Staffordshire County Council

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	Stafford Borough Council
Planning application name	Hybrid application seeking outline planning permission for the erection of 19 dwellings with all matters reserved except for means of access and detailed permission for the conversion of a barn into a dwelling. Rear Of The Surgery, Wharf Road, Gnosall
Planning application reference	24/40076/FUL
Type of application	FULL
Date consulted	06/03/2025
Date of response	09/04/2025

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	There is significant risk of surface water flooding in the south of the site and on surrounding roads: Wharf Road and The Rank.
Past flooding	There is extensive and substantial evidence of flooding both on this site and to the surrounding roads (Wharf Road and The Rank) including reports of external property flooding reported in large number of resident comments on this application. From this information we can deduce that the issue seems to be related to the capacity and condition of the culvert under Wharf Road causes both frequent and extensive flooding within Gnosall Heath. Mapping suggests that surface water is the main contributor to the excess water trying to enter the culvert. 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	No but a culvert runs through the south of the site. This culvert: • is identified on STW mapping as running from adjacent 'Fair Oak' to the vicinity of an unnamed ordinary watercourse adjacent to Station Road (it is unclear if the two connect at this location). • Is joined by a highway drain to the north of 'Fair Oak' • Is joined by a pipe (of unknown origin) from adjacent 'The Boat Inn' and is believed to connect to the culvert in Wharf Road to the south of 'Fair Oak' which could potentially be a connection from the Shropshire Union Canal.
Other observations	• The site is at a low point with 3 sides of the field sloping towards it. • There is a Spring located on the site. • There is an abandoned well located on site.

Response:

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

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information and there is significant work required to understand the flood risk mechanisms in this area which are giving rise to frequent and demonstrable flooding (as evidenced by the neighbour consultations submitted alongside this planning application).

Once this is understood we will need to see robust mitigation and betterment proposed by the scheme to alleviate the significant flood risk issues in this area before we can consider the principal of development to be acceptable on this site.

Key Points to be Considered

- The FRA needs to be updated with all the neighbour responses to the planning consultation and address the issues causing flooding both to and in the vicinity of this site to make a better assessment of the existing risk to this site and the impacts of a potential scheme to the existing flooding issues in this area.

Culvert

We need to see CCTV survey of the existing culvert network from the within Wharf Road up to the point of connection with the DRN. This is to establish connectivity and condition and to get a better understanding of the potential flood risk mechanisms in this area.

- We also need an understanding of the capacity of network including the known connections referenced in the 'General Observations' section and any that may not be known about to identify the current catchment and load on the culvert as existing.
- We need to see the nature of the connection to the ordinary watercourse / main river at the outfall of this existing culvert.
- hydraulic modelling will be needed to understand the impact of high water levels in the receiving watercourse in addition to the existing contribution from the culvert catchment on the existing culvert up to and including the 1000yr event scenarios to understand the risk from this culvert in the long term.

Suggested Mitigation

Once flood risk mechanisms and the existing risk picture is fully understood, we will need to see a robust strategy for flood risk mitigation and betterment of the existing issues in order to consider the principle of development on this site.

We would suggest that this includes:

- No development within the area of surface water flooding (including the climate change outlines) – this will serve as a flood storage area.
- Daylighting of the culvert within the site and creation of a sizeable flood storage area in the south of the site.
- Significantly restricted flow rates (up to the 1000-year event) into a suitable point of connection. Greenfield is not sufficiently low in this case given the existing flooding issue.
- Attenuation storage up to the 1000year event.
- Upsizing of the culvert to reduce the risk of flooding depending on findings.
- The spring will require a 6m easement and flood risk associated with it will need assessment (especially groundwater risks) before siting any infrastructure close to this.

Please note that this list is not necessarily exhaustive and that new revisions of documents often raise further questions.

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.

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