

[REDACTED]

From: WestMidsPlanning <WestMidsPlanning@environment-agency.gov.uk>
Sent: 22 April 2026 14:52
To: Planning (SMDC)
Subject: RE: External Consultation Letter - App ref SMD/2026/0024
Attachments: 2025_Process Note 3_Ordinary Watercourse_FZ3.docx

[REDACTED]

FAO: Lisa Jackson

Thank you for your consultation of the above planning application. Based on the information received this appears to be a planning proposal which does not require direct consultation with us. To assist we would refer you to:

- For our flood risk comments please refer to our Area Flood Risk Standing Advice - Process Note 3 - development in Flood Zone3 (FZ3) generated by an 'ordinary watercourse'.

We note that the tool storage building itself is located within flood zone 1 with the remainder of the site, including the access in FZ3.

I hope that this is of assistance.

Regards,

Nanette

-----Original Message-----

From: Planning (SMDC)
Sent: 21 April 2026 10:13
To: WestMidsPlanning
Subject: External Consultation Letter - App ref SMD/2026/0024

Please find attached document

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.staffsmoorlands.gov.uk%2FYourData&data=05%7C02%7CWestMidsPlanning%40environment-agency.gov.uk%7Cb55ec5cf61de4824415908de9f8651e3%7C770a245002274c6290c74e38537f1102%7C0%7C0%7C639123596721938485%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiwlLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=j8l3zCCqrTHtkw4tR0HYgSid0d%2FVwLJIs2goeHHMYxM%3D&reserved=0>

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.