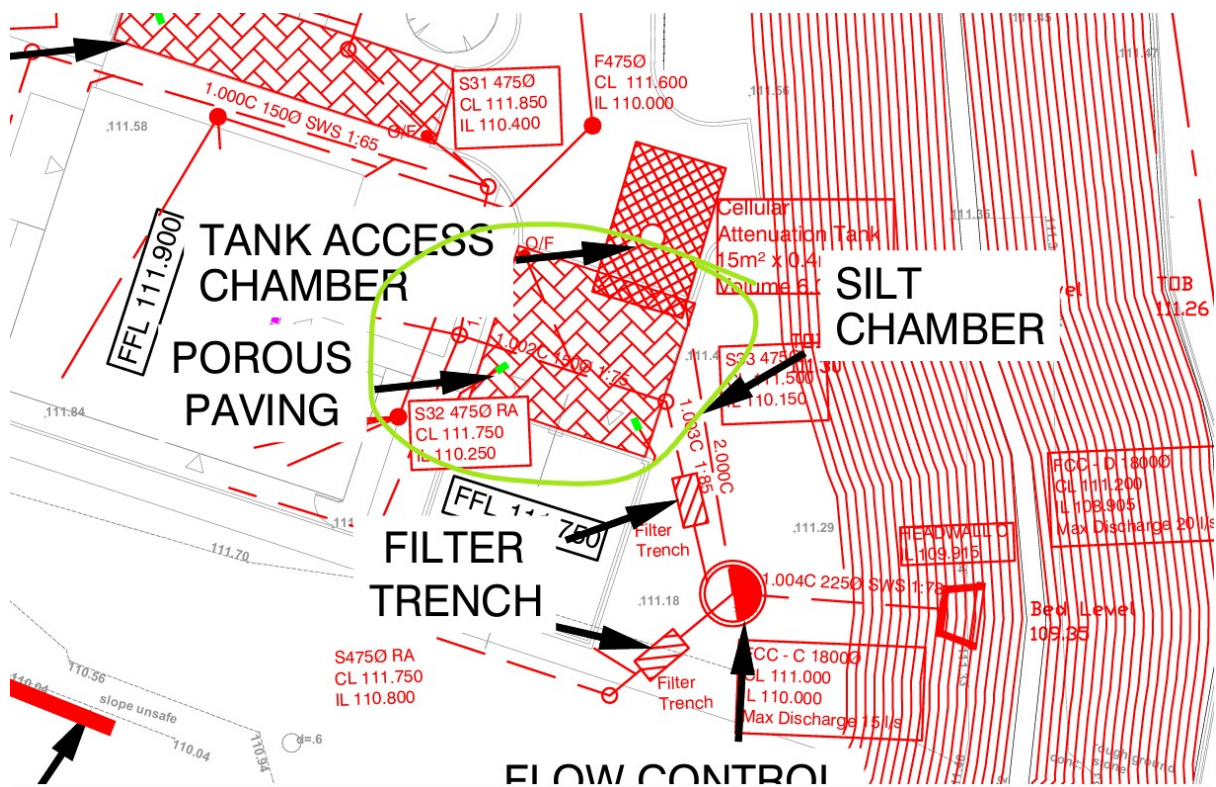
I refer you to the approved flood risk assessment, Figure 3-2 shows that in the post-development scenario, water is not predicted to fully overtop the road and enter the interceptor ditch during the 100-year plus 31% climate change event. Figure 3-7 shows that in the same flood event if there was a blockage at the structure along Uttoxeter Road water would cross the road and enter the interceptor ditch. Figure 3-8 shows that in the modelled 1,000-year scenario

water is predicted to overtop Uttoxeter Road and enter the ditch. Therefore, the model results indicate that only in extreme flood events or in the event of a blockage during an extreme event the ditch would be active. I therefore do not see the need to have any additional bank protection other than what is being currently proposed, because the ditch is only going to be used in an extreme event has noted above, I see no further reason to demonstrate that erosion scouring or the long term bank stability will affect the structural integrity of plots 37 and 48.

