

Flood Risk Assessment

Staffordshire Moorlands District Council

(SMDC) Planning Department

<By Email>

09th September 2025

Dear Sir / Madam,

25-01: Proposed single-storey flat roof rear extension to form dining room at 5 Hall Close, Cheadle

1.0 Flood Risk Mapping Analysis

- 1.1 The nearby brook runs adjacent to the application site to the East at approximately 18m away from the dwelling's road-facing elevation.
- 1.2 Areas of the application site sit within the designated Flood Zone 2. However, in the case of the proposed extension, this sits predominately just outside of the zone, this demonstrated in the image below.

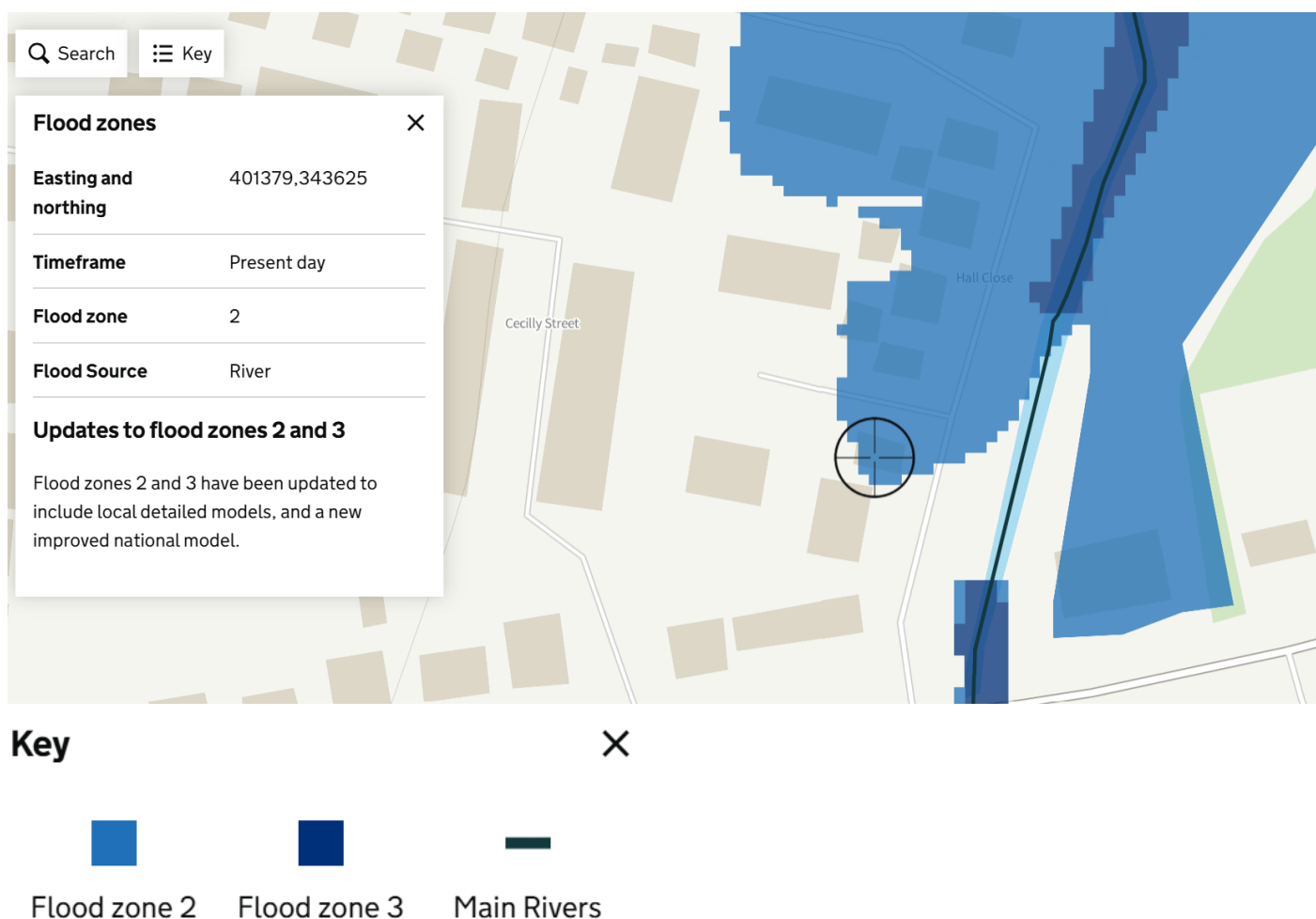


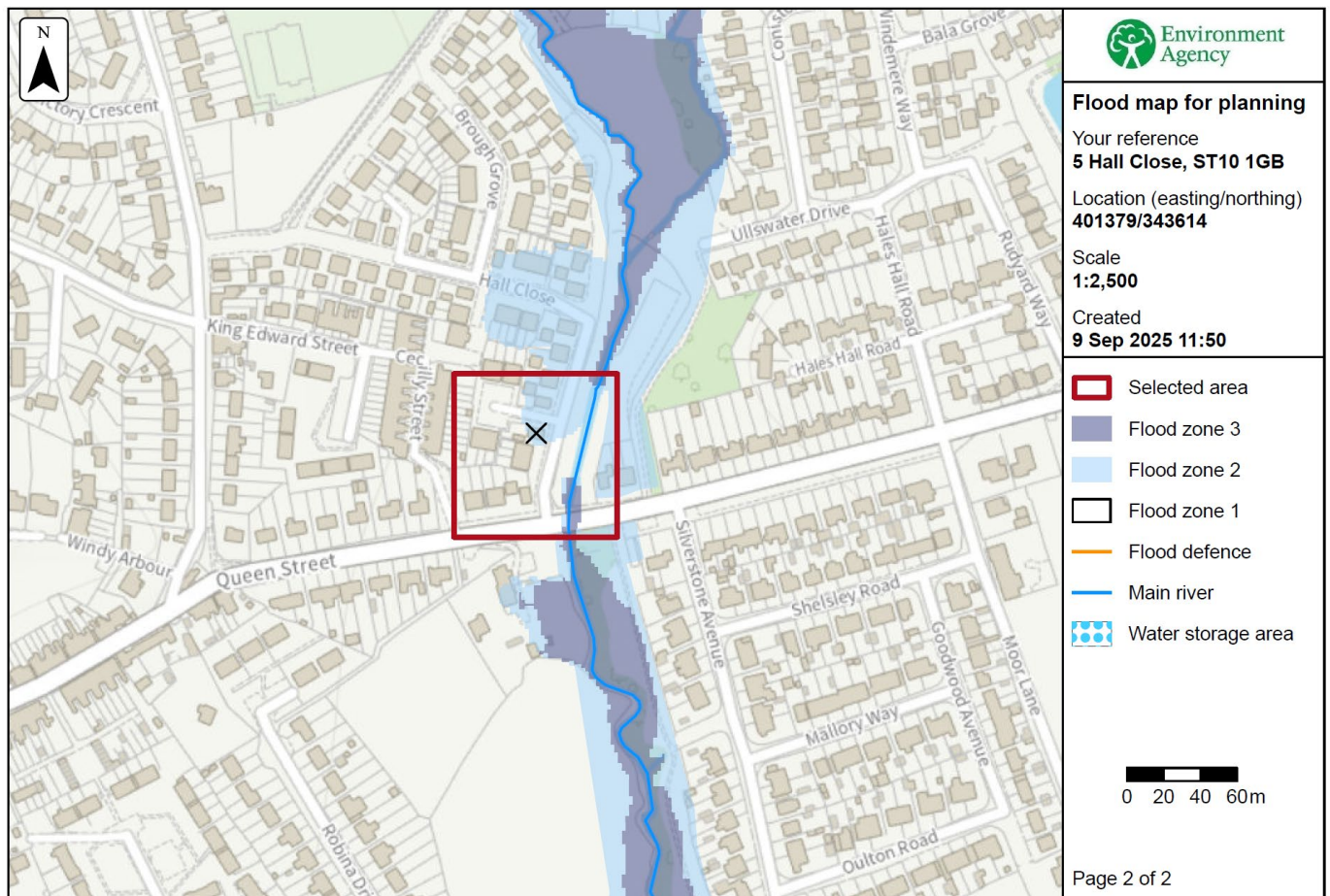
Figure 1: Extract of Flood Risk Mapping from Rivers and Seas for the application site

