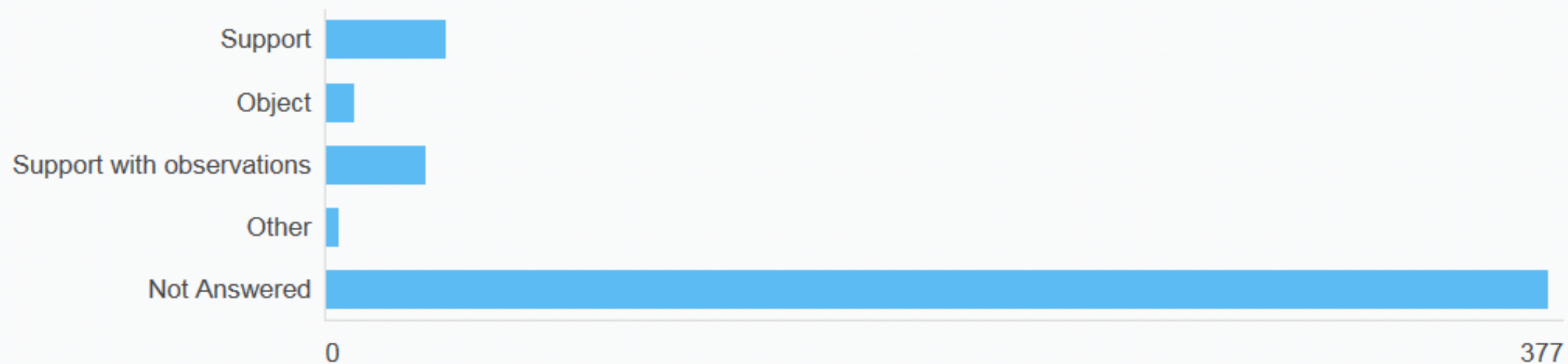


Policy EN11 – Minimising the Risk of Flooding



Option	Total	Percent of All
Support	37	8.132%
Object	8	1.758%
Support with observations	30	6.593%
Other	3	0.6593%
Not Answered	377	82.86%

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Name	UserD	Support/Object	Issue or comment	What changes would you like to see made to this policy?	Officer Response	Proposed Amendment
Robert Ian Lockey	ANON-BHRP-4H3G-2	Support with observations	Why do developers have to do the flood risk assessment when it is in their interest to minimise the risk? How can the Council judge that they have done it objectively and accurately? It is the responsibility of the Council to ensure that the population is protected as far as possible from flooding, therefore the Council should carry out the flood risk assessment (but paid for by developers as part of their applications)	Make it clear the Council has final authority on flood risk.	The Environment Agency (when necessary) and Lead Local Flood Authority are consulted on the FRA.	
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	Needs to highlight the essential part of creating developments with ability to allow for minimising ground run off or suitable water catchment management to prevent flood surging to land drainage. Also to encourage soak away systems to enable ground aquifers to be topped up rather than whole scale direction into rivers and thus highflow rates building out to the sea.	Incorporate more some specific policies that direct on natural ground soak aways and use of more open landscape methods such as block paving/ gravel rather than tarmac and concreting of driveways and paths - especially with the large amount of housing development expected within the borough	This matter is dealt with in Policy EN12: Sustainable Drainage Systems.	
Mr John Brown	ANON-BHRP-4H4Z-P	Support with observations	Flood planes should remain undeveloped. Rivers and ditches must be kept clear at all times. Additional elements should be implemented to slow down water run-off and river flows to hold back potential flood water (e.g. tree planting, enhancing river meanders, rebuilding of river banks, etc).	See above.	Policy EN11 seeks to ensure that the functional floodplain is used for water-compatible uses and essential infrastructure only.	
Lesley Judith Twigg	ANON-BHRP-4HEH-N	Support with observations	Should not build even on flood risk 2 if there are alternative sites--as the very building reduces drainage even further so increases risk	see above	Policy EN11 seeks to ensure that sites at lowest risk of flooding are developed first through use of the sequential test.	
Mr Herbert Daybell	ANON-BHRP-4HEA-E	Support with observations	It is good to see a flexible approach being made on sites which are at risk of flooding. It is well known that most risk of flooding can be designed out and sites made safe of the users and occupiers of future uses.	No further changes are considered necessary and there is an allowance for building on sites at risk from flooding.	Noted	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Support with observations	Development should not be allowed in any area that has a history of flooding	No development which might raise the risk of flooding, not only for the development but other properties in	Policies EN11 and EN12 seek to reduce the risk of flooding from new development.	

