



Our ref: AE/2017/121642/01-L01

Date: 17 May 2017

Dear Mr Price

HARTEST NEIGHBOURHOOD PLAN

Thank you for consulting us on the Hartest 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/LIT_2745_c8ed3d.pdf

Environmental Quality in Spatial Planning <http://www.english-heritage.org.uk/publications/environmental-quality-in-spatial-planning-supplementary-files/>

Please also find attached to this e mail our document "Planning for the environment at the neighbourhood level."

Page 17 of the plan identifies that there are areas of Flood Zone 3 beside the ordinary watercourse inside the Built-Up Area Boundary. Any infill development within Flood Zone 3 must be supported by a site-specific Flood Risk Assessment and pass the Sequential and Exception Tests. This is to demonstrate that the development will be safe for its lifetime and not increase flood risk to any neighbouring sites.

Please note that the view expressed in this letter by the Environment Agency is 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 useful.

Yours sincerely

A handwritten signature in black ink, appearing to read 'E. Stewart', written in a cursive style.

Miss Eleanor Stewart
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