

**PETER GALLIMORE F.F.B., M.I. Const. M.**  
**BUILDING & CIVIL ENGINEERING CONSULTANT**  
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**Your Ref:** Cresswellford Farm.

26<sup>th</sup> August 2014.

Dear Sir or Madam,  
**Cresswellford Farm, Caverswall, Staffordshire, ST10 2PH**  
**Conversion of an agricultural building to a residential dwelling and one flat.**

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My clients are contemplating submitting an application to Staffordshire Moorlands District Council for the above development and in this respect I would appreciate if you would confirm that the above site is not within a flood plain.

The sustainable drainage system foul drainage will be discharged to a new Klargestor or other approved treatment plant, designed tested to EN-12566 and EPP2 standards and the storm and roof water will incorporate a SUDS approach with the dwelling and flat incorporating measures to prevent run-off and pollution relevant to the minimum code for sustainable homes level 4.

Soakaways will be designed to BS8301, and located a minimum of 5.500 metres from any structure.

For your information I enclose an OS Plan of the area also indicating the building and site area edged in red.

If you require any further information or clarification, please contact my office.

I thank you in anticipation of your cooperation in this matter.

Yours Truly,

  
**Peter Gallimore**

**Planning Technical Adviser**  
**Environment Agency**  
Sentinel House  
Wellington Crescent  
Fradley Park  
Lichfield  
Staffordshire, WS13 8RR.

*John Dingley*

john.dingley@environment-agency.gov.uk Creswellford Farm Enquiry 22/09/2014 - 09:26

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FAO: P Gallimore  
12 Oakhill Close  
Team  
Staffordshire  
ST10 2PH

Our ref: UT/2014/113318/01-L01  
Your ref: -  
Date: 22 September 2014

Dear Sir

**CONVERSION OF AN AGRICULTURAL BUILDING TO A RESIDENTIAL DWELLING AND ONE FLAT**

**CRESSWELLFORD FARM, CAVERSWALL, STAFFORDSHIRE ST10 2PH**

We refer to your letter which we received on 28 August 2014. We apologise for the delay in replying.

Having reviewed the information submitted the Environment Agency wishes to make the following comments.

This site is shown on our indicative flood maps to be located within Flood Zone 1. Flood Zone 1 is an area of land with a 'low' probability of flooding as defined in Table 1 of the Technical Guide to the National Planning Policy Framework (NPPF).

However, the Fors Brook (an ordinary watercourse) is located roughly 10 meters from this site and flows in culvert underneath the railway. The Environment Agency holds no flood levels or extents at this location. We recommend that you contact the Lead Local Flood Authority (in this instance Staffordshire County Council) for further details.

We also note the proposal to dispose of foul sewage via a Klargest package treatment plant and associated soakaway. We consider the use of such a system acceptable in this location as there is no available mains sewer. You are advised to contact local Environment Officer, Nikki Cartwright, on 01785 782531 to discuss the potential requirement for a permit from us.

Furthermore, it must be ensured that this development does not result in the deterioration in WFD status of nearby waterbodies.

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Yours sincerely

**Mr John Dingley**  
**Planning Advisor**

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