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				that area.		
Anthony Thomas	ANON-BHRP-4HFX-6	Support		An independent fully insured (to £25M+) specialist flood management or surveyors comprehensive report and scheme design. This to be required before any Planning permission is granted.	A site-specific flood risk assessment is required for applications in Flood Zones 2 and 3 and for sites which exceed 1 hectare in Flood Zone 1.	Policy amended to: All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should: <u>All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should:</u>
Stephen Denman	ANON-BHRP-4HEU-2	Object	In respect of the housing development in Melton North, off Melton Spinney Road, we are concerned about the increased risk of flooding that may result due to further building along Melton Spinney Road. During heavy periods of rain now, the culvert that runs under Spinney Road is unable to cope with the large volume of water resulting in flooding in the gardens in the adjacent houses and accumulation of water on Spinney Road. Proposals for the development off Spinney Road make inadequate provisions for the increased likelihood of flooding as a result of the increase in housing.		Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the EA and LLFA will be consulted on proposals for the North Sustainable Neighbourhood.	
Susan Love	ANON-BHRP-4HZP-J	Object	Bottesford floods. Development is acceptable in the mainly dry new corner of the village. The current development by Barratt's on Belvoir Rd has resulted in a very unsatisfactory drainage solution. The initial outline plan was to include a pumping station. The full application depended on a gravity system. The result is a fiasco that we should seek to avoid in any development in the future because: 1.The development drains against the lie of the land to the Winterbeck in the south. The Winterbeck is higher than the Devon. 2.The water is controlled in its flow by a steep-sided attenuation pond which is acceptable near a motorway but completely unacceptable near homes, a POS, and adjacent to a children's play area. 3.The water enters the Winterbeck at a height lower than that which the Winterbeck rises to.	Changes that would prevent development that would result in this fiasco. The public need the Planning Authority to challenge developers rigorously. The public cannot be expected to be able to see the potential problems of drainage schemes.	Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the Environment Agency (if necessary) and Lead Local Flood Authority are consulted on proposals.	

