

Planning Policy Team
Housing & Planning Policy
Hambleton District Council

Date 14 July 2020

Civic Centre
Stone Cross
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Northallerton
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DL6 2UU

Dear Ms Stewart,

Hambleton Local Plan - Examination in Public (EiP)

Thank you for the opportunity to submit some additional comments with regard to Hambleton Local Plan - Examination in Public (EiP).

Soundness

Firstly we consider the Publication Draft Local Plan to be sound in its current form. We have put forward these proposed amendments to help strengthen the implementation aspect to the policies.

We have now had the opportunity to discuss the proposed amendments with you and reached an agreed position with Hambleton District Council. We set this out below.

The proposed amendments are as follows:

Policy RM1 Water Quality and Supply

We outline the following changes:

All development likely to have any implications for water quality, **natural geomorphology and ecological value to the water environment** should have regard to the actions and objectives of the relevant River Basin Management Plan. **This is in order** ~~in seeking~~ to protect and improve the quality of water bodies in and around the district including the rivers Swale, Ure, Ouse, Tees and Leven and their tributaries.

A proposal will only be supported where it can be demonstrated that:

~~a. there is or will be adequate water supply and treatment capacity in place to serve the development; and~~

~~b. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources, both surface water or groundwater, or on meeting the objectives of the Water Framework Directive and the Habitats Directive, or the abstraction of water.~~

Change order of paragraphs to below

a. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources, both surface water or groundwater, or on meeting the objectives of the Water Framework Directive and the Habitats Directive, or the abstraction of water; and

b. there is or will be adequate water supply and treatment capacity in place to serve the development.

Justification: The inclusion of this wording enables the full remit of Water Framework Directive to be clear and included within the policy wording. Particularly the ecological value aspect that is a key factor for the water environment. The reordering of the sub clauses, is to show the greater importance of the wording set out in the current clause b.

Policy RM2 Flood Risk

We recommend the inclusion of additional text under clause c and the removal of the first paragraph in the section on flood risk assessments.

c. Requiring flood risk to be considered for all development commensurate with the scale and impact of the proposed development and mitigated where appropriate.
Proposals of 1 hectare or greater in Flood Zone 1 and all proposals in Flood Zones 2 and 3 must be accompanied by a site-specific flood risk assessment.

~~Sites Specific Flood risk assessment~~

~~A site specific flood risk assessment will be required where development is proposed for a site that is at risk of flooding from any source, where the Environment Agency have identified critical drainage problems, the site is 1 hectare or more in size.~~

Where a site specific flood risk assessment is required the proposed development will only be supported where the assessment shows that the site will be protected adequately from flooding or the scheme will incorporate appropriate flood defences or other flood risk management measures.

Any reliance on emergency services to make a proposal safe will not be acceptable. Safety risks will be determined with reference to the Defra guidance on flood risk safety FD2320 or successor guidance, on the basis that development should be 'safe for all' for a 1:100 annual probability flood event, for the lifetime of the development.

In all circumstances where development in flood zone 2 or more is considered acceptable a proposal will be required to ensure that safe access to and from Flood Zone 1 in times of flood is possible and is maintained.

Development must be appropriately flood resilient and resistant including safe access and escape routes where required, and that any residual risk can be safely managed

Justification: The inclusion of the parameters for when a flood risk assessment is required within clause c is very relevant to the rest of clause c and therefore best placed here. In line with this, to avoid repetition, we consider this does not need to be repeated within the flood risk assessment section of the policy.

We also think that that it would be worthwhile to include a link to the relevant guidance on the .Gov website under clause C or in the supporting text. This could include the following:

Flood Risk and Coastal Change Planning Practice Guidance (PPG) advises how to take account of and address the risks associated with flooding in the planning process. <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

I hope this provides full clarity with the proposed amendments to help strengthen the implementation aspect to the policies.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

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