



Development Management
South – Craven Arms team
The Gateway, The Auction Yard
Craven Arms, Shropshire
SY7 9BW

31 January 2017

Dear Sirs

Response to application 17/00230/FUL

NEW BUT NOT REVISED APPLICATION FOR 3 HOUSES AND GARAGES ON THE LINNEY HOUSE SITE

Proposed Development: Erection of three detached dwellings with garages:
formation of new vehicular accesses
Location: Land adjoining Linney House, Linney, Ludlow
Planning Reference: 17/00230/FUL

OBJECT – on behalf of the Friends of the Corve and Teme

We are concerned about the flood risks associated with this planning application. Others have made representations ever since this development was first mooted, three years or so ago. Not only do the flood maps need to be challenged on the grounds of local observations, they ignore the geology. Furthermore, the whole basis of assessment is incorrect because the wrong river has been used in the analysis! It should of course be the Corve, not the Teme.

Photographic evidence shows that there have been at least five major flood events on the River Corve in Ludlow over the last century, in 1924, 1947, 1998, 2007 and 2014, and the probability of such events recurring are clearly shortening. The proposed houses lie within metres of the Corve. Plot 1 lies mostly within Flood Zone 2, and Plot 2 is surrounded by Flood Zone 2. To approve building on a flood zone today seems irresponsible.

The geological evidence clearly shows the long term and ongoing behaviour of the river. In addition to surface flow, groundwater rise needs to be addressed since the geological profile (Fluvioglacial sands and gravels overlying Upper Silurian Raglan Mudstone Formation)

indicates such behaviour is possible. There is also direct evidence of high groundwater levels around the natural Boiling Well spring in the meadow opposite the site.

The actual presence of alluvium (deposited directly by the flooding of rivers) is clearly marked on the published British Geological Survey maps and known to gardeners in the Linney. The significance of the distribution of alluvium across the lower parts of the proposed development site is that it clearly indicates a flood risk. The upper parts were also once deposited by floodwaters but these deposits date back to the last Ice Age (the Devensian) and are no longer active. They have, however, been worked as a source of sand and gravel in the early part of the 20th Century.

The impacts on the arrangements for disposing of excess water are unclear. The existing sewer is already at maximum capacity. SUDS will not work where the groundwater levels are high and the elevation low, impeding dispersal of flow into the groundwater regime. This remains an unanswered issue.

We are also concerned at the lack of reference to the former sand and gravel workings on the site. These are documented in the literature and are obvious in historical aerial photographs taken during the first half of the 20th Century. The workings are also clear in the detailed site plans accompanying the application. This seems to be much more important than reference to the over-wintering of animals from Jolly's circus, yet receive no attention.

Rosemary Wood

Rosemary Wood,
Chairman,
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FRIENDS OF THE CORVE AND TEME - Ludlow's Flood Action Group

working actively in partnership with organisations, agencies, landowners, developers and interested parties to ensure every possible measure is taken to alleviate flooding along the catchment of the Corve and Teme, assist in future flood awareness and resilience in the town, and preserve, maintain and improve local waterways, riverbanks and habitats

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