

[REDACTED]

From: Wood, Henry (EXT) <[REDACTED]>
Sent: 10 August 2026 11:30
To: Planning (SMDC)
Subject: RE: External Consultation Letter - App ref SMD/2026/0323 - no objection
Attachments: E_840612.DOC

Good morning,

I have reviewed the application form, planning statement and associated drawings.

In terms of planning history, I understand permission was sought under SMD/2026/0045 and was refused (the LLFA do not have a record of this application but refusal was not drainage related I note).

It should be noted that applications with a red line site boundary of more than 1ha should be submitted with a Flood Risk Assessment.

Whilst the site boundary is more than 1ha, the development proposals are somewhat minor and consist of the demolition of a former farmhouse and the construction of a replacement dwelling. Looking at the overall proposals, the buildings make up an area of approx. 10% of the overall site so whilst the overall site area is somewhat extensive, the actual development proposals are somewhat negligible.

In conjunction with the previous refusal, and to address BNG, a pond is also now proposed.

In this instance, I would advise that the production of a Flood Risk Assessment seems onerous given the scale and nature of the development.

In addition, I have reviewed our mapping sources and the Site has no recorded instances of flooding; is not near a watercourse; is in Flood Zone 1 (not at risk of fluvial flooding); and is not at risk of surface water flooding (inclusive of the impact of climate change).

Any surface water generated by the proposals is likely to be limited in the first instance and if required, could be conveyed and stored within the proposed pond.

As such, and given that this is a low risk site in terms of flood risk and surface water generation, I believe it would be pragmatic to state that a Flood Risk Assessment would not be required. In addition, the LLFA would not require any further detail with regard to the matter of surface water drainage.

We would not object to the application therefore.

Many thanks

HENRY WOOD | Flood Risk Officer
SCC Lead Local Flood Authority
Third Floor, Staffordshire Place 1
Tipping Street, Stafford, ST16 2DH
Email: [REDACTED]
www.staffordshire.gov.uk

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

From: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>
Sent: 31 July 2026 12:58
To: Flood Risk Management Team <flood.team@staffordshire.gov.uk>

Subject: External Consultation Letter - App ref SMD/2026/0323

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