
From: Flood Risk Management Team <>
Sent: 11 January 2024 14:06
To: Planning (SMDC)
Subject: Planning Application DET/2024/0002 at Shaw House Farm, Cheadle Road, Alton

FAO Arne Swithenbank
Planning Officer

Good Afternoon Arne,

Re: Planning Application DET/2024/0002 at Shaw House Farm, Cheadle Road, Alton

Thank you for consulting us on the above application. As non-statutory consultees for the proposed five dwellings created from converting four existing barn buildings we offer the following comments in good faith:

We note that areas of the application site location are at risk of 1 in 1000-year surface water 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.

The Surface Water Flood Map was produced by the Environment Agency and indicates areas that are likely to be at risk from surface water flooding.

Further information on how the mapping was produced and the limitations is available at this website:

<https://www.gov.uk/government/publications/flood-maps-for-surface-water-how-they-were-produced>

This document highlights the limitations (section 8.2) of the mapping and confirms that consequently these maps cannot definitively show that an area of land or property is, or is not, at risk of flooding, and the maps are not suitable for use at an individual property level. It also acknowledges that models of this type tend to perform better in steeper rural areas than in flat urban areas.

A site-specific flood risk assessment (FRA) would be required to evaluate the risk in more detail. The FRA would consider topographical information, detailed surface water sewer network, and property threshold heights, for example.

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. However, we would recommend that flood resilience measures are considered.

[Protecting your property – National Flood Forum](#)

[Flood resilient construction of new buildings - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

The Flood Team have no further comments to offer on this application.

Kind regards,

Flood Risk Management Team



Flood Risk Management

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