

**Tabulated Warwickshire County Council Flood Risk Management Comments on the  
The Tysoe Neighbourhood Development Plan 2011 - 2031**

WCC FRM has the following content related comments:

Page	Paragraph No.	Commencing:	Comment
30	Map 8	<i>Proposal map</i>	<p>The map shows three allocated sites.</p> <ol style="list-style-type: none"> <li>1. Land to south of Orchards – surface water outline near the bottom on the site</li> <li>2. Land to west of Sandpits Road – surface water outline to the east of the site along Sandpits Road</li> <li>3. Land to the west of Sandpits Road – surface water outline to the west of the site</li> </ol> <p>Site allocation 3 will be a major planning application (13 dwellings), and the LLFA will be Statutory Consultee on Flood Risk and Drainage.</p> <p>Any future planning applications that have a flood outline within them will need to have on-site SuDS or storage features placed outside of this modelled outline, to avoid a loss of capacity.</p>
41	Natural Environmental Policy 3	<i>Flooding and Drainage</i>	<p>This forms the basis of a good policy and we would recommend a few minor additions, detailed below;</p> <p>Point A - You could include a copy of the Flood Zone maps, showing the levels of risk from all types of flooding (fluvial and pluvial) to provide supporting evidence that flood risk is a problem in parts of Tysoe, and encourage development to reduce the impacts from flooding. View maps online at <a href="https://flood-warning-information.service.gov.uk/long-term-flood-risk/map">https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</a></p> <p>Point B - Flood attenuation areas must be located outside of flood zones and surface water outlines to ensure that the full capacity is retained.</p> <ol style="list-style-type: none"> <li>a) You may wish to include consultation with local residents and as a requirement of a site specific Flood Risk Assessment to ensure that the existing flood risk and drainage regime is fully understood.</li> <li>a) You may wish to include a requirement for cut off drainage at the boundary of new developments to reduce the likelihood of flooding from overland flows (this should be picked up in the FRA).</li> </ol> <p>Point C – really good point about controlling run off and greenfield rates for a 1 in 100year event. We would suggest that you add a percentage to the climate change allowance – 40% as stated in our Standing Advice</p>

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		<p>document (which can be found online at <a href="https://apps.warwickshire.gov.uk/api/documents/WCCC-1039-73">https://apps.warwickshire.gov.uk/api/documents/WCCC-1039-73</a>), which was written in line with the Environment Agency's update dated February 2016.</p> <p>You could develop the point to say that on smaller sites where this results in a discharge rate of below 5 l/s, these rates are achievable through water reuse, protected orifices, and better design.</p> <p>You could also include that 5 l/s is NOT the minimum possible discharge rate is achievable. In relation to this, the requirements set out in the following documents should also be adhered to in all cases:</p> <ul style="list-style-type: none"> <li>• The National Planning Policy Framework</li> <li>• Paragraphs 030 - 032 of the Planning Practice Guidance (PPG)</li> <li>• DEFRA's Non-statutory technical standards for sustainable drainage</li> </ul> <p>Point D – good point referencing the preference to above ground features. You could add that SuDS features should be at surface and adequate treatment of flows should be provided to ensure that final flows leaving the site do not degrade the quality of accepting water bodies. You could also include a point that the Lead Local Flood Authority requires SuDS to be designed in accordance with CIRIA 753 SUDS Manual.</p> <p>An additional point to consider adding - the adoption and maintenance of all drainage features is a key consideration to ensure the long term operation and efficiency of SuDS. As part of the planning procedure the LLFA will expect to see a maintenance schedule, at detailed design stages. All SuDS features should be monitored and cleaned regularly as a matter of importance.</p> <p>You could develop a point to encourage new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity, biodiversity and reduced flood risk; and the creation of new culverts should be kept to a minimum.</p>