From: Flood Risk Management Team
To: Planning (SMDC)
Subject: RE: External Consultation Letter - App ref SMD/2023/0340
Date: 25 July 2023 17:19:48

Good Afternoon,

Re: Planning Application SMD/2023/0340 New Endon Stores Ltd, 35-37 Station Road, Endon

Thank you for consulting us on the above application. As non-statutory consultees for the replacement business signage we offer the following comments in good faith:

We note that the application site is within Flood Zones 2 and 3 with risk of flooding from the Endon Brook (Main River). As the Environment Agency (EA) are a statutory consultee upon all proposed developments within Flood Zones 2 and 3 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.

We note that areas of the application site are at risk of 1 in 1000year (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. However, there are no reported flooding hotspots within the immediate vicinity of the store.

Based on the information provided in the application documents there will be little change to the impermeable area of the site and 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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Providing a Flood Risk Management service for Staffordshire County, Dudley, Sandwell, Walsall and Wolverhampton Councils.

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-----Original Message-----
From: Planning (SMDC)
Sent: Friday, July 21, 2023 11:46 AM
To: Flood Risk Management Team
Subject: External Consultation Letter - App ref SMD/2023/0340

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