From: Flood Risk Management Team
Sent: 05 June 2023 09:36
To: Planning (SMDC)
Subject: Planning Application SMD/2023/0245 at 192 Trent Villa, Uttoxeter Road, Blythe Bridge
Attachments: SCC LLFA Householder Extension In or Near to Surface Water Flow Route Aug 2015.v1.pdf

Categories:

FAO Lisa Jackson

Good Morning Lisa,

Thank you for consulting us on the above application. As non-statutory consultees for the proposed two storey side extension and single storey rear extension we offer the following comments in good faith:

We note that the application site is within Flood Zone 2 with risk of flooding from the River Blythe (Main River). As the Environment Agency (EA) are a statutory consultee upon all proposed developments within Flood Zone 2 and it is envisaged that the EA will comment on the flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Where the EA do not provide bespoke comments, you should be guided to their standing advice.

This area has a chance of surface water flooding of greater than 1 in 30 (3.3%) each year and has a high 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.

Finished floor levels and surrounding ground levels should be designed in accordance with building regulations to direct surface water away from dwellings and set floor levels at least 150mm above surrounding ground levels.

Please also find attached our standing advice for household extensions.

Given the nature of the proposals, they would result in no significant change to the impermeable area and little change to the surface water runoff generated by the site. Therefore, the Flood Team have no further comments to offer on this application.

Kind regards,

Flood Risk Management Team

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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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