

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/OR-
15/IS1-L01
Your ref: Linton
Date: 18 June 2014

Dear Ms Suggate

Strategic Environmental Assessment – Linton Neighbourhood Plan

Thank you for your consultation on the above which was received on the 29th May 2014.

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 to the east and south of the settlement, with associated areas of flood zones 2 and 3. The settlement also lies on a principle aquifer.

We note that the Plan does not propose to allocate sites for development but rather, in the main, provides criteria against which development proposals will be assessed. 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.

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

Yours sincerely

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Sustainable Places – Planning Specialist

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