

Shropshire Council - Northern Office  
(Oswestry)  
Planning / Development Services  
Castle View Arthur Street  
Oswestry  
Shropshire  
SY11 1JR

**Our ref:** SV/2023/111725/02-L01  
**Your ref:** 23/02170/FUL  
**Date:** 06 September 2023

Dear Sir/Madam

**FORMATION OF LINK ROAD WITH FOOTWAY AND CYCLEWAY PROVISION  
BETWEEN THE ELLESMERE BUSINESS PARK ROUNDABOUT ON THE A495 AND  
CANAL WAY, INCLUDING ASSOCIATED MODIFICATION TO THE ELLESMERE  
BUSINESS PARK ROUNDABOUT, RECONTOURING AND EARTHWORKS  
THROUGHOUT THE SITE AND FORMATION OF FLOOD COMPENSATION AREAS**

**LAND BETWEEN THE A495 BUSINESS PARK ROUNDABOUT AND CANAL WAY,  
ELLESMERE**

Thank you for referring the above application, the latest consultation was received by us on 31<sup>st</sup> August 2023.

We note the submission of letter ref SN/RG/BMW2025 dated 16<sup>th</sup> August 2023 from BWB in response to our letter of 17<sup>th</sup> July 2023 and make the following comments for your consideration:

**Modelling:** We appreciate the efforts from BWB to make the model available to us for download and review.

We originally approved the modelling approach in 2014 and are satisfied that revisions have since been made to the modelling to include the latest methodologies and a further hydrological assessment has been undertaken (March 2022), to inform this planning application.

On this basis and taking a pragmatic view, we have concluded that we do not need to formally resubmit the model to our national modelling team for additional detailed review.

**Tetchill Brook Modelling Scenario:** We previously encouraged the applicant to undertake a further baseline modelling scenario which considered the option of daylighting the Tetchill Brook along its current course.

We accept the applicant's explanation that retaining the watercourse along its current

Environment Agency  
Hafren House Welshpool Road, Shelton, Shrewsbury, SY3 8BB.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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route would have limitations for the development and acknowledge that the diversion is in line with the previously agreed approach (outline stage).

**Flood storage compensation:** Ordinarily we would expect flood storage compensation to include level for level, volume for volume compensation (see our FRA guidance note and the PPG section ).

However, we note the applicants' response that for the Tetchill Brook floodplain, the total volume beneath the design flood level is critical rather than the specific elevation breakdowns.

We acknowledge that this approach has been agreed previously (outline stage) and the applicants modelling shows suitable storage volumes are achieved.

We welcome the overall gain in on-site floodplain storage of 2085m<sup>3</sup>.

**Culverts:** We welcome the applicant's clarification on the culverts at site and the reasoning behind rejecting clear span bridges as alternative solutions.

**Note:** The Tetchill Brook is classified as an 'ordinary watercourse', the Lead Local Flood Authority (LLFA) would be the primary consenting authority in relation to works to the brook. Therefore, your Flood and Water Management team should be consulted to confirm that they are satisfied with the proposed works to the Tetchill Brook.

**Newness Brook Flood Risk Betterment:** We previously suggested that opportunities for flood risk betterment should be explored in relation to the Newness Brook and the additional parcel of land now included in the current application. We accept the applicant's response that this would present limited opportunities and welcome the additional clarity provided.

Overall, we acknowledge that many aspects contained within this application have been previously agreed with the Environment Agency.

Considering the additional information presented, we can **withdraw our objection in respect of flood risk.**

We do however refer you back to our letter dated 17<sup>th</sup> July 2023 and our comments in respect of ecological betterment which need addressing.

Yours faithfully

**Emma Millband**  
**Planning Officer**