

SCC FRM Consultation Guidance Matrix

Development Category	Does the development include works that affect flow in an Ordinary Watercourse; or are within 5m of one ¹	Sites that are in the floodplain of the Updated Flood Map for Surface Water (30yr and 100yr) ²	Sites that are within 20m of a known Flooding Hotspot ³	Not in known floodplain
Non-residential extensions with a footprint of less than 250sq meters and household developments.	Standing Advice 1 Land Drainage consent may be needed from SCC FRM	Standing Advice 2	Consult SCC FRM	No consultation of SCC FRM required
Minor habitable development (commercial or residential)	Standing Advice 1 Land Drainage consent may be needed from SCC FRM	Consult SCC FRM	Consult SCC FRM	No consultation of SCC FRM required
Major habitable development (commercial greater than 1.0Ha or residential greater than 0.5Ha or greater than 10 properties). Statutory Role on surface water proposals	Consult SCC FRM Land Drainage consent may be needed from SCC FRM	Consult SCC FRM	Consult SCC FRM	Consult SCC FRM

1. Ordinary watercourse is any watercourse, ditch, stream, culvert or pipe; (except Main Rivers which are supervised by the EA or those under the control of an IDB).
2. Any sites that are on an obvious flow route or include deep flooding as shown on the uFMfSW. Please note that for Cannock, Tamworth, Lichfield, Penkridge and Stafford; we believe the uFMfSW supercedes the existing SWMP flood maps for those areas. We would usually not require consultation on isolated uFMfSW shallow water areas which indicate local low points on a site. These will probably be rationalised during development. (See example on next page).
3. As defined by SCC FRM's Flooding Hotspot layer which shows known historical flooding problems reported by numerous agencies.

Standing Advice 1 and 2 are included in the attached Appendix.

Appendix: SCC FRM Standing Advice from the Consultation Guidance Matrix.

Standing Advice 1

SCC FRM are the Lead Local Flood Authority for Staffordshire. In that role, if there are any works proposed as part of this application which are likely to affect flows in a watercourse, then the applicant would probably need our approval under the Land Drainage Act 1991. This is separate legislation from planning.

Guidance on this process and a sample application form can be found on the SCC website at:

<http://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Watercourse-works/Applying-for-consent-for-watercourse-works.aspx>

Standing Advice 2

Extensions to existing houses and small scale domestic development are unlikely to affect flooding in a serious fashion. Factory or warehouse extensions can be large, but the same principles apply as above.

If a proposed building/wall or other construction appears to sit astride an indicated surface water flow route, the new build may deflect floodwater onto another person's property or raise flood levels by a significant amount locally. In these circumstances, the planning officer should contact us to discuss whether consultation is necessary in that particular case.

If an applicant would like more information, please feel free to refer them to us. Applicants may wish to know if there is flood risk to a building or extension that they are proposing. However, the current uFMfSW mapping does not give sufficiently accurate levels of flooding for SCC FRM to be able to advise them in detail.

In most cases, there is usually a watercourse (open or culverted) associated with the surface water floodplain, which means Standing Advice 1 is also likely to apply anyway.

If you have problems or questions or would like clarification, please contact us at flood.team@staffordshire.gov.uk