

**From:** Lines, Charlotte  
**Sent:** 23 January 2020 12:24  
**To:** Neighbourhood Planning  
**Subject:** RE: Chilbolton Neighbourhood Plan Regulation 16 Consultation

Dear Sir/madam,

Thank you for consulting the Environment Agency on the Chilbolton Neighbourhood Plan.

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

We have reviewed the documents submitted and would like to make the following response.

**Policy EN4: Flooding**

The wording of policy EN4 is misleading, and not one we could support as currently written, we therefore find the policy unsound and would advise that the policy is amended to say something like *“In line with the application of the Sequential Test any future development within the Chilbolton area will be directed to the areas at the lowest probability of flooding (Flood Zone 1). Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Sequential Test should be informed by the Local Planning Authority’s Strategic Flood Risk Assessment (SFRA) as well as other background documents such as the Council’s Strategic Housing & Land Availability Assessment (SHLAA)”*.

**Supporting text**

In accordance with the National Planning Policy Framework (NPPF) [paragraph 155] inappropriate development in locations at risk of flooding should be restricted. This should be done by directing development away from areas at highest risk (NPPF para. 155) through the application of the Sequential Test (NPPF para. 158). Paragraph 022 of the Planning Practice Guidance requires that through the Sequential Test and Sustainability Appraisal process that where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decisions to allocate land in areas at high flood risk given in the Sustainability Appraisal report.

Should you have any further queries please do not hesitate to contact me on the number below.

Many thanks,

Charlotte

**Charlotte Lines | Principal Planning Officer Sustainable Places West | Solent and South Downs Area  
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