
From: Nicholas Milner [nmilner@peel.co.uk]
Sent: 14 February 2011 17:28
To: programme.officer@ntlworld.com; Edwards, Andrea
Subject: Trafford Core Strategy - Council's Response to Main Matter 5 - Clarification by Peel Holdings on behalf of Homestar Investments Limited
Attachments: Ashton Upon Mersey Red Edge.pdf; Ashton Upon Mersey Flood Zone Extents - Peel Site Red Edge.pdf

Dear Ms. Parker

Peel submitted Further Written Representations on behalf of Homestar Investments Limited (CD 12.36.5) on the 3rd February 2011. We note that Trafford Council have now produced Topic Papers in Response to the Main Matters, Issues and Questions raised by the Inspector and have noticed that the Council have comments in CD 12.35.5 in relation to Flood Risk. Peel would like to comment as follows on the Council's statement on Flood Risk to address a specific technical detail which might otherwise be misleading in relation to the submissions made by Homestar:

Within the Council's Response to Main Matter 5 (CD 12.35.5) it is stated in para 5.7.3 that:

*'5.7.3 This surplus of housing land, together with the fact that **much of the Green Belt land in Ashton Upon Mersey is in Flood Zone 3** and is shown as part of Strategic Green Infrastructure network in the Greater Manchester GI Framework (CD4.4.5 Fig 95 page 131) has led the Council to conclude that a review of the Green Belt in this location was nether justified or required.'* [our emphasis].

Peel believes that this statement is potentially misleading. In regards to the Flood Zone designations, Peel would like to point out to the Inspector that the Ashton Upon Mersey Site (please see attached Red Edge), which it has promoted in its Further Written Representations, is not in a Flood Zone. This is evidenced on the attached Plan which is an extract from the Environment Agency's website and shows the extent of the Flood Zone in the locality. It can be clearly seen that the site which is in the Green Belt in Ashton Upon Mersey is not within a Flood Zone.

Peel would be grateful if this matter is brought to the Inspectors attention so that it is clear that the Homestar's Ashton Upon Mersey site is not in a Flood Zone.

If you would like any more information, please do not hesitate to contact me.

Yours sincerely

Nicholas

Att.

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28/02/2011

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