

## Representations for Ickleford Neighbourhood Plan

### Ickleford Neighbourhood Plan

<u>Ref.</u>	<u>Rep No.</u>	<u>Applicant</u>	<u>Agent</u>
<b>LDF/00060</b>	<b>36</b>	<b>Sport England - East Region</b>	

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Representation: *Comment*

Thank you for consulting Sport England on the above Neighbourhood Plan.

Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.

It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England - Planning Policy Statement'.  
<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Sport England provides guidance on developing policy for sport and further information can be found following the link below:  
<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.  
<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/>  
 If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.  
<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

<b>LDF/00384</b>	<b>163</b>	<b>Anglian Water Services Ltd</b>	
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I have some initial high level comments for your consideration which I will outline below. I will be happy to review sites put forward for allocation and provide site specific comments from a supply, capacity and asset encroachment perspective.

Water Supply

According to our records, the water supply within Ickleford is provided by Affinity Water, therefore they will also need to be consulted with regards to your Neighbourhood Plan.

Please note the following with regards to Anglian Water:

Anglian Water promotes the use of water efficiency measures and we would be keen for this to be included within the document. Water infrastructure provision will be

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			dependant on location and scale of the development and contributions for upgrades or strategic schemes will be obtained through provisions in the Water Industry Act 1991 and will not be required to form part of the CIL provisions.

### Water Recycling Centre Capacity

The used water flows generated from any future growth will have an impact on Hitchin Water Recycling Centre (WRC) formally known as Sewerage Treatment Works. We are unable to comment on the impact of growth at this early stage of your plan.  Any required upgrades will be funded by Anglian Water however they will need to be planned and funded through our 5 year business plan, approved by our economic regulator Ofwat.

### Sewerage Network

The used water flows from future growth will have an impact on the existing used water network. The used water infrastructure requirements will be dependant on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades. Upgrades will be funded by developers through the provisions of the Water Industry Act 1991 and will not be required to form part of the CIL provisions.

We would want the document to clearly state that a used water drainage solution will need to be identified and implemented prior to occupation. This should be at a strategic level to avoid a piecemeal approach to development.

### Surface Water and Flood Risk

Appropriate management of flood risk and the consideration of climate change is critical for long term resilience.

Whilst fluvial flooding is a significant constraint to the location of development, other forms of flooding such as surface water should be a consideration.  All developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). We would wish to see that all developments should adhere to the surface water management hierarchy outlined in Part H of Building Regulations with disposal to a surface water sewer seen as a last resort. Under no circumstances will surface water be permitted to discharge to the public foul sewerage network.

Any brownfield sites marked for redevelopment must take the opportunity to completely remove or significantly reduce any surface water flows currently discharging to the surface water network. The demolished site should be, where practical, treated as if it was greenfield. Brownfield sites must still follow the surface water management hierarchy to determine whether infiltration techniques or a connection to a watercourse can be utilised prior to the consideration of a connection to a public surface water sewer.

### Protection of our assets

Where there are sewers crossing the site, the site layout should be designed to take these assets into consideration. The existing infrastructure is protected by an easement and should not be built over or located in private gardens as access for repair and maintenance will be restricted. The sewers should be located in the highway or in public open space. All sites will also need to be a suitable distance from our pumping stations and Water Recycling Centres. Further details can be found at <http://www.anglianwater.co.uk/developers/planning/encroachment.aspx>

### Pre Planning Service

Anglian Water offers a pre planning service which includes a capacity check to determine the impact of a proposed development. We will work with the customer during this

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process to develop foul and surface water (where applicable) drainage solutions which will not cause a detriment to our existing or future customer. We would encourage the prospective developer to contact us at the earliest convenience to discuss drainage proposals to serve the development. Details regarding this service can be found at <a href="http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx">http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx</a>			

<b>LDF/03117</b>	<b>23</b>	<b>Natural England - East of England Region</b>	
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Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.

The following is offered as general advice which may be of use in the preparation of your plan.

Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at:

<http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Protected landscapes

If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making Protected species

You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.

Natural England Standing Advice

Local Wildlife Sites

You should consider whether your plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.

Best Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.

General mapped information on soil types is available as 'Soilscapes' on the [www.magic.gov.uk](http://www.magic.gov.uk) and also from the LandIS website; <http://www.landis.org.uk/index.cfm> which contains more information about obtaining soil data.

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<p>Opportunities for enhancing the natural environment</p> <p>Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a></p>			

<b>LDF/03994</b>	<b>4</b>	<b>Lewis</b>
<b>Document Section:</b>	Ickleford Neighbourhood Plan	
Representation:	<i>Support</i>	

I write to support the application of Ickleford PC to make a neighbourhood plan.

<b>LDF/08500</b>	<b>20</b>	<b>North Hertfordshire District Council (Estates)</b>
<b>Document Section:</b>	Ickleford Neighbourhood Plan	
Representation:	<i>Comment</i>	

Thanks for the notice. As far as I can tell the only information provided is a plan of the area. If that is all then I have no comments. If there is extra information please advise what it is.