Burnett, James

From: Planning (SMDC)
Subject: FW: FRM Planning - SMDC - Cheadle - SMD/2016/0808 - Extension at 78 The Cottage, The Green - consultation
Attachments: SCC LLFA Householder Extension In or Near to Surface Water Flow Route Aug 2015.v1.pdf

-----Original Message-----
From: Flood Risk Management Team [mailto:flood.team@staffordshire.gov.uk]
Sent: Wednesday, January 04, 2017 2:31 PM
To: Swithenbank, Arne
Cc: Planning (SMDC)
Subject: RE: FRM Planning - SMDC - Cheadle - SMD/2016/0808 - Extension at 78 The Cottage, The Green - consultation

Good afternoon Arne,

Thank you for consulting us on the above application. Unfortunately I could not access any details on the website, therefore I have reviewed the site generally and assumed a development footprint of less than 250m2. As non-statutory consultees we offer the following comments in good faith:

The site is not within the uFMfSW 1 in 100 year outline and there are no recorded flooding hotspots within 20m or records of Ordinary Watercourses within 5m. The site is shown in the uFMfSW layer for a 1:1000 year, so has a chance of surface water flooding of between 1 in 100 (1%) and 1 in 1000 (0.1%) each year and has a low probability of flooding. Surface water flooding can be difficult to predict, more so than river or sea flooding, as it is hard to forecast exactly where or how much rain will fall in any storm. This is based on the best available information, such as topography, ground levels and drainage. I have attached our Householder Extension guidance which may be helpful.

Considering the apparent nature and scale of the works, the Flood Team have no further comments to offer on this application.

Kind regards,

Janet Askey
Sustainable Drainage Technician
Flood Risk Management Team
Staffordshire County Council
2 Staffordshire Place
Tipping Street
Stafford ST16 2LP

Based at Lichfield Highways,
Trent Valley Road,
Lichfield,
WS13 6EU

(Tues-Fri 9:30am-2:30pm)

janet.askey@staffordshire.gov.uk

flood.team@staffordshire.gov.uk

-----Original Message-----
From: Planning (SMDC) [mailto:planning@staffsmoorlands.gov.uk]
Sent: 23 December 2016 11:30
To: Flood Risk Management Team
Subject: HPRM: External Consultation Letter - App ref SMD/2016/0808

Please find attached document

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