

East Staffordshire Borough Council
Neighbourhood Planning
Planning Policy
East Staffordshire Borough Council
PO Box 8045
Burton upon Trent
DE14 9LG

Our ref: SV/2023/111714/OR-
02/PO1-L01
Your ref:
Date: 15 December 2023

Dear Sir/Madam

Denstone Neighbourhood Plan - Regulation 16 Consultation

I refer to your email of the 26 October and 03 November 2023 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted documents and would offer the following observations at this time.

Based on our indicative Flood Map for Planning, it appears that much of the Parish area lies within Flood Zone 1, the low-risk Zone. It is noted that through Denstone Parish flows the River Churnet (main river) where parts of the Parish lie on the edges of or within Flood Zones 2 which is the medium risk zone; this is land where the indicative annual probability of flooding is between 1 in 100 and 1 in 1000 years from river sources (i.e., between 1% and 0.1% chance in any given year); and Flood Zone 3 which is considered 'high probability' of fluvial flooding and comprises land assessed as having a 1 in 100 year, or greater, annual probability of river flooding. Both are as defined for mapping purposes by the Agency's Flood Zone Maps.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).

We note that the Plan does not undertake housing site allocations, leaving this to the East Staffordshire adopted Local Plan. However, it does cater for the small-scale level of growth identified through policies DEN-SD1, DEN-SD2 and DEN-SD3 which identify sustainable locations for housing, community, and employment development with a focus on developing within the Denstone Settlement Boundary.

It is welcomed that the plan states under DEN-PE4: Flooding and Surface Water that for certain kinds of development, a site-specific flood risk assessment may be required, and East Staffordshire Borough Council can advise on this. Reference is also made in Section 5 Local Green Space to SP27 Climate Change, Water Body Management and

Environment Agency
Hafren House Welshpool Road, Shelton, Shrewsbury, SY3 8BB.
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Flooding of the East Staffordshire Borough Council Local Plan 'Planning for Change' 2012-2031.

It is also noted that reference is also made to DEN-PR4, which we are assuming should be DEN-PE4, within section DEN-ET1: Local Renewable Energy for risk of flooding.

We welcome that within the basic conditions statement, it states that Climate change is a key theme running through policies. This includes reducing carbon impact and promoting green development with superior environmental performance and design and landscape features to reduce carbon impacts. Policies also address flood risk, air quality and other aspects of environmental protection. And that several policies protect the rural environment and biodiversity, including key landscape features and green spaces.

I trust the above is of assistance.

Yours faithfully

Miss Aileen Parry
Planning Officer

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