

Ms Heather Suggate
Leeds City Council
Department of Planning
The Leonardo Building
2 Rossington Street
Leeds
West Yorkshire
LS2 8HD

Our ref: RA/2006/100689/OT-
04/PO1-L01
Your ref:
Date: 10 August 2015

Dear Heather

Draft Collingham Neighbourhood Plan

Thank you for your consultation on the above which we received on the 23 July 2015.

We have the following comments to make.

Strategic Environmental Assessment

We note that the City Council has a responsibility to advise the Parish Council if there is a need for formal Strategic Environmental Assessment of the draft Neighbourhood Plan. You are seeking our views in order to inform the Council's decision on this matter.

We have considered the draft plan and its policies against those environmental characteristics of the area that fall within our remit and area of interest.

The River Wharfe (Main River) runs along the north of the designated boundary, with associated areas of flood zones 2 and 3. Collingham Beck (Main River) and associated levels of flood zones runs along the A58 and connects to the River Wharfe towards the south of Wetherby Gold Course.

We note that the Plan will influence design and layout of any new development in Collingham through policy requirements and guidance, rather than allocate sites for development.

Having considered the nature of the policies in the Plan, we consider that it is unlikely that significant negative impacts on environmental characteristics that fall within our remit and interest will result through the implementation of the plan.

If it is the Parish's Council's intention to allocate land for development, we would make reference to the National Planning Practice Guidance, paragraph 061 which states that qualifying bodies involved in neighbourhood planning should:

- seek to ensure neighbourhood plans are informed by an appropriate assessment of flood risk;
- ensure policies steer development to areas of lower flood risk as far as possible;
- ensure that any development in an area at risk of flooding would be safe, for its lifetime taking account of climate change impacts;
- be able to demonstrate how flood risk to and from the plan area/development site(s) will be managed, so that flood risk will not be increased overall, and that opportunities to reduce flood risk, for example, through the use of sustainable drainage systems, are included in the plan.

Local planning authorities should have in mind these aims in providing advice or assistance to qualifying bodies involved in neighbourhood planning.

Draft Pre-submission Neighbourhood Plan

Sustainable Development

In paragraph 16.3 we recommend that the wording highlighted below are inserted in the relevant place for completeness.

Collingham Beck has been classified as a **main** river by the Environment Agency.

The works have consisted of walls and bunds built in private gardens and have been funded by individuals **and the Environment Agency.*** (see notes below)

At the end of the paragraph, insert:

It is acknowledged that sustainable development that utilises the principles of the National Planning Policy Framework (NPPF) will prevent an increase in flood risk elsewhere.

*The EA designed, constructed and financed the new floodwall between Lowcroft and the field upstream of Lowcroft in order to help to reduce the risk of flooding the area. It was essentially an extension to the existing privately owned earth embankment that runs through the back gardens of riverside houses between the road bridge into the Millbeck Green estate to Lowcroft.

In order to further reduce flood risk, the low spots on the privately owned earth embankment needed to be raised. Because this bank is privately owned this work was to be paid for by the residents and we understand that all but a few have been done. Until this is complete then the estate is still at an increased risk of flooding.

The EA will continue to annually inspect the beck as it flows through the village and will remove any objects (urban debris/vegetation etc) that may increase flood risk if left in place. We will also inspect the floodwall and carry out maintenance work to it as and when is necessary.

There is also a flood defence at The Avenue in Collingham that was constructed by the EA. Again, we will continue to inspect and maintain it in order to ensure that it continues to provide flood protection to the homes protected by it.

End

Policy E: Sustainable Development.

We recommend the wording in relation to flood risk should be reworded - potential increases in flood risk is from Collingham Beck/River Wharfe and not 'flood risk in Collingham Beck or The River Wharfe'. We suggest the below is included in Policy E:

Development proposals that increase flood risk elsewhere will not be supported. If the proposed development impedes the flow and/or storage of flood water from Collingham Beck and/or the River Wharfe then it will increase flood risk elsewhere. The same applies if surface water management proposals are not sustainable.

New development proposals should be encouraged to contribute either financially or through physical works to reduce the flood risk to the wider village. This would require a clear understanding of what the flood risk reduction strategy is. This should be reflected in this section/policy.

Projects for Collingham

Please consult Leeds Flood Risk Management team to identify projects that can be listed in the Plan.

The maintenance work mentioned above should also be considered for the Project Priority List.

Should you require any further information or clarification, please contact me on the details below.

Yours sincerely

Abdul Gaffar
Sustainable Places - Planning Advisor

Direct dial 0113 819 6381

Direct e-mail abdul.gaffar@environment-agency.gov.uk