

Tabulated WCC FRM Comments on Welford on Avon Neighbourhood Development Plan

Page	Paragraph No.	Commencing:	Comment
-	-	-	
10	2 & 3	1) & 2)	<p>It appears that Flooding is included in 2) projects and not in 1) planning policies.</p> <p>It would be useful to have clear and correct planning policies in place to improving the flooding situation in Welford in the future?</p>
11	6	5. Infrastructure...	'& surface' should be inserted between 'waste' and 'water' in the final line of this paragraph?
20	2 & 3	HE.9 All new...	<p>Stating that all development within the flood plain will be opposed may be counterproductive? The solution to the flooding of the houses to the north east of Binton Road could be solved by the appropriate development of the flood plain to the north east of them (their rear).</p> <p>We suggest that this is states as : 'All new development within the flood plain will be opposed, unless the development does not result in additional properties being placed at risk of flooding and should where possible seek to remove the risk of flooding from existing properties.' Or similar wording?</p> <p>If this suggestion is adopted, it may also be sensible to separate the two sentences of the following paragraph; such that the final sentence then applies to the whole of HE9?</p> <p>Excluding this type of development will likely mean that there will never be an economic means of providing a flood barrier, as described in the Environment Agency report 'Welford-on-Avon, Initial Assessment, October 2013', to the properties on Binton Road.</p>
21	4	Objective 5...	'& surface' should be inserted between 'waste' and 'water' in the final line of this paragraph.
22	1	INF2...	'waste & surface water systems' are not included in bullet points following this paragraph, but are included in the justification at the top of page 23.
26	3	5. Infrastructure...	'& surface' should be inserted between 'waste' and 'water' in the final line of this paragraph.
26	12	Because of particular...	The final sentence of this paragraph should refer to 'sewerage and surface water systems' not just the sewerage system.
31	1	HLU6...	Excluding this type of development will likely mean that there will never be an economic means of providing a flood barrier, as described in the Environment Agency report 'Welford-on-Avon, Initial Assessment, October 2013', to the

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			properties on Binton Road.
35	-	Flood Risk Zones	The quotes Zones only apply to Fluvial flood risk. Welford also has surface water flood risk. This section should either be renamed 'Fluvial Flood Risk Zones' or amended to include 'five' flood zone types and include reference to the Environment Agency's Surface Water Flood maps.
37	-	(6)	Should include reference to surface water too?
38	-	5. Infrastructure...	The final sentence of this paragraph should refer to 'sewerage and surface water systems' not just the sewerage system.
40	-	HE9...	See comments above.
41	-	HLU6....	See comments above.
44	9	It is clear...	<p>The final two sentences of this paragraph '<i>The modern part of the bridge is seriously flawed in its design with no attempt to increase the height of arches or the spans to prevent blockage. This is further exacerbated by the lack of river dredging by the Environment Agency.</i>' are opinion and factually incorrect.</p> <p>WCC FRM objects to their inclusion and requests that they are removed.</p> <p>Inclusion of this opinion as fact in a document of this standing will add to the confusion relating to these topics and make WCC FRM and Welford FLAGS engagement with the community going forward more difficult.</p>