			<p>4.An open dyke channels the water straight out of the attenuation pond towards Belvoir Rd (flooded in 2001) before it takes a right angle turn to run parallel with Belvoir Rd (houses on the west side of Belvoir Rd are lower than the land opposite.</p> <p>5.The water enters the Winterbeck at an angle opposed to the direction of the Winterbeck (did Barratt's not know which way the Winterbeck flows?) which is likely to erode the opposite bank causing silting just before it passes under the Belvoir Rd bridge.</p> <p>6.The land which the dyke crosses was flooded in 2001. The Winterbeck rose to the top of the bridge arch in 2012 when residents had an EA flood warning (photo available)</p> <p>7.Houses and gardens on the development have been artificially raised to prevent flooding but where the new gardens meet the gardens of existing residences drainage pipes clear water from the development onto 4" of new 'no-man's land' next to existing gardens. A problem for the future.</p> <p>8. There is no valve to prevent water from the rising Winterbeck flowing back into the drainage dyke along Belvoir Rd.</p> <p>9.The consequence of building on this site is that the raised land and compaction of the soil from site vehicles has produced a POS that is holding water. It is now 4" deep in places and every week since November the area covered by water has increased. It is an unusable space for the public. (Photos can be supplied.) The POS is now saturated and will not be able to hold any water should the dyke or attenuation pond overflow. As mentioned above photos of this unsatisfactory drainage system operating near capacity can be</p>			
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			provided for (March less than one day's rainfall).			
Geoffrey Foster	ANON-BHRP-4HFQ-Y	Support with observations	Proposed development on MBC/057/13 would run the risk of flooding and depending on the execution of any development could place house to the south of the River Devon at risk.			Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the Environment Agency (if necessary) and Lead Local Flood Authority are consulted on proposals.
Jeanne Petit	ANON-BHRP-4HF6-4	Support	What about existing flood problems?			Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the Environment Agency (if necessary) and Lead Local Flood Authority are consulted on proposals.
Graham Storr	ANON-BHRP-4HM4-9	Support with observations	All sounds good but are these criteria being used when looking at the proposed development sites. MBC/057/13 is prime flood area and has been in the recent decades (it states allowing for climate change, so assume it could get worse). Building on it and creating hard surfaces not only poses risk to the new build but the whole village as we have seen.	A strengthening of language to make sure flood plains are not used.		Policy EN11 seeks to ensure that the functional floodplain is used for water-compatible uses and essential infrastructure only. Where no other sites are available the Exception Test must be passed. This is in conformity with the NPPG.
Mr & Mrs J. Rogan	ANON-BHRP-4HMH-W	Object	We support the need to ensure that development has consideration for flood risk. However, these needs to be in respect of not only projecting new development but also in avoiding exacerbating risk to existing houses and communities. Recent winter flooding events in the UK have already shown the problems of evaluating risk against 1 in 100 year flood events where this is based only on historical data -basing new development on the same plus 'an allowance for climate change' is a vague and potentially unenforceable concept. We would like all development alongside rivers or on land that could form part of future water management solutions to protect existing communities to be protected from development.	as above		Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the Environment Agency (if necessary) and Lead Local Flood Authority are consulted on proposals. The SFRA is being updated to take account of the new climate change assumptions from the EA.
Julie Moss	ANON-BHRP-	Support with observations	Rectory Farm development at Bottesford is zone 3 at risk of	None		Part of this site only is in Flood Zone 3. Masterplanning of this development

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	4HM5-A		flooding.		could locate housing away from the floodplain.	
Environment Agency	ANON-BHRP-4HFU-3	Support with observations	<p>We support this Policy on minimising the risk of flooding but as written it is inaccurate and we have suggested amendments in the comments section below.</p>	<p>Remove the words “seek to” from the first line as this is not in accordance with the NPPF. Suggest inserting an additional sentence which states “Development Proposals should not increase flood risk and will seek to reduce flood risk to others. The second paragraph reads as if the Council is accepting development in areas of flood risk by using the word “majority”. It also reads as if the exception test is required in all instances.</p> <p>We suggest that the second paragraph is re-written “ The Borough Council will follow a sequential approach to flood risk management with the aim of locating development on land with the lowest risk of flooding (flood zone 1). For development in flood zones 2, 3a & 3b the exception test will be applied in accordance with Table 3 of National Planning Practice Guidance. Paragraph A, We suggest that this is amended to read “ Is resilient to flooding through design and layout which follows a sequential approach and includes hazard free access to sites for pedestrians and vehicles in the event of flooding” Paragraph B We suggest that this amended to read “Has floor levels which are set above the 1 in 100-year flood level plus an allowance for climate change (in line with the latest climate change guidance), with appropriate freeboard and Paragraph D We suggest this sentence is removed as it contradicts the sentence above eg Development in defended zone 3a is likely to be behind a flood defence ... because it is defended.</p> <p>We suggest paragraph D is re-written “ is safe from residual risk of flood defences failing eg overtopping, breach, pump failure”</p>	Noted.	<p>Amend policy as follows:</p> <p>“Melton Borough Council will seek to ensure that development proposals do not increase flood risk <u>and will seek to reduce flood risk to others.”</u></p> <p>“The Borough Council will follow a sequential approach to flood risk management such that the majority of with the aim of locating development will be located on land with the lowest risk of flooding (flood zone 1). For development in flood zones 2, 3a & 3b the exception test will be applied <u>in accordance with Table 3 of National Planning Practice Guidance.</u>”</p> <p>“Development of sites in Zone 2 will be permitted where development:</p> <ul style="list-style-type: none"> A) Is resilient to flooding through design and layout which follows a sequential approach and includes hazard free access to sites for <u>pedestrians and vehicles in the event of flooding”</u> B) Has floor levels which are set above the 1 in 100-year flood level plus an allowance for climate change <u>(in line with the latest climate change guidance), with appropriate freeboard</u> <p>Development in defended</p>

