
From: Wood, Henry (EXT)
Sent: 10 October 2024 10:31
To: Planning (SMDC)
Subject: RE: External Consultation Letter - App ref SMD/2024/0425
Attachments: E_792224.DOC; SCC LLFA Householder Extension In or Near to Surface Water Flow Route Aug 2015.v1.pdf

Good morning,

This application is non statutory as the building to be demolished and subsequently re-built is less than 250m2. As such, I have attached our standing advice for such applications and offer the following comments in good faith:

The application form states that the existing building is used as a vehicle garage and MOT Workshop (less vulnerable) and will be used as a workshop following demolition and re-construction works (also less vulnerable) so the proposals do not impart an increase in usage vulnerability.

The southern boundary of the site falls on the bank of an EA Main River, however, the Site lies in Flood Zone 1 and would not be at risk of fluvial flooding.

The Site is affected by surface water flooding from the 30-year event so the risk of surface water flooding is high.

As the proposals are not for residential purposes, I think the LPA can reasonably allow this application to go ahead, however, you will need the applicant to demonstrate 1 or other of the measures in the text box in the attached document.

The finished floor level of the building should either be raised above the surrounding ground but if this is not possible, the building should include flood resilient design techniques in the new workshop to keep the building safe over its lifetime.

Many thanks

HENRY WOOD | Flood Risk Officer
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-----Original Message-----

From: Planning (SMDC)
Sent: 19 September 2024 13:25
To: Flood Risk Management Team
Subject: External Consultation Letter - App ref SMD/2024/0425

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