

SHROPSHIRE COUNCIL

EXAMINATION OF THE SITE ALLOCATIONS & MANAGEMENT OF DEVELOPMENT (SAMDev) PLAN

Inspector's additional Question to the Council

I understand that since the Pre-Submission SAMDev Plan consultation period expired, the Environment Agency has placed Much Wenlock in a 'high risk' flash flooding category of a Rapid Response Catchment.

Could you please clarify the up-to-date position and explain what implications, if any, this may have for the delivery of development in Much Wenlock.

Shropshire Council Response:

Shropshire Council's Flood and Water Management Team is aware of the rapid response catchment designation for Much Wenlock and informed the Town Council at a meeting in December 2013. The issue relates to the impacts of flooding from rivers or streams that react rapidly to heavy rainfall and the Very High risk category identified by the Environment Agency. As part of the Much Wenlock Integrated Urban Drainage Management Plan detailed hydraulic modelling was completed identifying the potential flood flow routes for a range of events. The outputs from this modelling, together with the Environment Agency's latest fluvial and pluvial flood maps, have been used to assess the level of risk to any sites proposed as part of the SAMDev process and would be used to assess the implications of any additional development considered against the Much Wenlock Neighbourhood Plan. (For windfall sites, this information is also used by the Flood and Water Management Team when acting as a consultee to the planning process).

This designation does not act as a constraint to further development in principle. It recognises that this type of flooding can occur in Much Wenlock and the issues are to improve community awareness and resilience to flooding, whilst measures being developed by the Environment Agency are around preparedness rather than protection or prevention.

As the Neighbourhood Plan contains a specific objective and a number of specific policies (Objective 3: Reducing flood risk and policies RF1-6) designed to reduce flood risk and a specific commitment to support the implementation of the Integrated Urban Drainage Management Plan it was felt unnecessary to repeat this local specificity in SAMDev. As such it is considered that the Very High Risk designation has no further implications for the SAMDev Plan.