



Mr Michael Burton
East Northamptonshire Council
Planning Policy
East Northamptonshire House Cedar
Drive
Thrapston
NN14 4LZ

Our ref: AN/2012/114626/OT-
04/SB1-L01
Your ref: MB/CNP-Reg16
Date: 20 April 2016

Dear Michael

Notification of submission of the neighbourhood development plan for Chelveston cum Caldecott (the “Chelveston cum Caldecott Neighbourhood Plan 2016-2031”): consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012

Thank you for consulting us on the neighbourhood development plan for Chelveston cum Caldecott under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

We welcome the reference to localised flooding on page 9 of the Neighbourhood Development Plan – Basic Conditions Statement /v4.0. This relates to allocated development site NDP-S007.

Site Allocation NDP-S007 lies partly within Flood Zone 2 and 3 defined by the Environment Agency Flood Map as having a ‘medium’ and ‘high’ probability of flooding.

Paragraphs 101 and 103 of the National Planning Policy Framework (NPPF) require decision-makers to steer new development to areas at the lowest probability of flooding by applying the Sequential Test. 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.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Mrs Sharon Nolan

Environment Agency
Nene House (Pychley Lodge Industrial Estate),
Pychley Lodge Road, Kettering, Northants, NN15 6JQ
Email: planningkettering@environment-agency.gov.uk

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Sustainable Places Planning Advisor



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