

From: Nicola Spencer on behalf of Planning
Sent: 29 June 2017 14:28
To: Planning Scanning; Planning.Responses
Subject: FW: Application A/99/17/OUT

Follow Up Flag: Follow up
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From:
Tony
Cross

Sent: 28 June 2017 10:01
To: Planning
Subject: Application A/99/17/OUT

I object to the above application on the following grounds:

In relation to the risk of flooding, the National Planning Policy Framework at para 102 requires that

- it must be demonstrated that the development provides wider sustainability benefits to the community and that this outweighs the flood risk present and should be informed by a Strategic Flood Risk Assessment; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test have to be passed for development to be allocated. This has not been achieved and there is no authoritative documentation to substantiate the assertions put forward.

Given that this area has a high probability of flooding, I contend that there has been a failure to comply with the requirements laid down at para 102. This **MUST** be addressed before ADC can give approval.

Regards

Tony Cross
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