

Colin Wilkinson
Planit-X

Our ref: AN/2013/118485/OR-01/PO1-L01

Your ref:

Date: 30 September 2016

Dear Colin

Brigstock Neighbourhood Plan

Thank you for referring the seven housing site options for proposed residential development in Brigstock, which was received on 28 August 2016. Please accept my apologies for the delay in our response.

Sites 1,2,4,5,6, and 7 Constraints

These sites fall within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. Drainage from new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SuDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plans produced by your Authority.

Site 3

Part of this site falls within Flood Zone 2, defined by the PPG as having a medium probability of flooding. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. All development proposals in this zone should be accompanied by a flood risk assessment (FRA).

Prior to investing resources in completing a FRA, applicants are advised to contact the Local Planning Authority (LPA) and discuss how the flood risk Sequential Test a set out in the National Planning Policy Framework (NPPF) will affect the proposed development at site 3. It is possible that the development will be inappropriate and be refused planning permission irrespective of any FRA.

Water Infrastructure

The Environment Agency is actively promoting water infrastructure services planning to secure delivery of sustainable development.

The preferred option for discharging sewage is to connect to the public foul sewer where it is reasonable to do so. We will not normally grant a discharge consent for a

private sewage treatment systems where it is reasonable to connect to the public foul sewer.

Any application should demonstrate that it has fully explored all the ways the development might connect to a public foul sewer. Connection to sewer offers the most environmentally, economically and socially appropriate long-term solution.

Charged Service for Planning Advice

If further bespoke advice is required outside of a formal planning application then this will form part of our charged for planning advice service.

Please note that this response is based on the information provided at this time and if this changes in the future we would need to consider our position again. We trust that the above information is of assistance.

If you would like to discuss our response further, or would like more information about our charged for planning advice service, please do not hesitate to contact me.

Yours faithfully

Kerrie Ginns
Sustainable Places - Planning Adviser
Direct dial 02030253304
Direct e-mail kerrie.ginns@environment-agency.gov.uk



The Government Standard

Awarded to the Environment, Planning and
Engagement Department,
Lincolnshire & Northamptonshire