			<p>Paragraph F reads as if only water compatible use is acceptable in Flood Zone 3A - this is incorrect as other forms of development are appropriate. Suggest the paragraph is re-written to say “ it is appropriate in accordance with table 3 of National Planning Practice Guidance. Delete the following sentence “All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should” and replace it with the following: All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should: Point 3 last line of sentence insert “water” between surface and run-off. Point 4 – remove the word “Urban” as Sustainable Drainage Systems are appropriate to all forms of development, not just Urban. Remove the word “impractical” and replace with “ not technically feasible” Point 7 - Change the wording of part of this policy , we suggest that the following text is removed “culverted watercourses to a natural state in order to reduce flood risk and provide local amenity and biodiversity benefits” and that this text be replaced with “watercourses to a more natural state through the removal of hard engineering, such as culverts and bank reinforcement, in order to reduce flood risk and provide local amenity and biodiversity benefits.”</p>		<p>Zone 3a will only be considered where it can be demonstrated that it meets the requirements A), B), & C) above and:</p> <p>D) It is not behind flood defences so to avoid breach and overtopping <u>safe from residual risk of flood defences failing eg overtopping, breach, pump failure</u></p> <p>Development in undefended Zone 3a will only be considered where it can be demonstrated that it meets requirements of A), B), C), E) above and:</p> <p>F) <u>It is appropriate in accordance with table 3 of National Planning Practice Guidance.</u> Is a water compatible use</p> <p>All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should:</p> <p><u>All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should:</u></p> <p>3. Include a Surface Water Drainage Strategy which demonstrates that ...flood risk elsewhere will not be exacerbated by increased levels of surface <u>water</u> runoff;</p> <p>4. Incorporates Sustainable Urban Drainage Systems and considers their ongoing maintenance unless they are demonstrated to be</p>
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						<p>impractical <u>not technically feasible.</u></p> <p>7. Where appropriate the Council will require developers to restore culverted watercourses to a <u>more</u> natural state <u>through the removal of hard engineering, such as culverts and bank reinforcement</u> in order to reduce flood risk and provide local amenity and biodiversity benefits.</p>
Craig Heaney	ANON-BHRP-4HUY-P	Support with observations	Please see my earlier comments with regard to flooding to the north of town		Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the EA and LLFA will be consulted on proposals for the North Sustainable Neighbourhood.	
Moira Hart	ANON-BHRP-4HU7-M	Support with observations	<p>Long Clawson has a known flood problem related to surface water flooding being channelled into two streams with inadequate culverts.</p> <p>The clause that sites above one hectare should be accompanied by a flood risk assessment is inadequate. All properties should consider flood risk and the knock-on effect on other properties downstream. In villages where there is piecemeal development the overall additive effect of development can be quite significant on the local flooding pattern.</p>		Noted.	<p>Policy amended to: All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should:</p> <p><u>All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should:</u></p>
CHRISTINE LARSON	ANON-BHRP-4HUU-J	Support with observations	<p>Long Clawson floods on a regular basis and the frequency is increasing. The flooding is related to surface water emanating from a myriad of springs on the escarpment during heavy rain and normal spring water being channelled into two streams down the escarpment that used to be ‘fords’ through the village. Both water courses are now culverted under buildings but these are now too small for the level of development and run off water as well as being silted up. This we know from inspections carried out in 2003. At that time, as well as on a later date, these culverts were</p>	<p>The clause that only sites above one hectare should be accompanied by a flood risk assessment should be changed so that a flood risk and the knock-on effect on other properties downstream is considered for all properties in rural areas. The current flood maps should be updated.</p>	Noted. The SFRA is being updated to take account of the new climate change assumptions from the EA.	<p>Policy amended to: All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should:</p> <p><u>All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should:</u></p>

