

REPLIES TO THE SEA CONSULTATION FOR THE CATERHAM, CHALDON AND WHYTELEAFE NEIGHBOURHOOD PLAN

THIS CONSULTATION TOOK PLACE BETWEEN 2nd APRIL 2019 AND 17th MAY 2019.

50 ORGANISATIONS WERE CONSULTED AND THE FOLLOWING REPLIES WERE RECEIVED.

IT SHOULD BE NOTED THAT REPLIES WERE RECEIVED FROM NATURAL ENGLAND, HISTORIC ENGLAND AND THE ENVIRONMENT AGENCY.

THE REPLIES FROM SPORT ENGLAND AND THAMES WATER HAVE LED TO AMENDMENTS TO THE FINAL DRAFT OF THE NEIGHBOURHOOD PLAN.

Date Replied	Who	What
3 rd April 2019	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), 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. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>http://www.sportengland.org/playingfieldspolicy</p>

3 rd April 2019	Southern Water	<p>Thank you for your email below inviting Southern Water to comment on the Caterham, Chaldon and Whyteleafe Neighbourhood Plan SEA. I have reviewed our operational area and confirm that Southern Water do not provide water or wastewater services to any of the above parish areas, and therefore have no comments to make.</p>  <p>T. 01273 663742 www.southernwater.co.uk</p>
3 rd April	EHRC	<p>Subject: Consultation on the Caterham Chaldon and Whyteleafe Neighbourhood Environmental Assessment</p> <p>Thank you for your email dated 1st April 2019.</p> <p>The Commission does not have the resources to respond to all consultations, and it is not our practice to respond to consultations on local plans or infrastructure projects unless they raise a clear or significant equality or human rights concern.</p> <p>Local, Parish and Town Councils and other public authorities have obligations under the Public Sector Equality Duty (PSED) in the Equality Act 2010 to consider the effect of their policies and decisions on people sharing particular protected characteristics. We provide advice for public authorities on how to apply the PSED, which is the mechanism through which public authorities involved in the planning process should consider the potential for planning proposals to have an impact on equality for different groups of people. To assist, you will find our technical guidance here.</p> <p>Yours sincerely</p> <p>Sam Brown Associate</p> <p>Correspondence Unit Arndale Centre, Arndale House, Manchester, M4 3AQ</p>

3 rd April	Coast to Capital	<p>Dear Jeremy</p> <p>Thank you very much for offering the opportunity to respond to the consultation on the Strategic Environmental Assessment on the Caterham, Chaldon and Whyteleafe Neighbourhood Plan. We don't have the capacity to respond to consultations such as this but our strategic viewpoint is set out clearly in Gatwick 360, our Strategic Economic Plan. Arun House (Horsham Training Centre), Hurst Road, Horsham, RH12 2DN</p>
3 rd April	SEW	<p>Thank you for forwarding details of the neighbourhood plan. I confirm that the neighbourhood plan is outside of South East Water's operating area. Looking at the maps I believe SES Water is your water supplier and Thames Water are your wastewater supplies.</p>
11th April	Highways England	<p>Thank you for your e-mail dated 2 April 2019, inviting Highways England to comment on the above consultation and indicating that a response was required by 17 May 2019.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and, as such, Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs, as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in particular the M23, A23 and M25.</p> <p>Having examined the Caterham, Chaldon and Whyteleafe Draft Neighbourhood Plan, we are satisfied that its policies will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT C2/13 para 10 and DCLG NPPF para 32). Accordingly, Highways England does not offer any comments on the consultation at this time.</p> <p>Thank you again for consulting with Highways England. We look forward to future consultation via our inbox: PlanningSE@highwaysengland.co.uk.</p>

