

## **Comments on additional information from Harris Lamb (dated 22nd December 2014) on flood issues at The Grove, Minsterley**

The comments provided by Stewart and Harris (to Harris Lamb) have been noted. These have been forwarded to David Edwards, Flood and Water Manager, Shropshire Council who has commented as follows:

1. The levels used in the modelling have been verified by the undertaking of a site visit during a flood event on the 24 September 2012. The model accurately portrays the extent of flooding personally witnessed during that site visit. Attached is a photo of the site on that day, together with the extent of the event shown by the modelling that we undertook for clarification.
2. The report was commissioned to assess and mitigate flooding to existing properties on The Grove from the Minsterley Brook. It achieved this, and a scheme to protect those properties is now almost complete. The route that flood water takes to reach properties on The Grove from the Minsterley Brook is across this site. To suggest that the ground can be raised is simply not acceptable. This would remove a large amount of flood storage from the flood plain resulting in increased flood risk elsewhere. It was for this reason, when considering a flood alleviation scheme for The Grove, we discarded the possibility of raising the bank of the Minsterley Brook. In any case, and in accordance with the Planning Practice Guidance, more vulnerable development such as dwellings should not be permitted in flood zone 3b.

It should also be noted that from a wider planning perspective there would be a need to consider the visual impact of any changes in land levels, together with the other reasons identified at the SAMDev hearing session for not identifying the site as an allocation.