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			designated for replacement after professional surveys by MBC. However, money thought to have been allocated never materialised. The clause that sites above one hectare should be accompanied by a flood risk assessment is inadequate. All properties should consider flood risk and the knock-on effect on other properties downstream. In villages where there is piecemeal development the overall additive effect of development can be quite severe on the local flooding pattern. The current flood maps are out of date in the frequency of flooding - certainly for Long Clawson where we have had three 1:1000 year floods in the 20 years I have lived in the village.			
Clawson in Action - residents' group set up to Keep Clawson Long and Rural and working to support the production of a Long Clawson Neighbourhood Plan	ANON-BHRP-4HBM-Q	Support with observations	Long Clawson has a flood problem related to surface water flooding being channelled into two streams with inadequate culverts. The clause that sites above one hectare should be accompanied by a flood risk assessment is inadequate. All properties should consider flood risk and the knock-on effect on other properties downstream. In villages where there is piecemeal development the overall additive effect of development can be quite severe on the local flooding pattern.		Noted.	Policy amended to: All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should: <u>All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should:</u>
Kenneth Bray	ANON-BHRP-4HBX-2	Support with observations	Developments of less than 1ha need to have a similar assessment. Many local flood issues are caused by small developments. LCC (and even ST) have limited mapping of watercourses and local knowledge is often required to prevent issues arising.	Clearer requirements for small developments	Noted.	Policy amended to: All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should: <u>All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should:</u>
Susan Herlihy	ANON-BHRP-4HE3-Z	Support		Not empty words please		

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Deborah Caroline Adams	ANON- BHRP- 4H38-K	Object	There is no mention of the inevitable rise in the water table as a result of large-scale building work. Whilst new developments are assessed for flood risk, there is no consideration for the increased risk that neighbouring and existing residential areas will experience as a direct result of further development. For instance where I live is at a low point along Melton Spinney Road and there is a proposal for development of the field adjacent to our house. The lowest point of that field is where it adjoins our garden. Heavy rainfall usually means that water from the field which comes down diagonally across it ends up in the barn area next to our garden and actually comes into our garden as well. On several occasions our pond has been polluted by run off from the field next door. Recently our garden, Melton Spinney Road, Thorpe Arnold Cricket Club, the approach road to Tesco's and Tesco's car park flooded after a bout of heavy rain. However according to the Environment Agency we do not have any problems with flooding!	More credence should be given to local knowledge of flood risk particularly when, as in my case, photographic evidence of flooding can be provided. The Environment Agency has no local knowledge and often has not visited the problem areas. Existing sites bordering onto new developments should be assessed for flood risk. No consideration whatsoever has been taken of the effect of further building to the potential flood risk of existing developments. In areas like Melton and Bottesford, existing residential areas will be under threat of flooding as a direct result of building new large scale developments - fact.	The SFRA is being updated to take account of the new climate change assumptions from the Environment Agency. Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the EA and LLFA will be consulted on proposals for the North Sustainable Neighbourhood.	
Anthony Paphiti	ANON- BHRP- 4HBV-Z	Support with observations	With recent high rainfall and flooding affecting many areas of the country, this is a major concern. Inadequate drainage systems spell trouble not just for those residents in the area, but also further afield. Water will follow gravity and run downhill. This is a foreseeable risk and one that is very concerning for residents of villages like Great Dalby.	We should not build on flood plains. We should not approve large developments near to villages that sit in valleys or basins, already a flooding potential, as water falling on hard standing does not drain away into the ground and relies on a sizeable drainage system.	Policy EN11 seeks to ensure that the functional floodplain is used for water-compatible uses and essential infrastructure only. Where no other sites are available the Exception Test must be passed. This is in conformity with the NPPG.	
Shelagh Woollard	ANON- BHRP- 4HB5-Y	Support with observations	Once in a lifetime means nothing these days - over the Christmas period some places were flooded 2 and 3 times despite the fact that they were in once in a lifetime designated areas. We cannot control nature.	No dwellings to be built in or near any flood zone whatsoever.	Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the Environment Agency (if necessary) and Lead Local Flood Authority are consulted on proposals. The SFRA is being updated to take	

