
From:
Sent: 27 January 2022 15:12
To:
Subject: FRM Planning - SMDC - Upper Tean - SMD/2022/0036 - Rear extension at Westbourne, Uttoxeter Rd - FRM Response
Attachments: SCC LLFA Householder Extension In or Near to Surface Water Flow Route Aug 2015.v1.pdf

FAO Lisa Jackson

Good afternoon Lisa,

Thank you for consulting us on the above application. The site is not within the RoFSW 1 in 100 year outline and we hold no records of flooding hotspots within 20m. This site is adjacent to an ordinary watercourse. We recommend development should not take place within 2m of top of bank, to allow for general maintenance. If works are planned to take place within the profile of the watercourse, land drainage consent may be required. Please see our [website](#) for further details.

As a non-statutory proposal, we have no further comments to make. Please see the attached guidance, we hope this is helpful.

Please note that the site is partially within the Environment Agency Flood Zone 2/3. As the EA are statutory consultee upon all proposed developments within Flood Zones 2 and 3, it is envisaged that the Environment Agency will comment on the flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Where they do not provide bespoke comments you should be guided by their standing advice.

Kind regards,



Flood Risk Management

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Providing a Flood Risk Management service for Staffordshire County, Sandwell, Walsall and Wolverhampton Councils.

Staffordshire County Council now charges for their Pre-Application Advice Service. Pre-Application Advice and Consent for ordinary watercourse works for sites in Staffordshire can be ordered through our Developer Advice online form. Please see details and links on our [website](#)

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