

Mr David Calrke
Wychavon District Council
Planning Policy
Civic Centre Queen Elizabeth Drive
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Worcestershire
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Our ref: SV/2018/110042/OR-06/PO1-L01

Date: 26th February 2019

Dear Mr Clarke

REGULATION 16 CONSULTATION FOR BROADWAS AND COTHERIDGE NEIGHBOURHOOD PLAN

Thank you for your consultation on the above. We note that Broadwas and Cotheridge Parish have prepared a neighbourhood plan (NDP).

Based on our indicative Flood Map for Planning, it appears that the neighbourhood area falls partly within Flood Zones 2&3 of the River Teme.

We are currently working with the South Worcestershire Councils on the South Worcestershire Development Plan (SWDP) to ensure those matters within our remit including the evidence base for flood risk, waste and clean water infrastructure are secured within the strategic framework of the borough. The associated Neighbourhood Plans clarifies that flood risk should not be a significant issue and that the NDP will conform with the SWDP policies. It should ensure that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.

The document confirms that the Neighbourhood Plan area will not be allocating sites (5.1) – “Consequently there is no need in this NDP to identify significant new allocations of land for residential development”.

Future considerations

We would only make substantive further comments on the plan if you were seeking to allocate sites in flood zone 3 and 2 (the latter being used as the 1% climate change extent perhaps).

It should be noted that the Flood Map for Planning provides an indication of ‘fluvial’ flood risk only. You are advised to discuss matters relating to other sources of flooding including surface water (pluvial) flooding with the South Worcestershire Land Drainage Partnership in their role as the Lead Local Flood Authority (LLFA). The LLFA also has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map. Some watercourses have not been modelled on our Flood Maps (Our Flood Maps primarily show flooding from Main Rivers, not ordinary watercourses, or un-modelled rivers, with a catchment of less than 3km²).

I trust that the above is of assistance.

Yours faithfully

Mr. Alex Thompson
Planning Advisor

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