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					account of the new climate change assumptions from the EA.	
Clair Ingham	ANON-BHRP-4HMZ-F	Support	We need to consider all these options to manage flood risks	None		
Melanie Steadman	ANON-BHRP-4HFE-K	Object	As previously mentioned, I am not in favour of developments that are wholly dependent on SuDS systems to prevent flooding further down the system. Preference should be given to sites that are not associated with watercourses that already have a known flood risk. FRA's for 1 ha or more - there is no allocation here to consider the urban creep of village infill or the accumulation of a few small sites which, in combination, can affect a flood risk over time. This has already happened to us.	A preference for sites that are not associated with watercourses with a known flood risk. As MBC are likely to adopt the maintenance of these SuDS systems over time, it would be in your best interests to build in places that are not wholly dependent on the maintenance of same. You will be liable if you fail in your "duty of care".	Noted.	Policy amended to: All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should: <u>All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should:</u> 4. Incorporates Sustainable Urban Drainage Systems and considers their ongoing maintenance unless they are demonstrated to be impractical <u>not technically feasible</u> .
Valerie Lever	ANON-BHRP-4HZY-U	Support with observations	Not convinced that flood risk is properly taken into account when planning permission is granted especially with respect to properties near to new developments. At The Wickets in Bottesford the ground has been raised to protect the new houses but people on Belvoir Road feel their house are consequently at a greater risk of flooding	See above	Noted. Policies EN11 and EN12 seek to reduce the risk of flooding from new development.	
michael cavani	ANON-BHRP-4HZ5-Q	Support with observations		Change the opening sentence from 'Melton Borough Council will seek to ensure that development proposals do not increase flood risk' To 'Melton Borough Council will ensure that development proposals do not increase flood risk'	Noted.	Amend policy as follows: "Melton Borough Council will seek to ensure that development proposals do not increase flood risk <u>and will seek to reduce flood risk to others.....</u> "
Thorpe Park Residents	ANON-BHRP-	Object	The Environment Agency web site indicates a high risk of flooding	Any further housing development off Melton Spinney Road, without an	Policies EN11 and EN12 seek to reduce the risk of flooding from new	

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Association	4H67-N		<p>from surface water along Thorpe Brook, adjacent to Thorpe Road and Melton Spinney Road. Local residents are concerned about the increased risk of flooding that may arise as a result of any further building along Melton Spinney Road. The proposed development site to the north of Thorpe Park slopes down to the south-eastern boundary of the field where it terminates in a dyke. Water in the dyke then passes through a culvert under Melton Spinney Road into Thorpe Brook. During periods of heavy rain, this culvert is unable to cope with the large volume of water resulting in flooding in the gardens in the adjacent houses and accumulation of water on Spinney Road</p>	<p>effective plan to combat the increased likelihood of flooding will have a significant impact on the lives of not only Thorpe Park residents, but residents and businesses on Thorpe Road and beyond.</p>	<p>development and the EA and LLFA will be consulted on proposals for the North Sustainable Neighbourhood.</p>	
Bottesford Parish Neighbourhood Plan Steering Group	ANON-BHRP-4HUB-Y	Support with observations		<p>We commend the inclusion of items 4, 7, 8. 9 and would recommend that item G is omitted Planning relies too much on information from Agencies who are reticent about listening to local information. Areas at risk of flooding should be left to later in the build program when accurate studies are available. In our view residential building must be expressly prohibited on land in zones 3a and 3b. For the four watercourses that affect Bottesford, five organisations have to be consulted before any effective overall action can take place. Newark Internal Drainage Board for the Winterbeck Severn Trent Water for the Rundle The Environment Agency for the River Devon Grantham Canal Trust for the Grantham Canal Leicestershire County Council for surface water and ground water issues A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that 98% of respondents agreed</p>	<p>G) cannot be omitted as it is inconformity with national planning guidance.</p>	

