

Comments received on the Scoping Document and appended papers

ENVIRONMENT AGENCY

Dear Mr Mansfield

Thank you for consulting us on your SEA scoping report and draft Neighbourhood Plan (NHP). We have the following comments to make, which we hope you will find useful.

We have no major concerns with the SEA or your draft NHP, however we would recommend the following are incorporated in to your documents, to provide a complete picture of the potential environmental issues that development in Wye will need to consider.

Groundwater protection

The boundary of the proposed area where development may take place overlies a Principal Aquifer. The NHP allows for the development of brownfield sites. There is likely to be historic contamination at some of these proposed locations. As such we would recommend that reference is made to the Ashford Borough Council's (ABC) Core Strategy (CS) Policy CS21 requiring the protection of groundwater. We would expect any development applications where potentially polluting historic uses to be supported by a preliminary risk assessment and where appropriate, remediation of the site is carried out prior to any development taking place.

Water conservation

Water is one of our most precious natural resources, and the South East of England is "Water Stressed", so we are keen to ensure water is used wisely. As such, water conservation techniques should be incorporated into the design of all new development. All new homes should be designed to achieve a minimum water efficiency of 105 litres per person per day (this is also in accordance with the ABC CS 10. This policy also details the requirements for Non-residential developments.

Surface water drainage

All new developments (ABC CS 20) will be required to ensure that sustainable drainage schemes (SuDS) are implemented on site to reduce the risk of increasing surface water flooding off site. ABC have a SuDS Supplementary planning Document. Such schemes should be carried out in accordance with this SPD. It should also be noted that any application in excess of 1 hectare will be required to be supported by a site specific flood risk assessment.

We hope you find our comments useful.

If you have any queries, please do not hesitate to contact me.

Kind regards

Pieter

Pieter De Villiers B Art et Scientae
Sustainable Places - Senior Planning Advisor (KSL - Kent)

NATURAL ENGLAND

Attn - John Mansfield

Dear John

Thank you for consulting Natural England on your SEA Scoping document. My brief comments are as follows.

The document appears to deal reasonably with the natural environment although there seems to be limited reference to the AONB and to those SSSIs that are not also designated as European sites. Given the extent of the designated landscape, I trust that the AONB Unit has been consulted on the

evolving plan. I see there are links to other documents that may deal with these matters, but due to the current pressure of consultations on land-use plans, I have only been able to undertake a quick review of the main document.

I look forward to formal consultation on the final version of the plan and the SEA.

If discussion would be helpful, please give me a call.

Yours sincerely

John Lister

Lead Adviser

Kent, West Sussex, East Sussex Team (Area 14)

Natural England