

THURSTON NEIGHBOURHOOD PLAN 2018 - 2036

Reg 14 Pre-Submission Draft – Environment Agency

Colour used	Meaning
	Agree/straightforward change
	To be passed onto stakeholders
	No further action required

Page / Policy Number	Comment	Comments by NP	Action to be taken
Flood Risk	Our maps show areas within the Thurston Parish fall within Flood Zone 2 and 3 the respective medium and high probability zones, as defined by the Planning Guide. You should therefore refer to our Flood Risk Standing Advice on reviewing flood risk assessments (FRAs) in Flood Zone 2 and 3. All future development proposals within the Fluvial Flood Zone of the Sapiston / Pakenham Stream (which includes Flood Zones 2 and 3, as defined by us), or elsewhere involving sites of 1ha or more, must be accompanied by a FRA.	This is noted but no change is required to the NP document	
Sequential Test	The Neighbourhood Plan should apply the sequential test and use a risk-based approach to the location of future development. The plan should be supported by a Strategic Flood Risk Assessment (SFRA) and should use the NPPF Planning Practice Guidance (PPG). The PPG advises how planning can take account of the risks associated with flooding in plan-making and the planning application	The Neighbourhood Plan is not allocating sites for development. It is therefore considered unnecessary to undertake work on such matters which are addressed	

	<p>process. The following advice could be considered when compiling the Neighbourhood Plan to ensure potential development is sequentially sited, or if at flood risk it is designed to be safe and sustainable into the future.</p>	<p>through the Local Plan.</p> <p>Comments are noted, but no change required to the NP document</p>	
Sequential Approach	<p>The sequential approach should be applied within specific sites in order 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. If the whole site is at high risk (Flood Zone 3), an FRA should assess the flood characteristics across the site and direct development towards those areas where the risk is lowest.</p>	<p>Comments are noted, but no change required to the NP document</p>	
Contaminated Land	<p>For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures. This is because Thurston Parish is a source protection zone 3 as well as on a principal Aquifer. For any planning application the prior use should be checked to ensure there is no risk of contamination.</p>	<p>The Neighbourhood Plan is not allocating sites for development.</p> <p>It is therefore considered unnecessary to undertake work on such matters which are addressed through the Local Plan.</p> <p>Comments are noted, but no change required to the NP document</p>	