

Parish Clerk  
Welland Parish Council

**Our ref:** [REDACTED]

**Your ref:**

**Date:** 03 November 2021

F.A.O: David Sharp

Dear Sir

**REGULATION 14 CONSULTATION ON THE DRAFT WELLAND NEIGHBOURHOOD PLAN.**

Thank you for your consultation on the Neighbourhood Development Plan, which was received on 24 September 2021.

We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our area neighbourhood plan “proforma guidance” (attached). Notwithstanding the above, for example it is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth.

We would only make substantive further comments on the plan if it were seeking to allocate sites in Flood Zones 2 or 3 (the latter being used as the 100 year climate change extent. Whilst we note the plan does include two site allocations (Policy WH4A & WH4B), in accordance with our Flood Map for Planning (Rivers and Sea) the sites are shown to be located wholly within Flood Zone 1 (low risk zone). Where an ‘ordinary watercourse’ is present this would need to be assessed and demonstrated as part of the evidence base within a Strategic Flood Risk Assessment (SFRA) i.e. to inform the sequential testing of sites and appropriate / safe development.

Therefore, in the absence of specific sites allocated within Flood Zones 2 and 3, we would not offer a bespoke comment at this time and advise you utilise our attached area guidance and pro-forma which should assist you moving forward with your Plan.

I trust the above is of assistance at this time.

Yours faithfully

**Mrs Anita Bolton**  
**Planning Advisor**

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