

Staffordshire Moorlands District Council
Development Control
Moorlands House Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: SV/2025/113312/01-L01
Your ref: SMD/2025/0421
Date: 14 November 2025

FAO: Arne Swithenbank

Dear Sir,

CHANGE OF USE & CONVERSION OF EXISTING GARAGE BUILDINGS TO FROM 2 NO. OF 'SELF BUILD' DWELLINGS

GARAGE SITE AT, FROGHALL ROAD, CHEADLE, STAFFORDSHIRE, ST10 1JT

Thank you for referring the above application, which was received on 5 November 2025.

Flood Risk: It should be noted that the proposed change of use relates to two buildings wholly within Flood Zone 1, the low-risk Zone. Parts of the surrounding area are located within Flood Zones 2 and 3 the medium and high risk zones respectively. Based on the scale, nature and siting of the proposed development we would not provide bespoke comments on flood risk matters in this instance. You may wish to seek the comments of Staffordshire County Council, as the Lead Local Flood Authority (LLFA) and your emergency planning colleagues to ensure they are satisfied that the site, specifically site access, can be managed in a flood event.

Whilst the buildings lie within Flood Zone 1 it would appear that the proposed access road and carparking does encroach within, 8 metres of top of bank of a designated Main River. New development, built structures and/or storage of materials should ordinarily be set at least 8 metres from the top of bank of a Main River. This is to assist in operational management and maintenance, to help improve flood flow and conveyance; and in the interest of biodiversity.

In addition to obtaining planning permission any works, in, over or under, or within 8 metres of the top of the bank of any Main River may require a FRAP from us under the Environmental Permitting (England and Wales) Regulations 2016. For pre-application discussions, we recommend the applicant contact our area Partnerships & Strategic Overview (PSO) Team at: [REDACTED] to discuss this further.

To apply for a FRAP please email our National team at: [REDACTED]
[REDACTED]

For further advice please see: [REDACTED]
[REDACTED]

Please note the riparian owner is responsible for the maintenance of their length of bank, as appropriate.

I trust the above will assist in your determination of the application.

Yours faithfully
Environment Agency
Worcester Road, Kidderminster, Worcestershire, DY11 7RA.
[REDACTED]
[REDACTED]
[REDACTED]

Miss. Georgia Edwards
Planning Officer

Direct e-mail [REDACTED]