



Our Ref: P1020/PD/rb
Date: 23rd February 2015

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

The Site Allocation Plan Inspector
c/o Daphne Woof
Programme Officer
c/o Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

T 0121 455 9455
F 0121 455 6595

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990
PLANNING & COMPULSORY PURCHASE ACT 2004
LOCALISM ACT 2011
REPRESENTATIONS BY BOVALE LTD IN RESPECT OF MINSTERLEY**

Further to the note from the local authority regarding flood plain issues at The Grove, Minsterley I am now able to report on the work which we have undertaken and which sets out, we believe, a contrary position which demonstrates how development can take place in this location in a way which will not only help to mitigate floodplain issues on the site itself but will also provide a benefit to the local community.

Our Client's engineering consultant, Messrs Stuart and Harris confirm that in November 2009 JBA Consulting undertook a flood risk assessment at the site.

An initial desk based study into historical flood events and current flood risk was made with reference to the Shrewsbury and Atcham Borough Strategic Flood Risk Assessment and the Environment Agency's records.

This was followed by the undertaking of a topographical survey on the site and adjoining land. The hydraulic model of the Minsterley Brook was then constructed and was used in conjunction with the data from the Flood Estimation handbook.

The model prepared shows that 90% of the site was within Flood Zone 1 and the remaining site, proportioned towards the north east end falling with Flood Zone 2 and 3.

Our Client's engineers indicate that the flood risk to this portion of the site could be reduced by modifying the right bank of the Minsterley Brook and utilising the right bank floodplain. This land is within the ownership of the developer.

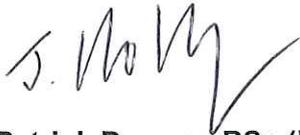
JBA produced a simulation which shows a reduction in the flood risk to the development site and to the existing properties on the Grove. Accordingly, no development will take place within Flood Zones 2 and 3.

We believe that by careful design development can take place whilst at the same time improving current flooding issues which affect existing properties.

Given that there appear to be contrasting views between ourselves and the local authority as to how to approach this matter we suggest that it may be of assistance if we were to attend any round up sessions at the Examination. Certainly we are clearly of the view that the Council's approach represents only one way of dealing with the matter and that alternative approaches funded by the private sector could be brought forward.

We have respectfully requested that you ask the Programme Officer to let us know how you wish to proceed with this matter.

Yours sincerely



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**Patrick Downes BSc (Hons) MRICS
Director**

patrick.downes@harrislamb.com

DIRECT DIAL: 0121-213-6023

**Cc: Riaz Alam – Stuart & Harris
Nick Hawkes – Bovale
James Hollyman – Harris Lamb**

**Att: Current flood outline plan
Proposed flood risk mitigation strategy**