

## Sean Roberts

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**From:** Programme Officer  
**Subject:** FW: Examination Library Part 2

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**From:** Robert G Jones  
**Sent:** 01 August 2016 21:32  
**To:** Programme Officer  
**Subject:** Examination Library Part 2

Dear Mr Roberts, I would like this email to be considered for inclusion in the Examination Library Part 2 as a response to a letter from BWD to Mr Dolman.

The letter states that " fundamentally " the site is in zone 1 ( flood risk). An Oxford dictionary definition of fundamentally is " used to make an emphatic statement about the basic truth of something" . The Environment Agency on their website for the general public clearly indicates the site for the food store to be in zone 2 and some in zone 3. This appears to contradict the statement made by BWD. Evacuation plans are usually not required for a zone 1 flood zone but the Environment Agency clearly shows the need for such procedures , required for zone 2 and zone 3. I would appreciate it if you would forward my concerns to Mr Fox about the accuracy of the BWD letter to Mr Dolman.

Robert Jones

Below show part extract of letter ( P2-N27 in examination library part 2)

Our Ref: NTE2229  
Contact: Mr Daniel Allum-Rooney  
Direct Dial: (0115) 8517421

Date: 29<sup>th</sup> July 2016

Dear Mr Dolman,

### **WESTBRIDGE PARK, STONE – FLOOD RISK ASSESSMENT CONSULTATION RESPONSE.**

I am writing to inform you that a revised Flood Risk Assessment (FRA) completed for the proposed site at Westbridge Park, Stone, has shown that the site is at an acceptable level of flood risk, subject to the recommended flood mitigation strategies being implemented.

A detailed review of modelled flood levels compared to the topographical survey confirm the site to be elevated above the 100 year + 20% climate change flood level, with depths of flooding in the 1000 year event considered minimal. Therefore, based on this information the site is fundamentally within Flood Zone 1, which represents the lowest probability of flood risk.

A blockage assessment of the syphon and culvert associated with the Scotch Brook has also shown that there is minimal risk to the site. Based on Environment Agency modelled flood levels, flood depths reach between 100 and 200mm on the site car park, and do not influence the building footprint.

Other sources of flood risk such as reservoirs, sewer flooding and pluvial runoff have been considered and there is no significant flood risk posed to the site from any other source. Additionally, there is no evidence of historical groundwater flooding within the vicinity of the site according to the Stafford Borough Council Strategic Flood Risk Assessment (SFRA).

As discussed, it is recommended that the proposed finished floor levels should be raised to 86.18m AOD, 300mm above the modelled 100 year + 20% flood levels as this is more than sufficient for any residual risk caused by a syphon blockage, which would be a worst case scenario.



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# Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea) ▼

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## Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

Flood Map for Planning (Rivers and Sea) [i](#)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown\*)

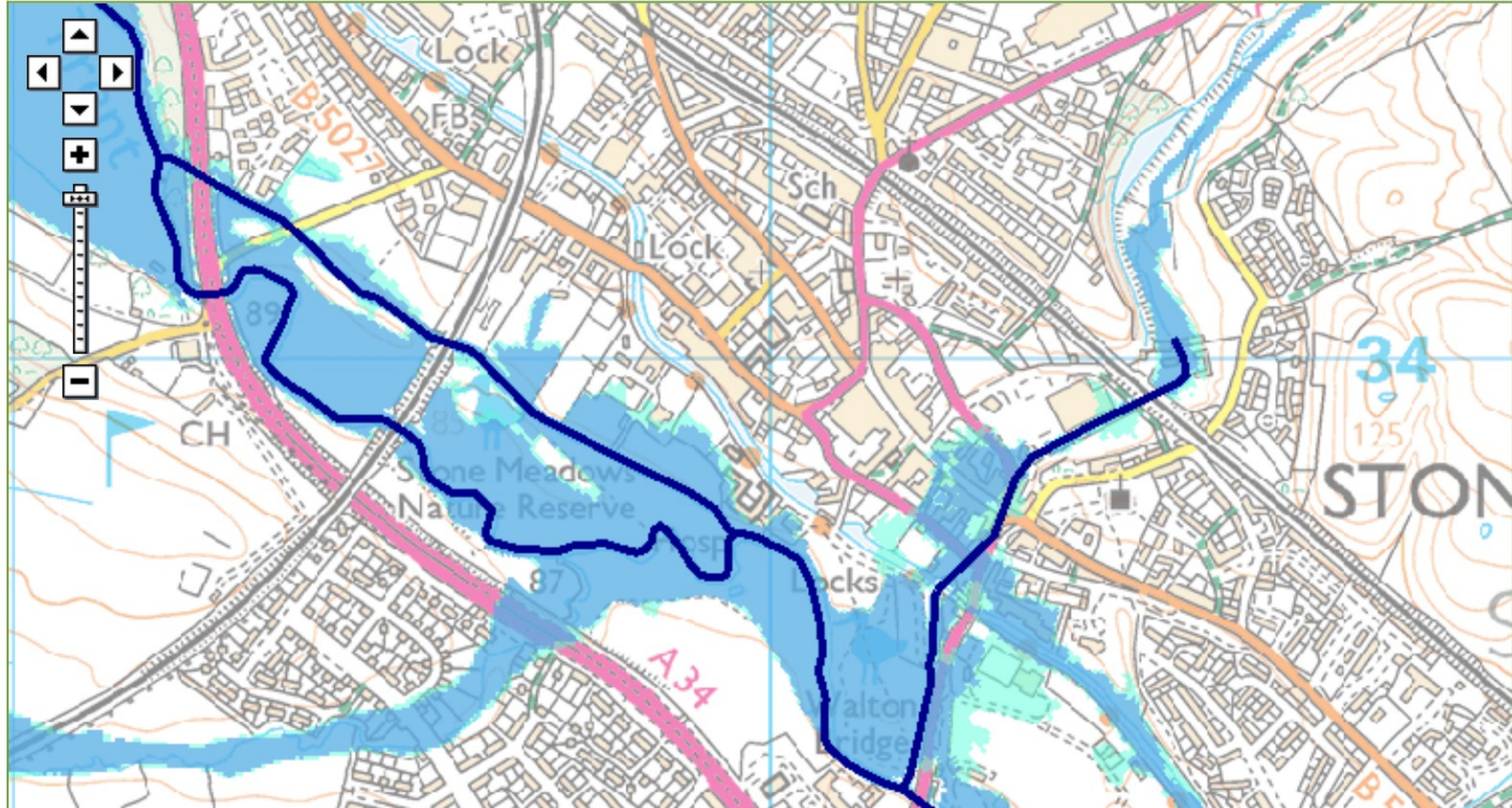
Areas benefiting from flood defences (Not all may be shown\*)

Main River Line [i](#)

Main River Line

Other national environmental organisations [i](#)

Map of X: 389,988; Y: 333,806 at scale 1:10,000





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Flood Warning Areas

Flood Warning

### Map legend

Click on an area for details.

Flood Warning Areas



Areas where we issue flood warnings

Flood Alert Areas



Areas where we issue flood alerts

River and Sea levels



River and Sea levels

Map of ST15 0GZ at scale 1:10,000

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