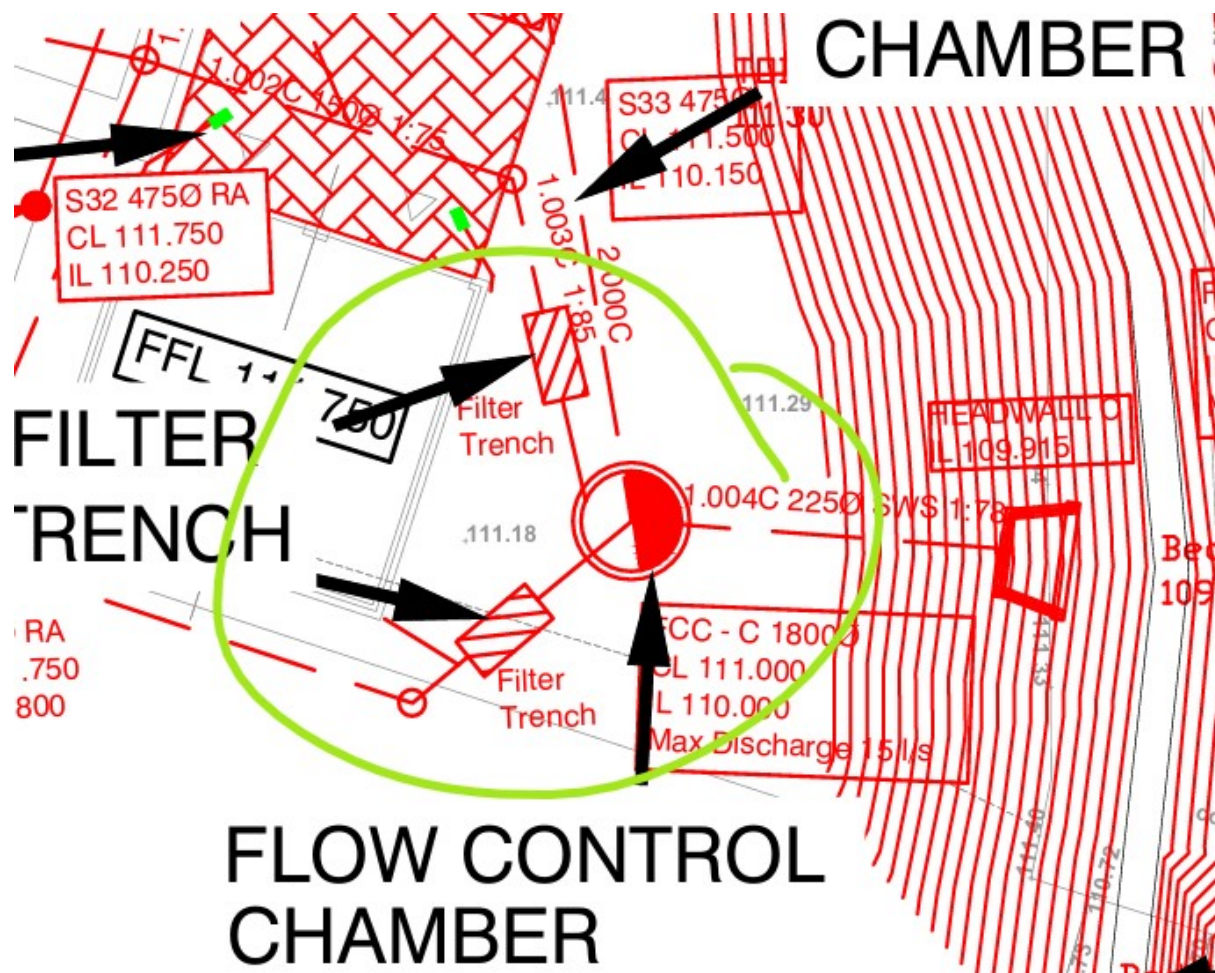
Access for Maintenance

Thank you for providing additional information including digger reach diagrams for the access to the ordinary watercourse for maintenance. We need further information on loading / access across some elements of the drainage infrastructure:

- Will the digger need to cross Tank C? And does this have similar compressive strength as outlined for Tank A? (if so, that's fine because of the cover level being higher than Tank A). **Note added on drawing, I confirm this is the case.**
- For the Permeable paving: Please confirm that you'll have the Load Category 6 PP along the whole road/parking area needed for the digger to access the positions in the digger reach diagram (where you've got PP shown in the plan on the western bank of the watercourse and the area of parking that it may need to cross circled in the screenshot below: **Note added on drawing, I confirm this is the case.**



- Please also confirm provide information for the pipes, filter trench and HB in this area for suitability for digger loading. **Note added on drawing, I confirm this is the case.**



- Filter trenches – confirm if the digger would need to track directly over the filter trench or stand with one track over the trench. If so, we need to see a structural assessment because no loading classification detail is provided for the filter drains. **I have moved the filter trench.**
- Same for the pipework and flow control chamber in this area, will the digger need to cross these to access the watercourse / stand in this area, and if so, provide structural assessment to confirm it can withstand the loading. **I have added a note on the drawing with the appropriate specification.**

CSWMP

Please provide a plan for the management of construction impacts including any diversions, erosion control, phasing and maintenance period (up until the point of completion and or adoption). Including name and contact details of the parties responsible for each task.

- The CSWMP states that *'The design of temporary works to protect the watercourses and wider environment shall be the responsibility of the Principal Contractor on Site'*. If we are to discharge the condition for drainage we need to see these details at this stage.
- No name and contact details have been provided for responsible party, this is TBC in the proforma document (see screenshot)

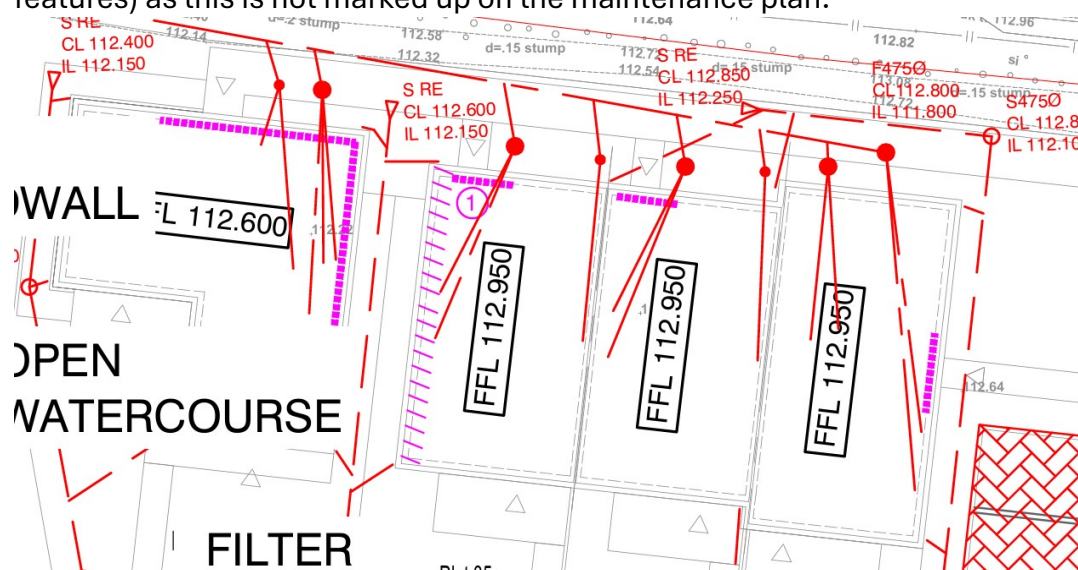
Role	Contact	Company Name & Address	Contact No & Email	Key Responsibilities
Princl. Contractor	To be confirmed	To be confirmed	To be confirmed	

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A groundworker has not been appointed yet, please put this on hold.

Other

- Can you supply an updated drainage plan with the updated highway drainage proposals (as per the maintenance plan) so this can be listed as an approved document.
- On the overall maintenance plan can you confirm what the pink features denote (see examples in screenshot below) and who will these be maintained by (if they are drainage features) as this is not marked up on the maintenance plan.



Drainage has been updated; pink features have been removed.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.



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