1.3 In summary, the GOV website / Environment Agency says the following types of Flood Risk are present for the application site:

Rivers and the sea: Medium risk

Surface water: The chance of surface water flooding at this location could be more than 0.1% (1 in 1000) each year.

1.4 The maps and data appear to indicate that there is an extremely low risk to the application site other than if there were flooding from the nearby brook/river.



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Figure 2: Extract of Flood Risk Mapping for the application site

2.0 Flood Risk Mitigation at the Application Site

- 2.1 The Belway homes 'Cecily Mills' estate was approved at outline under 2020/0023T and subsequent discharge of condition applications. The subsequent details that made up the Reserved Matters prior to any construction has dealt with the 'Flood Risk' associated with the site.
- 2.2 The 'Cecily Mills' estate is an existing site which is occupied by approximately 120 dwellings. All of these have been constructed with the flood risk in mind, with conditions applied to certain units.
- 2.3 Non-Material Amendment Application NMA/2020/0016 was submitted and approved. This application outlined the provisions and mitigation put in place for the application site. The Extension to 5 Hall Close was also approved under this permission, and therefore, the principles applied are identical.

Determined on: 21st July 2020

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Land at Cecilly Mill Oakamoor Road Cheadle Staffordshire ST10 4QT

Description of Proposal:

Non material amendment relating to SMD/2017/0660 for amendment of wording of conditions 17 and 25 as follows:

Condition 17 - The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Cecilly Mill, Oakamoor Road, Cheadle v1.1 dated 29th January 2018 and the following mitigation measures detailed within the FRA:

1. Finished floor levels of dwellings located within the Southern Section of the site as identified on figure 10 are set no lower than 156.47 m above Ordnance Datum (AOD).
2. Finished floor levels of dwellings located within the Northern Section of the site as identified on figure 10 are set no lower than 156.95 m above Ordnance Datum (AOD).
3. There shall be no dwellings or structures located within the buffer zone to the Cecilly Brook as shown on drawing reference 19116-3000 Rev J.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason To reduce the risk of flooding to the proposed development and future occupants.

Condition 25 - The reserved matters shall make provision for a buffer zone, free from development, to either side of the Cecilly Brook, as shown on drawing reference 19116-3000 Rev J. The reserved matters shall include details of the boundary treatment, landscaping and future management of the buffer zone. The buffer zone shall thereafter be provided and maintained in perpetuity in accordance with the approved details.

Reason : In the interests of ecology.

Figure 3: Approval from SMD/2017/0660 referencing conditions applied to the application site.

3.0 Conclusion

- 3.1 As Section 2.0 identifies the application site / existing building was subject to development control / planning restrictions which meant that the floor level of the existing unit was established at a level where there was no risk of Flooding. Mitigation and drainage exist at the application site. Additional measures such as the buffer zone were put in place to mitigate flooding from the nearby brook.
- 3.2 This application is primarily concerned with an extension to the rear of one unit. This extension sits beyond the extremity of the flood risk zone. However, the floor levels will match the existing which will mitigate any risk of flooding in line with the conditions applied to the previous application.
- 3.3 For the reasons rehearsed above it is respectfully suggested that the application should be recommended for **approval**.