

From: [McLaughlin, Anne-marie](#)
To: [Planning \(SMDC\)](#)
Subject: Your ref. SMD/2021/0775 The Boathouse Lakeside Road, Rudyard
Date: 03 February 2022 13:35:15
Attachments: [image006.png](#)
[2022_Process Note 5_Change of Use to More Vulnerable in FZ2 & 3.docx](#)

Hi,

Thank you for referring the above application.

The site lies within Flood Zone 2 according to our Flood Map for Planning (Rivers and Sea). We have produced a series of standard comments for LPAs to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us.

As the proposed change of use is to '*more vulnerable*' development (dwelling) in Flood Zone 2, this application sits within this category.

These standard comments are known as our Local Flood Risk Standing Advice (LFRSA). Please find attached a copy of the LFRSA Guidance Note which applies to this proposed change of use development for your consideration.

Many thanks,

Anne-Marie

Anne-Marie McLaughlin

Senior Planning Advisor – Sustainable Places | West Midlands Area

Environment Agency | Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield, Staffordshire, WS13 8RR

Contact | Ext: 020 302 54111 | **Int:** 54111 | | www.gov.uk/environment-agency
Non-working day Friday

Incident management standby role: Assistant Flood Warning Duty Officer (AFWDO)



This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.