

Malvern Hills District Council
Development Control
The Council House Avenue Road
Malvern
Worcestershire
WR14 3AF

Our ref: SV/2018/110042/OR-
04/PO1-L01
Your ref:
Date: 28 November 2018

Dear Sir/Madam

Thank you for consultation on the draft Malvern Town Neighbourhood Development (MNP) Plan (MNP) received 09/11/2018.

We note that future growth and site allocations within the Neighbourhood Plan Area (NPA) have been established through the allocations in the South Worcester Development Plan (SWDP), therefore the MNP is not proposing any new housing allocations.

We are currently working with the South Worcester Councils in helping inform the SWDP update, we have recently attended meetings in regard to the SWDP evidence base update - Strategic Flood Risk Assessment (SFRA) and Water Cycle Study (WCS). These are to be finalised in 2019, when these documents come out, you should ensure you utilise the information in the updated evidence base in relation to the MNP. Previously allocated sites, within the NPA, allocated in the SWDP may be updated to have found risk.

We would only make substantive further comments on the plan if you were seeking to allocate sites in flood zone 3 and 2 (the latter being used as the 1% climate change extent perhaps).

There are several 'ordinary watercourses' present in the NPA – some sites where a 'ordinary watercourse' is present, may be shown within Flood Zone 1, but may still be at risk from fluvial flooding, as some watercourses have not been modelled on our Flood Maps (Our Flood Maps primarily show flooding from Main Rivers, not ordinary watercourses, or un-modelled rivers, with a catchment of less than 3km²). Therefore such sites may require assessment as part of a detailed flood risk assessment. Such constraints are to be assessed and demonstrated as part of the evidence base within the SWDP evidence base review - SFRA and WCS i.e. to inform the sequential testing of sites and appropriate / safe development.

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk

Yours faithfully

Mr. Alex Thompson
Planning Advisor

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