

[REDACTED]

Sent: 19 December 2025 19:24

Subject: RE: Planning Application SMD/2025/0498 at Land Adjacent Woodland Cottage
Congleton Road, Biddulph.

[REDACTED]

Dear Sir/Ma,

Planning Application SMD/2025/0498 at Land Adjacent Woodland Cottage Congleton Road, Biddulph.

Thank you for consulting us on the above application. As non-statutory consultees for Single Detached House.

We offer the following comments in good faith:

We note that areas of the application site are within Flood Zones 2 with risk of flooding from River Biddulph Brook. As the Environment Agency (EA) are a statutory consultee upon all proposed developments within Flood Zone 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. 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.

Therefore, the Flood Team have no further comments to offer on this application.

Kind Regards,

Flood Risk Management Team



Flood Risk Management
Economy, Infrastructure and Skills
Third Floor, Staffordshire Place 1
Tipping Street, Stafford, ST16 2DH

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