

From: [Flood Risk Management Team](#)
To: [Planning \(SMDC\)](#)
Subject: Planning Application SMD/2024/0185 at 191 Uttoxeter Road, Blythe Bridge
Date: 17 May 2024 12:00:12
Attachments: [SCC LLFA Householder Extension In or Near to Surface Water Flow Route Aug 2015.v1.pdf](#)

Good morning,

Re: Planning Application SMD/2024/0185 at 191 Uttoxeter Road, Blythe Bridge

Thank you for consulting us on the above application. As non-statutory consultees for the proposed demolition of existing single story extension and detached garage. New two story extension side gable and rear comprising of 2no bedrooms and bathroom, garage and utility room with single story addition providing kitchen extension with rear access. 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 River Blythe (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.

The application site is at risk of 1 in 100year surface water flooding (medium probability of flooding); and 1 in 30year surface water flooding (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. However, there are no reported flooding hotspots within the vicinity of the property.

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.

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>

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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Providing a Flood Risk Management service for Staffordshire County, Dudley, 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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