

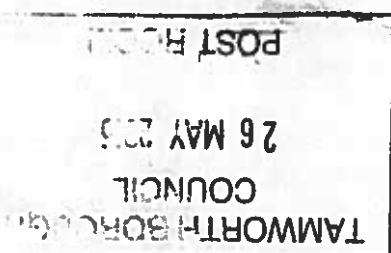
**Tamworth Local Plan 2006-2031
Examination**

Statement of Common Ground

as agreed between

**Tamworth Borough Council
and the Environment Agency**

May 2015



Introduction

- 1.1 This Statement of Common Ground has been prepared jointly between the parties consisting of Tamworth Borough Council ("the Council") and the Environment Agency
- 1.2 The Statement sets out the confirmed points of agreement between the Council and the Environment Agency with regard to the submitted Tamworth Local Plan 2006-2031, which will assist the Inspector during the examination of the Plan.

Background

- 2.1 The Council and the Environment Agency have been working together throughout the preparation of the Plan in respect of protection and improvement of the environment.

Agreed matters

1. Proposed changes to Policy SU4 and Policy IM1 and supporting text

- 3.1 In response to the Environment Agency representation the Council is prepared to make modifications to Policy SU4 Flood Risk and Water Management, Policy IM1 Infrastructure and Developer Contributions and supporting text (new text is in bold, and deletions are struck through):

Policy SU4 Flood Risk and Water Management

All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties and shall seek to improve existing flood risk management. All proposals for development in Flood Zone 2 or 3, or greater than 1 hectare in Flood Zone 1 or where otherwise required by national planning guidance must be accompanied by a Flood Risk Assessment that sets out the mitigation measures for the site and agreed with the relevant authority. Where necessary, proposals will be expected to contribute towards building and maintaining any necessary defences **and maintaining existing defences that are necessary for new development**. Developers should consult the Environment Agency's **flood** maps to ascertain the effects of surface water flooding on potential development sites.

A minimum 8 metre riparian easement for biodiversity and access purposes must be maintained adjacent to the rivers Anker and Tame. Furthermore, an 8metre easement must be maintained between any built development and the toe of Environment Agency maintained flood defences. Planning permission will not be granted for development that compromises the integrity and quality of the strategic network of environmental infrastructure.

Development should exploit opportunities to deliver priorities of the EU Water Framework Directive and the Humber River Basin Management Plan to ensure that River Anker and River Tame meet Good Ecological Status by 2027.

All developments will be expected to incorporate appropriate **SuDS Sustainable Drainage** techniques that will manage flow routes on site, limit surface water run off discharge rates to the pre-development condition and limit or avoid the connection of surface water discharge into the combined sewer network. Sustainable drainage should be considered at an early stage of the design process and be clearly demonstrated and evidenced within the information accompanying planning applications. Development should capitalise on opportunities for incorporating accessible green infrastructure, replicating natural systems and improving biodiversity with SuDS.

New development will be required to open up culverted watercourses wherever it is technically feasible, **re-aligning and naturalising watercourses where possible**, and to ensure that development does not occur above or adjacent to existing culverts.

Supporting text paragraph 7.32

SuDS use a wide range of drainage techniques such as grassed swales, retention ponds, soakaways and permeable pavements. Where appropriate their design should be informed by a hydrological assessment. Infiltration and soakaways of surface water must be investigated as the first and primary means of draining surface water from a site. In addition to reducing flood risk and risk of pollution, SuDS can have wider amenity benefits where they are incorporated into the green infrastructure network and can result in improvements in biodiversity value. **Appropriately designed SuDS can support the implementation of Policies EN3 and EN4 and the aims of the Water Framework Directive.**

Policy IM1 Infrastructure and developer contributions

g) water management measures **including flood alleviation** where required, in accordance with policy SU4.

2. Agreed statement

- 3.2 With the inclusion of the modifications above and those proposed in the Consultation Statement, the Environment Agency are satisfied with the Council's response to representations on the pre-submission Local Plan (LP089a to LP089n). Previously proposed modification MOD051 is no longer required in light of the modification to Policy SU4 above. The Plan is considered sound in respect of the protection and improvement of the environment.

3.3 Statement of Common Ground

Signed on behalf of Tamworth Borough Council		
Name and position	Signature	Date
M Bowers MATT BOWERS HEAD OF PLANNING AND REGENERATION	M Bowers	26/5/15

Signed on behalf of the Environment Agency		
Name and position	Signature	Date
Richard Stockdale		