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			that developments should only take place in areas that do not flood and in places that would not cause other areas to flood.		
Richard Simon	ANON-BHRP-4HZC-5	Support with observations	<p>I endorse the inclusion of items 4, 7, 8, 9 and would recommend that item G is omitted</p> <p>Planning has to rely too much on information from Agencies who are reticent about listening to local information. Areas at risk of flooding should be left to later in the build program when accurate studies are available.</p> <p>In my view residential building must be expressly prohibited on land in zones 3a and 3b.</p> <p>For the four watercourses that affect Bottesford, five organisations have to be consulted before any effective overall action can take place.</p> <p>Newark Internal Drainage Board for the Winterbeck</p> <p>Severn Trent Water for the Rundle</p> <p>The Environment Agency for the River Devon</p> <p>Grantham Canal Trust for the Grantham Canal</p> <p>Leicestershire County Council for surface water and ground water issues</p> <p>Looking at the fluvial flood map of Bottesford the village appears to be sitting in a lake, the flood risk at Bottesford must be taken seriously.</p> <p>A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that 98% of respondents agreed that developments should only take place in areas that do not flood and in places that would not cause other areas to flood.</p>	G) cannot be omitted as it is inconformity with national planning guidance.	
Bottesford Parish Neighbourhood Plan Steering Group	ANON-BHRP-4H1W-G	Support with observations	<p>We commend the inclusion of items 4, 7, 8, 9 and would recommend that item G is omitted</p> <p>Planning relies too much on information from Agencies who are reticent about listening to local information. Areas at risk of flooding should be left to later in the build program when accurate studies are</p>	G) cannot be omitted as it is inconformity with national planning guidance.	

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			<p>available. In our view residential building must be expressly prohibited on land in zones 3a and 3b. For the four watercourses that affect Bottesford, five organisations have to be consulted before any effective overall action can take place. Newark Internal Drainage Board for the Winterbeck Severn Trent Water for the Rundle The Environment Agency for the River Devon Grantham Canal Trust for the Grantham Canal Leicestershire County Council for surface water and ground water issues A survey carried out by the Bottesford Neighbourhood Plan Steering Group found that 98% of respondents agreed that developments should only take place in areas that do not flood and in places that would not cause other areas to flood.</p>			
JOHN RUST	ANON-BHRP-4HUV-K	Support with observations	<p>Long Clawson has a flood problem related to surface water flooding being channelled into two streams with inadequate culverts. The clause that sites above one hectare should be accompanied by a flood risk assessment is inadequate. All properties should consider flood risk and the knock-on effect on other properties downstream. In villages where there is piecemeal development the overall additive effect of development can be quite severe on the local flooding pattern. Long Clawson floods on a regular basis and the frequency is increasing. The flooding is related to surface water emanating from a myriad of springs on the escarpment during heavy rain and normal spring water being channelled into two streams down the escarpment that used to be ‘fords’ through the village. Both water courses are now culverted</p>	<p>The clause that only sites above one hectare should be accompanied by a flood risk assessment should be changed so that a flood risk and the knock-on effect on other properties downstream is considered for all properties in rural areas. The current flood maps should be updated.</p>	<p>Noted. The SFRA is being updated to take account of the new climate change assumptions from the EA.</p>	<p>Policy amended to: All planning applications for development which exceeds one hectare should be accompanied by a flood risk assessment which should: <u>All planning applications in flood zone 2 and flood Zone 3 and those over 1 hectare in size in flood zone 1 must be accompanied by a flood risk assessment which should:</u></p>

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			<p>under buildings but these are now too small for the level of development and run off water as well as being silted up. This we know from inspections carried out in 2003. At that time, as well as on a later date, these culverts were designated for replacement after a professional surveys by MBC. However, money thought to have been allocated never materialised. The clause that sites above one hectare should be accompanied by a flood risk assessment is inadequate. All properties should consider flood risk and the knock-on effect on other properties downstream. In villages where there is piecemeal development the overall additive effect of development can be quite severe on the local flooding pattern. The current flood maps are out of date in the frequency of flooding - certainly for Long Clawson where we have had three 1:1000 year floods in the 20 years I have lived in the village.</p>			
Sharon Gustard	ANON-BHRP-4H6K-9	Other	Cannot comment as there are no links to what areas have been identified as falling under each zone.			
Colin Love	ANON-BHRP-4HBR-V	Support	See below	<p>That there is a clear policy that any new development would not put existing houses under any additional risk - however minimal. That developers should be required to provide, in some acceptable legal form, an indemnity to existing house owners against the risk of flooding resulting from their development - however unlikely it is argued. Attenuation ponds should be assessed for providing a positive environmental contribution (rather than just a large hole full of water)</p>	Policies EN11 and EN12 seek to reduce the risk of flooding from new development.	
Alan and Heather Woodhouse	ANON-BHRP-4HMQ-6	Support with observations	Flood risk awareness and prevention is particularly significant in Long Clawson, where existing infrastructure appears to be inadequate and ill-maintained.	No further comment	Noted.	
Anthony Edward	ANON-	Support with	I think this is important especially in the Northern area around the country		Policies EN11 and EN12 seek to reduce	

