

Mrs S Arnold
West Somerset District Council
Killick Way
Williton
Taunton
TA4 4QA

Our ref: WX/2006/000261/CS-
06/EW1-L02

Your ref:

Date: 18 February 2016

Dear Mrs Arnold

WEST SOMERSET COUNCIL LOCAL PLAN TO 2032 EXAMINATION

Thank you for the additional information received with your email of 17 February 2016.

I can now make the following comments in relation to matter 6: Other sites.

Summerfield Developments (SW) Ltd

We still require plans for these sites in Watchet and Williton. It seems from the documentation that the Williton site is within Flood Zone 3b, functional floodplain, and the Environment Agency would therefore object to any development within this classification.

Sites within Flood Zone 2 and 3a will need to pass the Sequential and Exception Tests, and include a Flood Risk Assessment (FRA) to ensure the development and third party interests are safe from flooding.

The Crown Estate

The development is acceptable within Flood Zone 1, while the parts within Flood Zone 2 will need to pass the Sequential Test and include a satisfactory FRA.

Mr C Shapland

This development is acceptable as it is within Flood Zone 1.

South West Strategic Developments

This site is acceptable within Flood Zone 1, although a small part is within Flood Zone 2 which will need to pass the Sequential Test and include a satisfactory FRA.

Environment Agency
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Acorn Rural Property Consultants

Part of this site is within Flood Zone 3, therefore will need to pass the Sequential and Exception Tests, and include a Flood Risk Assessment (FRA) to ensure the development and third party interests are safe from flooding.

Please note that the Local Planning Authority should ensure that the flood risk Sequential Test has been adequately completed for all sites within Flood Zones 2 and 3. The Developers should demonstrate that there are no reasonably available alternative sites in areas with a lower probability of flooding that would be appropriate for the type of development proposed.

If you wish to discuss any of the above I can be contacted on 020302 50287.

Please quote the Agency's reference on any future correspondence regarding this matter.

Yours faithfully

Richard Bull
Sustainable Places - Planning Advisor

Direct dial 02030 250287

Direct fax 01278 452985

Direct e-mail nwx.sp@environment-agency.gov.uk

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