

[REDACTED]

From: Flood Risk Management Team [REDACTED]
Sent: 11 September 2026 12:19
To: Planning (SMDC)
Subject: Re: Planning Application SMD/2026/0366 at Silver Springs Leek Road Wetley Rocks.

[REDACTED]

Good afternoon,

Planning Application SMD/2026/0366 at Silver Springs Leek Road Wetley Rocks.

Thank you for consulting us on the above application. As non-statutory consultees for the proposed private equestrian development comprising a six-box stable building, riding arena and associated works.

We offer the following comments in good faith:

Based on our surface water modelling, this site is at the risk of surface water now and in future, and risk of flooding from a nearby brook in the western end of this site. Given the nature of the proposals, they have resulted in no significant change to the impermeable area and little change to the surface water runoff generated by the site. Finished floor levels and surrounding ground levels should be designed in accordance with building regulations to direct surface water away from dwellings without coursing flooding elsewhere and set floor levels at least 150mm above surrounding ground levels.

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

Kind Regards,

Flood Risk Management Team



Flood Risk Management

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