

Your ref:
My ref: Burton Green NP



Planning Policy
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Communities
Strategic Growth and Infrastructure
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FAO Lorna Hale

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18th November, 2020

Dear Lorna,

Burton Green Neighbourhood Plan – Submission Version Consultation

Thank you for inviting Warwickshire County Council to comment on the submission version of the Burton Green Neighbourhood Plan.

We welcome communities proposing Neighbourhood Plans that shape and direct future development and are pleased to see that the submission version has considered a number of issues we raised at pre-submission stage.

Our Flood Risk Management Team have made some detailed comments you may like to consider.

Page	Para	Commencing	Comment
18	3.1.2	Village Character	We would support the preserving of the Green Belt where possible
31	6.4.1	Local Green Space	We support the protection of open spaces and river corridors – this could be developed to mention the benefits of open space as flood risk management to retain water. Above ground SuDS could be utilised in open spaces.
35	7.1.2	Development Boundary	We support the use of Green Development Boundaries, where possible we would not encourage development in these areas as picked up in Policy 4 of the NDP (Section 6.4.1, page 31).
36	7.2.1	New dwellings	If a site is over 1ha or for 10 or more houses, it is classed as a major planning application, therefore in line with the National Planning Policy Framework, a site specific Flood Risk Assessment must be submitted to the Lead Local Flood Authority for review.
42	7.6	Business and Tourism	You could include an additional point that encourages new developments to open up any existing culverts on a site providing more open space/green infrastructure for greater amenity and biodiversity; and the creation of new culverts should be kept to a minimum. New culverts will need consent from the LLFA and should be kept to the minimum length.

45	7.10.1	Renewable Energy	This point could be strengthened to say all developments will be expected to include sustainable drainage systems instead of 'where possible'
46	7.12.3	Flooding	<p>This point could be strengthened to say all developments will be expected to include sustainable drainage systems. We as the LLFA would not accept any development where SuDS are not present in the drainage layout.</p> <p>Under point 7.12.3 there appears to be a typing error. You have referred to SuDS as Sustainable Urban Draining Systems as oppose to Sustainable Drainage Systems. Page Paragraph Comment</p> <p>As mentioned in our previous consultation, you may wish to include a comment regarding the SuDS hierarchy. The hierarchy is a list of preferred drainage options that the LLFA refer to when reviewing planning applications. The preferred options are (in order of preference): infiltration (water into the ground), discharging into an existing water body and discharging into a surface water sewer. Connecting to a combined sewer system is not suitable and not favourable.</p>

On the whole, the County Council is happy with the revised version of the Neighbourhood Plan and its contents. However, as with all Public Sector organisations, the County Council has the responsibility to deliver its services as effectively and efficiently as possible. It is important that our response to you makes it clear that the County Council cannot commit to any financial implications from any proposals emanating from the Neighbourhood Plan. The County Council will, however, be happy to assist communities in delivering infrastructure providing they receive any funding that may arise from Developer Contributions or any other sources.

Yours sincerely



Janet Neale
Infrastructure Planning Lead
Strategic Growth and Infrastructure