

Staffordshire Moorlands District Council  
Development Control  
Moorlands House  
Stockwell Street  
Leek  
Staffordshire  
ST13 6HQ

**Our ref:** UT/2017/116040/01-L01  
**Your ref:** SMD/2016/0697  
**Date:** 20 February 2017

Dear Madam,

**RECONSTRUCTION OF EXISTING BUILDING AND SUBDIVISION INTO 4 UNITS  
(MIXED USE B1, B2 B8)**

**UNIT 8, CHURNETSIDe BUSINESS PARK, HARRISON WAY, CHEDDLETON,  
STAFFORDSHIRE MOORLANDS, ST13 7RS**

Thank you for consulting us on this application.

We have **no objections** to this application.

Despite the potentially high risk of flooding to the site, the application is for redevelopment of an existing unit on an established business park. The proposals are also supported by a Flood Risk Assessment that shows a betterment in terms of flood resilience than the existing unit, and that there will be no loss of floodplain storage.

We are therefore happy to recommend the following condition:

**Condition**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), dated October 2016 reference w10173-161013-FRA and the following mitigation measures detailed within the FRA:

1. Ground floor finished floor levels are set no higher than 136.56m above Ordnance Datum (AOD) - section 10.1
2. Flood resilient construction will be used within the replacement building - Section 10.2.

3. Implementation of the flood warning and evacuation plan including the identification and provision of safe route(s) into and out of the site to an appropriate safe haven - section 11.1 to 11.3

**Reason**

1. To ensure the structural integrity of the proposed building thereby reducing the risk of damage to the building during flood events.
2. To ensure safe access and egress from and to the site.

Please note that in relation to flood resilient construction, we would recommend electrical sockets and control units are set a minimum of 600mm above the 100 plus 20% for climate change levels.

It should also be noted that the Environment Agency will only accept proposals in this highest risk flood zone (aside from Water Compatible uses as defined in Table 2 Flood Risk and Flood Zone tables of the Planning Practice Guide), that are redevelopments with no increased footprint and include betterment either to the safety of occupiers or the resilience of the built development.

Yours faithfully

**Mr Martin Ross**  
**Planning Specialist**

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