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Maier	BHRP-4HUS-G	observations	park which was formed around a flood relief scheme. Developments off Melton Spinney Road which could contribute to flooding there, also Thorpe Road, Tesco access road and petrol station as recently as March 2016.		the risk of flooding from new development and the EA and LLFA will be consulted on proposals for the North Sustainable Neighbourhood.	
Mick Jones	ANON-BHRP-4H6N-C	Support with observations	Development on the flood plain should be vetoed.	Remove the ambiguity.	Development on the floodplain is acceptable where the Exception Test can be passed in accordance with national planning guidance.	
Burton & Dalby Parish Council	ANON-BHRP-4HU6-K	Support				
Rosemary Barrett	ANON-BHRP-4H16-F	Not Answered	The flood relief scheme at Brentingby appears to be very successful as low lying areas in Melton town centre do not appear to be as badly affected during prolonged wet periods as they were before it was in operation.		Noted.	
Mr DAVID WILSON	ANON-BHRP-4HHF-P	Object	EP21 talks about minimising flooding. Thorpe road and Spinney road already have a flooding risk as seen recently with the brook overflowing and turning Thorpe Arnold cricket pitch into a lake. This has happened many times	Reduce the number of houses on the Spinney road side as well as reroute the suggested path of a ring road across to the Grantham road past twin lakes rather than back towards town.	Policies EN11 and EN12 seek to reduce the risk of flooding from new development and the EA and LLFA will be consulted on proposals for the North Sustainable Neighbourhood and the Melton Outer Relief Route.	
Waltham on the Wolds & Thorpe Arnold Parish Council and Neighbourhood Planning Group	ANON-BHRP-4HBZ-4	Support with observations	More recognition is needed of problems associated with high groundwater and springs.	See above.	Noted. The LLFA is consulted on matters relating to drainage which can be affected by groundwater and underground springs.	
Nicholas John Walker	ANON-BHRP-4HGC-J	Object	The policy has to change the 100 year rule does not apply anymore.	The 100 year rule has to change in line with new climate predictions. Perhaps every 25 years.	Noted. The SFRA is being updated to take account of the new climate change assumptions from the EA.	
John William Coleman	ANON-BHRP-4H6C-1	Support with observations	At the end of the first paragraph, where the list of partnerships includes developers, I would like to see this extended to owners or managers of land which forms the catchment area of flood-prone water courses. This is because the use and management of the land can have a major influence on rates of run-off and drainage, and hence on the potential for downstream flooding.	As above	Noted	Amend policy to: Melton Borough Council willby working in partnership with the appropriate agencies (...), developers <u>and</u> <u>landowners</u> .
Martin Alderson	ANON-BHRP-4HHU-5	Support with observations	1 in 100 year event is way too low, the likelihood or those has become much increased due to climate change.		Noted. The SFRA is being updated to take account of the new climate change assumptions from the EA.	
Anglian Water	BHLF-BHRP-4H83-K	Other	Reference is made to the requirement to submit a surface water strategy for all sites of 0.1ha or greater. However there is no reference to the submission of foul drainage strategy as part of the planning application process. It would be helpful if Policy EN11 could include reference to applicants demonstrating that there is capacity within the foul sewerage network or		Noted	Amend policy to require applicants to demonstrate that the capacity of the foul sewerage network has been

			that capacity can made available when submitting a planning application.		considered in proposals.
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