

## **LOCAL PLAN COMMITTEE – WEDNESDAY, 13 NOVEMBER 2024**

### **QUESTIONS AND ANSWER SESSION**

#### **QUESTION FROM MS G BAKER**

'For clarity, I am referring to the proposal to build 500 properties on the site you have called West Whitwick, within your draft Strategy Plan.

The committee sets out 11 Plan Objectives, No 7 is to mitigate for climate change and vulnerability for flooding. With reference to the Council's Flood Risk Strategy AP7 point 5.6 states that 'developers' should not place residents at increased risk of flooding. The site is on productive farmland, which is susceptible to flooding close to Church Lane, New Swannington and part of the land drains down a steep valley onto Talbot Lane. There are currently a number of areas of wet land in the base of the valley, which attracts wildlife to the area. Following a recent short period of heavy rainfall, the bottom of Talbot Lane was flooded and an increase in water levels is noticeable, even when the landowner has just legitimately maintained their land drainage. It is therefore difficult to envisage how it is possible to build 500 houses on that site, without substantially increasing the risk of flooding in the area.

If you do go ahead and allow houses to be built in a valley where drainage is already a problem and there are limited options for draining that away effectively from the bottom of the valley on Talbot Lane. What can the Council do to ensure that residents don't suffer the same or worse drainage and infestations problems which happened recently in Donnington le Heath?'

#### **RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE**

'Consistent with the National Planning Policy Framework, proposed draft Local Plan policy AP7 seeks to direct development to areas at least risk of flooding. The land to the west of Whitwick is located within Flood Zone 1, which is the lowest risk area for flooding. The Strategic Flood Risk Assessment for the Local Plan confirms that the site satisfies the Sequential Test as required by national policy.

The draft policy for the site includes a requirement for the incorporation of Sustainable Urban Drainage Systems (SuDS) as part of any future development of the site. SuDS schemes are designed to mimic natural drainage regimes so as to reduce surface water flooding. This is done by slowing the rate of run-off together with areas for holding water on site and releasing it at a rate equivalent to a greenfield site.

Neither the Environment Agency nor the Lead Local Flood Authority (Leicestershire County Council) have raised an objection.'