

Tabulated Warwickshire County Council Flood Risk Management Comments on the Tysoe Neighbourhood Development Plan to 2031

WCC FRM has the following content related comments:

Page	Paragraph No.	Commencing:	Comment
21	3.3.5.1	<i>Scale and Design of Development</i>	<p>If a site is over 1ha or for 10 or more dwellings, it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site specific Flood Risk Assessment must be submitted to the Lead Local Flood Authority for review.</p> <p>You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on Greenfield and brownfield sites.</p> <p>All developments will be expected to include sustainable drainage systems.</p> <p>We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.</p>
23	4.1.0.1	<i>One Village</i>	<p>We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.</p>
24	4.2.0.1	<i>Housing</i>	<p>You could add to your objective a specific point about new developments needing to consider their flood risk and sustainable drainage systems when building on Greenfield and brownfield sites.</p> <p>You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length.</p> <p>All developments will be expected to include sustainable drainage systems.</p>

Page	Paragraph		Comment
25	4.4.0.1	<i>The Natural Environment</i>	We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.
39		<i>Natural Environment Policy 1 - The Cotswolds Area of Outstanding Natural Beauty</i>	
42		<i>Natural Environment Policy 4 – Designated Local Green Space</i>	
31		<i>Housing Policy 2 – Site Allocations</i>	If a site is over 1ha or for 10 or more dwellings, it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site specific Flood Risk Assessment must be submitted to the Lead Local Flood Authority for review.
32		<i>Housing Policy 3 – Strategic Reserve</i>	
41		<i>Natural Environment Policy 3 – Flooding and Drainage</i>	<p>In this policy you state that wherever possible, new developments should incorporate Sustainable Drainage Systems (SuDS). This could be strengthened to say that new development will be expected to incorporate SuDS.</p> <p>You could develop this point to include the SuDS hierarchy. The hierarchy is a list of preferred drainage options that the LLFA refer to when reviewing planning applications. The preferred options are (in order of preference): infiltration (water into the ground), discharging into an existing water body and discharging into a surface water sewer. Connecting to a combined sewer system is not suitable and not favourable.</p> <p>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 https://flood-warning-</p>

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		<p data-bbox="701 148 1397 180">information.service.gov.uk/long-term-flood-risk/map</p> <p data-bbox="701 228 2130 300">In point B of Natural Environment Policy 3 we would recommend including reference to Warwickshire County Council, the Environment Agency and DEFRA, as we have our own set of standards guidance</p> <p data-bbox="701 308 1487 339">https://api.warwickshire.gov.uk/documents/WCCC-1039-95</p> <p data-bbox="701 387 2130 491">Despite Tysoe sitting within Flood Zone 1, it could be acknowledged that this is due to modelling limitations in small catchments such as this, rather than reflecting the actual level of flood risk to the area. As such we support detailed modelling of ordinary watercourses where future development is proposed.</p>