

Rushcliffe Borough Council
Civic Centre Pavilion Road
West Bridgford
Nottingham
NG2 5FE

Our ref: LT/2006/000353/CS-
06/IS1-L01
Your ref: RM/875
Date: 27 March 2017

Dear Sir/Madam

Rushcliffe Borough Council Local Plan Part 2 - Further Options

Thank you for consulting us on the Further Options version of the Land and Planning Policies (LAPP) for Rushcliffe Borough's Part 2 Local Plan, on 17 February 2017.

We understand that the purpose of the document is to identify options to accommodate increased housing numbers across the plan period. Whilst we have no objection to the general proposal to allocate further housing sites, we would like to take this opportunity to highlight some areas/sites where environmental constraints and opportunities exist. We recognise that we have already commented on some of these sites during previous consultation stages, however, we have repeated comments where appropriate to ensure clarity and consistency.

With particular reference to flood risk, we still have concerns that a handful of the proposed sites are located in flood risk areas. For our detailed comments on each of these sites, please see the information enclosed in the Appendix. In summary, should any of these sites be put forward for allocation, the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS.

If your Authority determine that the sequential test has been passed then a site specific flood risk assessment (FRA) will be required as part of the flood risk exception test, to support any formal planning application. The FRA will be required to demonstrate the safety of the development and future occupants, and should focus on flood risk reduction, both on and off site. Ultimately, if sites are to be allocated within Flood Zones 2 and 3, we would wish to comment on the site specific policies to ensure that FRA requirements are appropriately addressed. We are therefore keen to meet with your Authority to discuss how you intend to apply the flood risk exception test to those sites which are ultimately allocated.

We would also like to take this opportunity to present the following informative advice on flood risk and climate change.

Important reminder – flood risk and climate change

Please note that updated guidance on using climate change allowances was published on the gov.uk website on 19 February 2016. The guidance can be found at the following link '[Flood risk assessments: climate change allowances](#)'. We would like to take this opportunity to highlight that Greater Nottingham's Strategic Flood Risk Assessment (SFRA) has not incorporated the new climate change allowances, as the document was published in 2010. Given the current SFRA utilised climate change figures which have since been superseded, it is likely that the picture of flood risk may in fact be worse in some areas.

The guidance goes on to recommend that the new climate change allowances should be taken into account for all development plans that haven't yet been submitted for examination. **It is our opinion that the new climate change allowances will therefore need to be considered when carrying out the flood risk sequential test process in support of this plan and/or proposed sites, and as part of any subsequent site specific FRA's.**

Informative advice – easement/buffer zone requirements

We have previously advised that the LAPP should have regard to the Humber River Basin Management Plan, and in particular we advised that stream networks should be identified as sensitive habitats meaning any development would only be acceptable where an appropriate buffer zone (10m in width from the top of bank, but no less than 8m) is applied. The buffer zone should be free from built development and formal landscaping. This would include, for example, formal footpaths, lighting, sports pitches and amenity grassland. We would ultimately like to see such a requirement written into a policy, which should also encourage the enhancement of river and stream habitat. This could be achieved, for example, through the removal of hard engineered structures such as bank reinforcement and culverts, or improvements to channel morphology and the riparian zone. We have highlighted the sites where we feel an appropriate buffer zone should be provided, for the reasons outlined above. These site specific comments can be found in the attached appendix.

In summary, we look forward to continuing our partnership working in relation to the water environment. Should you have any questions, or would like to discuss the comments set out above, please contact me on the number below.

Yours sincerely

Mr Rob Millbank
Planning Specialist

Direct dial 0
Direct e-mail

APPENDIX – detailed EA comments on sites with particular environmental constraints/opportunities

WB1 – Abbey Road Depot

The site lies within an area of flood risk (flood zones 2 & 3) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

WB3 – South of Wilford Lane

The site lies within an area of flood risk (flood zones 2 & 3) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

The site is adjacent to the Greythorne Dyke which is both an Environment Agency (EA) Main River and local wildlife site. A 10m easement from the Greythorne Dyke must be provided to allow for future maintenance, improvements and natural river morphology.

WB3 is also located on a Historic Landfill. Development of this site will require additional consideration and an appropriate assessment to consider in detail risks to surface and groundwater water and human health.