		<p>Kind regards,</p> <p>Kayley Smith (on behalf of Janice Burgess, Area 5 Spatial Planning Manager) Highways England Bridge House 1 Walnut Tree Close Guildford Surrey GU1 4LZ Web: https://highwaysengland.co.uk</p>
18 th April	Natural England	<p>Caterham Chaldon and Whyteleafe Neighbourhood Plan – Strategic Environmental Assessment (SEA)</p> <p>Thank you for your consultation on the above dated and received by Natural England on 1st April, 2019. 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.</p> <p>Screening Request: Strategic Environmental Assessment</p> <p>It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.</p> <p>Neighbourhood Plan</p> <p>Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:</p> <ul style="list-style-type: none"> •a neighbourhood plan allocates sites for development •the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan •the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan. <p>We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.</p> <p>We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.</p>

		<p>Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets.</p> <p>As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.</p> <p>Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.</p> <p>For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p>
6 th May	Thames Water	<p>With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan <i>“It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”</i></p> <p>We</p>
8 th May	SGN	<p><u>STRATEGIC DEVELOPMENT AREAS</u></p> <p>Through the assessment of the impact of developments there are no areas of significant concern - which result in the requirement of network reinforcement. There is no new reinforcement required from the latest neighborhood plan or sites which may have significant impact, compared to the potential existing ones. SGN’s infrastructure will not be severely affected from the modifications to the Caterham, Chardon and Whyteleafe area described on the Environmental assessment document.</p>

17 th May	Historic England	<p>Thank you for consulting Historic England on the Strategic Environmental Assessment of the Caterham Chaldon and Whyteleafe Neighbourhood Plan. I am happy to confirm that Historic England do not have any comments to make on the report and look forward to receiving the consultation version of the Submission plan.</p> <p>please do not hesitate to contact me if you have any queries or require further information</p> <p>Robert Lloyd-Sweet Historic Places Adviser South East England Historic England</p>
20 th May	Environment Agency	<p>Tandridge District Council Our ref: KT/2008/104580/OR-17/PO1-L01 Planning Policy Your ref: Council Offices Station Road East Date: 20 May 2019 Oxted Surrey RH8 0BT</p> <p>Dear Jeremy Webster,</p> <p>Consultation on the Caterham Chaldon and Whyteleafe Neighbourhood Plan Strategic Environmental Assessment</p> <p>Thank you for consulting us on the above application.</p> <p>We have reviewed the information submitted and have the following comments to make:</p> <p>Groundwater protection</p> <p>We have no detailed comments in relation to groundwater protection and contaminated land to make in reference to the Neighbourhood Plan. We would recommend that site allocations on land with previous use will need to address potential contamination issues by adequate investigation and risk assessment. Detailed comments on any specific site will be provided at the planning application stage, to ensure adequate investigation and if necessary remediation is carried out to address any identified contamination and risks to controlled waters.</p>

		<p>Any new proposals should ensure that sustainable drainage design will achieve appropriate protection of groundwater.</p> <p>In the case of limited mains sewer provision, we would also object to major development sites that do not tie into upgrade of sewer capacity in the area. This is for the LPA and utility company to manage in terms of timing for release of permissions for sites being developed. This is particularly important in stressed GW catchments and where NVZ are evident.</p> <p>Flood risk Environment Agency Orchard House Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH Customer services line: 03708 506 506 Email: enquiries@environment-agency.gov.uk</p> <p>We have no detailed specific comments on flood risk in reference to the Neighbourhood plan SEA, however we would always recommend that site allocations within flood zones 2 and 3 (and where groundwater flood risk is known), that they will need to provide a full Flood Risk Assessment and investigation into groundwater flood risk as this is known to be an issue in this catchment.</p> <p>Detailed comments on specific sites will be provided at the planning application stage to address any flood mitigation measures that need to be implemented.</p> <p>As always, we would recommend that any new developments are steered away from the flood zones and appropriate mitigation measures are implemented. If any developments are proposed in the functional floodplain, floodplain compensation will be required. Climate Change impacts must be addressed. Please don't hesitate to contact us if you need any further information.</p> <p>Yours faithfully Ms Sara Gomes Planning advisor Direct dial 020 8474 8283</p>
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