Dear Andrew

Site Specific Part 2 Local Plan - Representation in relation to Policy KET9, McAlpine's Yard, Pytchley Lodge Road

Thank you for the additional information with regards to the above site, which was received on 11 May 2020.

Our advice on reservoir flooding would not change by altering the proposed allocation to that of only residential development in with Flood Zone 1 (Policy KET9 already states that residential development should only be located in Flood Zone 1). Even if the employment element of the site and any proposed development from Flood Zone 2 are removed.

The site is still within the area at risk of flooding from reservoirs and in accordance with the Level 1 Strategic Flood Risk Assessment (SFRA), a Level 2 SFRA is needed to accurately assess the risk of flooding from nearby reservoirs

This site proposes an increase in vulnerability as the site is currently classed as less vulnerable. (PPG, Paragraph: 066 Reference ID: 7-066-20140306). Given the sites close proximity to a reservoir (immediately downstream of the dam), it is premature to include this site as an allocation as for the local plan consultation as insufficient evidence (e.g. Level 2 SFRA) has been provided to demonstrate the risks have been fully considered and the requirements of the Level 1 SFRA have been adhered to. Policy KET9 should not include the requirement for the evidence to allocate as the risks are unknown.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

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