



Adrian Dale
Chelveston-cum-Caldecott Parish
21 Water Lane
Chelveston
NN9 6AP

Our ref: AN/2015/121043/01-L01

Your ref:

Date: 19 March 2015

Dear Adrian

The Designation of a Neighborhood Development Plan for Chelveston-cum-Caldecott

Thank you for engaging with the Environment Agency in the preparation of the above plan.

A key principle of the planning systems is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while improving the environment. It ensures that the right development is built in the right place at the right time. To assist in the preparation of any document and sustainable development we have identified the following information to help you maximise environmental gain from future development and to reduce its environmental impact.

The focus of our response is on the following environmental topics for which we are responsible:

1. Flood risk management;
2. Water quality and water resources;
3. Waste management;
4. Land contamination and soil.

1.0 Flood Risk Management

The majority of the parish is located in flood zone one. The Chelveston Brook flowing through the parish is a non main watercourse with a narrow floodplain. We commend that the plan includes local open space along sections of Chelveston Brook which will protect some of the floodplain. There are also other non main watercourses within the parish which have no flood zones as their catchments are less than 3km².

DP-S007 Water Lane Site allocation is located in the flood zone 2 and 3 will require a Flood Risk Assessment to support the planning permission. As the majority of the Chelveston village is located in flood zone one, the neighbourhood plan should consider other sites with no associated flood risk prior to allocating this site.

2.0 Water quality and water resources

Water Quality

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

*Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).*

Cont/d..

It is essential that sufficient water infrastructure is in place to serve any proposed development to prevent the increased risk of pollution and sewage flooding. Sewage is one of the most common sources of pollution. The Neighbourhood Plan should be informed by the Water Cycle Study (WCS) regarding water supply and waste water capacity. Development should involve promoting the highest level of environmental performance, not only in the design of new buildings but also in master planning and managing development.

The Water Framework Directive (WFD) came into force in December 2000, and was transposed into UK law in December 2003. The first principle of the WFD is to prevent deterioration in aquatic ecosystems. No deterioration requires that a water body does not deteriorate from its current ecological or chemical classification, and applies to individual pollutants within a water body.

The area covered by the Chelveston-cum-Caldecott Neighbourhood Plan intersects the Chelveston Brook water body catchment (GB105032045090) which is currently at 'Moderate' Ecological Potential (2014 classification). The water body is a tributary of the River Nene (GB105032050383) which is currently at 'Moderate' Ecological Potential (2014 classification). Any development within the Neighbourhood Plan boundary should be undertaken in a way which does not cause deterioration to the Chelveston Brook and River Nene.

The sewage treatment works that services the area of Chelveston-cum-Caldecott Parish is Raunds. Raunds discharges into the Hog Dyke – a tributary of the River Nene (GB105032045120). Current treated effluent flows at Raunds are below the maximum specified in the Environment Permit (2013 data). Anglian Water Services (AWS) need to be consulted by developers at the earliest opportunity to establish whether there is capacity in the sewage collection facilities and the treatment works to accept additional foul water.

The installation of new Combined Sewer Overflows (CSO) is unsustainable and should not be considered for new developments. Given the current nature of the WFD status of the River Nene, increased effluent flows at Raunds must be managed with at least no deterioration strongly in mind as the River Nene is required to meet good ecological status under the WFD. Surface water separation in combined sewerage catchments is an option for reducing the frequency of CSO spills which should be considered when redeveloping sites. Furthermore, rainwater harvesting should also be considered to be used in non potable activities. If development leads to an increase in wastewater of 10% or more upstream of a CSO, the impact of growth should be assessed using Urban Pollution Management techniques to design a mitigation solution.

Water Resources

Developers should contact AWS to discuss potable water supply arrangements and to confirm if recent infrastructure improvements are relevant and adequate to the parish. It is assumed that water will be supplied using existing abstraction licence permissions. The Environment Agency may not be able to recommend a new or increased abstraction licence where water resources are fully committed to existing abstraction and the environment. Our [Nene Abstraction Licensing Strategy](#) sets out how water resources are managed in the Nene catchment.

Developers need to take into account any licences or legal unlicensed water abstraction surrounding development areas. If development goes ahead, every opportunity should be taken to incorporate water efficient devices such as rainwater storage systems, water efficient toilets and taps, increasing resilience to environmental change. Any

future development must not cause impacts on water features (i.e spring, wells, boreholes, ponds and reservoirs) in the area.

Any proposed development should consider setting high standards regarding water use and other indicators to deliver sustainable development. As such, it is advised that any new and upgraded developments should consider applying water efficiency and water saving methods to minimise potential impacts on water resources within the area. The Code for Sustainable Homes is currently being superseded. Whilst new standards have not been finalised, we would recommend reviewing the following document https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/291796/140313_Building_Regulations.pdf

3.0 Waste management

The waste hierarchy – reduce, re-use, recycle – should be implemented when developing proposals within the Parish. Community composting schemes and the necessary waste handling facilities could be developed as part of the essential infrastructure within the Parish.

4.0 Land contamination and soil

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The Neighbourhood Plan has identified preferred development sites within the Parish, which includes limited areas of Brownfield land that may have been subject to former potentially contaminative uses. The development plan identifies the JST Forklifts Ltd site on Higham Road as a potential development site. We have previously provided comments on this proposed development to the Local Planning Authority in February 2014 with regard to the protection of controlled waters. For the JST Forklifts Ltd site, and any other Brownfield site in the Parish, we recommend that developers should:

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- 3) Refer to our website at www.environment-agency.gov.uk for more information.

The former Chelveston Airfield in the western part of the Parish is situated over unproductive clay strata, which is considered to be of low environmental sensitivity with regard to controlled waters.

The Environment Agency is happy to respond to pre-development enquiries with regards to land contamination issues, to provide site specific advice or comments and avoid delays in any proposed development

We would like to refer you to our groundwater policies in Groundwater Protection: Principles and Practice (GP3), available from our website. This sets out our position for

a wide range of activities and developments including:

- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Cemetery developments
- Drainage

The Neighbourhood Plan should be based on a robust long term vision and a clear enough structure for development and change to help make it happen even with changes in political and economic conditions. We look forward to continued engagement with the Parish to tackle issues and achieve exemplar development wherever possible.

We cannot over-emphasise the importance of early pre-application discussion on all proposals to ensure that any initial issues can be resolved and subsequent planning applications run smoothly. As sites or more detailed area plans come forward, we will provide more detailed comments. Early liaison will achieve our aim of ensuring that schemes are enabled in a joined up way and avoid issues arising unexpectedly at advanced stages in the process.

Please note that this advice is given in good faith on the basis of the information supplied at the time of writing. This advice is given without prejudice to matters that may arise from further information, consultation or examination and is therefore not binding on any formal consultation reply or decision that may be made by the Environment Agency.

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 faithfully

Jennifer Moffatt
Sustainable Places Planning Adviser

Direct dial 01536 385165

Direct e-mail jennifer.moffatt@environment-agency.gov.uk



The Government Standard

Awarded to the Environment, Planning & Engagement
Department, Lincolnshire and Northamptonshire Area