

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	25/08/2026
Date of response	15/09/2026

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 4), dated 31.07.26. The document has been amended to include Appendices E through to F which were formerly missing.

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. It is noted that this review of the submission has picked up many discrepancies in the discharge rate proposed throughout the submission.

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 and/ or to provide amenity and biodiversity benefits in accordance with the National SuDS Standards.

At this stage, there are no drawings showing the private/ plot drainage or detailed plot levels; 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 remove the SuDS Handbook Proforma from Appendix F as this has been superseded by the National SuDS Standards which shall be used to compile a compliant drainage design.

- Surface water is shown to pond along a short section of the eastern site boundary. Please update the section on surface water/ mitigation section to address this issue;
- The report advises of a runoff rate of 26.3 l/s in Section 6.3.1; a rate of 26.2 l/s in Table 6-2 (and in the hydraulic modelling) and shows a calculated Q/Bar rate of 19.9 l/s in Appendix E (see below).

Greenfield runoff			
Method			
Method	IH124		
IH124			
SAAR (mm)	My value	Map value	
	865 mm	☐	865
How should SPR be derived?	WRAP soil type		
WRAP soil type	4	☐	4
SPR	0.47		
QBar (IH124) (l/s)	19.9		

Please review the catchment area drawing (seems to be correct) and amend the report, drawings and calculations etc to ensure all rates match.

- The % of urban creep has been confirmed as being 10% and the catchment plan shows a contributing area of 2.47ha, inclusive of this urban creep. Please update the modelling results in Appendix E to demonstrate that this contributing area has been included in the modelling.
- Please update Appendix D to provide detailed design drawings of 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 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.

In line with the National Standards, the LLFA would expect around a 5th of the total impermeable area to be designated as a permeable surface to demonstrate this requirement.

The current design includes permeable paving in private road areas but is not included within private driveways which means that source control is limited.

- The hydraulic modelling results have been updated to use FEH-22 Rainfall Data, however, there is no contributing area summary provided and there is no climate change allowance upon the 30-year storm event as required by the National SuDS Standards (+35%).

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received.

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