The LAPP must reflect relevant EU obligations such as the Water Framework Direct (WFD), and River Basin Management Plans are identified as a source of evidence in the National Planning Policy Framework (NPPF). The WFD encompasses the entire stream network and development of site must not cause deterioration to the WFD quality of the Greythorne Dyke.

WB4 – Land between Lady Bay Bridge and Radcliffe Road

The site lies within an area of flood risk (flood zone 3) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

The site is located on aquifer where groundwater is sensitive to pollution. The submission of an environmental assessment will be necessary to assess the historic use of the site.

COT3 – Land rear of and to the west of Main Road

This site is within Flood Zone 1 only, however, it is adjacent to a watercourse where a 10m easement must be provided. Development of this site must not cause deterioration to the WFD quality of the adjacent watercourse.

COT11 – Land South of Hollygate Lane

The site lies within an area of flood risk (flood zone 3) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

EL2 – East of Meeting Close

The site lies within an area of flood risk (flood zones 2 & 3) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

EL4 – East of Kirk Ley

The site lies within an area of flood risk (flood zone 3) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

RAD1 – Land north of Nottingham Road

The site lies within an area of flood risk (flood zone 2) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

The site is located on aquifer where groundwater is sensitive to pollution. The submission of an environmental assessment will be necessary to assess the historic use of the site.

RAD6 – 72 Main Road

The site lies within an area of flood risk (flood zone 2) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

The site is located on aquifer where groundwater is sensitive to pollution. The submission of an environmental assessment will be necessary to assess the historic use of the site.

RAD11 – North of Holme Lane

The site lies within an area of flood risk (flood zone 2) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

The site is located on aquifer where groundwater is sensitive to pollution. The submission of an environmental assessment will be necessary to assess the historic use of the site.

RUD1 – Land to the west of Wilford Road (south)

The site lies within an area of flood risk (flood zones 2 & 3) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

We would like to take this opportunity to reiterate that we have concerns about the overall deliverability of this site, given the amount of Flood Zone that is affecting the site. It is likely that any hydraulic flood modelling, which considers the new climate change allowances, would affect this site.

A 10m easement from the adjacent watercourse must be provided to allow for future maintenance, improvements and natural river morphology. Development of this site must not cause deterioration to the WFD quality of the adjacent watercourse.

A holistic approach to surface water drainage is recommended with site RUD2.

The site is located on aquifer where groundwater is sensitive to pollution. The submission of an environmental assessment will be necessary to assess the historic use of the site.

RUD2 – Land to the west of Wilford Road (north)

The site lies partially within an area of flood risk (flood zone 3) and so the flood risk sequential test will need to be undertaken in accordance with both the National Planning Policy Framework (NPPF) and Policy 2 of the ACS. A site specific flood risk assessment (FRA) will also be required which demonstrates the safety of the development and future occupants, and focuses on flood risk reduction both on and off site.

Please refer to the informative advice we provided in our cover letter, and in particular the section entitled '*Important informative advice – flood risk and climate change*', as this guidance is applicable to this site.

This site is adjacent to a watercourse and a 10m easement from the watercourse must be provided.

A holistic approach to surface water drainage is recommended with site RUD1.

Development of this site must not cause deterioration to the WFD quality of the adjacent watercourse.

RUD8 – Land west of Pasture Lane

The site lies partially within flood zone 3, so we strongly recommend that the site boundary should be amended, to ensure that the site is within flood zone 1 only. This would negate the need for the flood risk sequential test to be carried out.

The site is also adjacent to the Fairham Brook which is both an EA main river and a local wildlife site. A 10m easement from the Fairham Brook must be provided. Development of this site must not cause deterioration to the WFD quality of this watercourse.

Finally, the site is located on aquifer where groundwater is sensitive to pollution. The submission of an environmental assessment will be necessary to assess the historic use of the site.

CBI2 – Land North of Memorial Hall (1)

This site is within Flood Zone 1 only, however, it is adjacent to a watercourse where a 10m easement must be provided. Development of this site must not cause deterioration to the WFD quality of the adjacent watercourse.

CBI3 – Land North of Memorial Hall (2)

This site is within Flood Zone 1 only, however, it is adjacent to a watercourse where a 10m easement must be provided. Development of this site must not cause deterioration to the WFD quality of the adjacent watercourse.