

Mr Neil Hargreaves  
Uttlesford District Council  
Council Offices London Road  
Saffron Walden  
Essex  
CB11 4ER

**Our ref:** AE/2018/122831/01-L01  
**Your ref:** NHP  
**Date:** 15 June 2018

Dear Mr Hargreaves

## **NEWPORT, QUENDON & RICKLING NEIGHBOURHOOD PLAN**

**NEWPORT PARISH COUNCIL, WATERLOO HOUSE, HIGH STREET, NEWPORT, CB11 4ER.**

Thank you for consulting us on the Newport, Quendon and Rickling Neighbourhood Plan as submitted and our letter contains our response and information in relation to environmental issues that should be considered during the development of the Neighbourhood Plan.

Our principal aims are to protect and improve the environment, and to promote sustainable development, we:

- Act to reduce climate change and its consequences
- Protect and improve water, land and air
- Work with people and communities to create better places
- Work with businesses and other organisations to use resources wisely

You may find the following two documents useful. They explain our role in in the planning process in more detail and describe how we work with others; they provide:

- An overview of our role in development and when you should contact us.
- Initial advice on how to manage the environmental impact and opportunities of development.
- Signposting to further information which will help you with development.
- Links to the consents and permits you or developers may need from us.

Building a better environment: Our role in development and how we can help:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/289894/LI\\_T\\_2745\\_c8ed3d.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LI_T_2745_c8ed3d.pdf)

### **Flood Risk**

Environment Agency  
Cobham Road, Ipswich, Suffolk, IP3 9JD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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The Neighbourhood area lies within Flood Zones 1, 2 and 3. These are defined as having a high, medium and low probability of flooding. Policy EN3 addresses development within Floodplains. It does not determine whether it is addressing Flood Zone 2 or 3 or both. We believe that the policy could be more detailed to advise which Zones it wishes to oppose to development in.

Policy EN5 supports the use of local evidence for planning development. When reviewing applications for development in Flood Zones 2 and 3, we wish to remind the Local Planning Authority that the NPPF should be followed when determining decisions. While additional information can be helpful, Flood Zone maps should be used in Flood Risk Assessments.

### **Sequential Testing**

If the site contains a range of Flood Zones, the sequential approach should be applied within the site to direct development to the areas of lowest flood risk. If it isn't possible to locate all of the development in Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. This is applicable to any proposed development in the Neighbourhood area to ensure that flood risk is minimal.

### **Contaminated Land**

Part of the Neighbourhood lies in a Source Protection Zone and on top of a Principal Aquifer. This has the potential to increase the sensitivity of the groundwater. The site designations highlight the environmental constraints within the site boundary of Chalk Farm Lane and show the awareness of potential contamination on site. We are pleased to see that any development put forward on Chalk Farm Lane will be accompanied by a risk assessment. Further information on how to deal with contaminated land can be found at <https://www.gov.uk/government/collections/land-contamination-technical-guidance>

### **Natural Environment**

Studies have shown that natural capital assets such as green corridors and green amenity spaces are important in climate change adaptation, flood risk management, increasing biodiversity and for human health and well-being. An overarching strategic framework should be followed to ensure that existing amenities are retained and enhanced. HA6 recognises paragraph 109 of the NPPF which supports this.

Development management should guide the provision of green infrastructure which should be delivered in a collaborative approach between developers, councillors and the local community. SuDS are often part of building green infrastructure into design. For more information please visit <http://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html>

Please note that the view expressed in this letter are a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.

Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on the progress of the plan.

We trust this advice is helpful

Yours sincerely

A handwritten signature in black ink, appearing to be 'N.K.', with a long horizontal flourish extending to the right.

**Miss Natalie Kermath**  
**Planning Advisor**

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