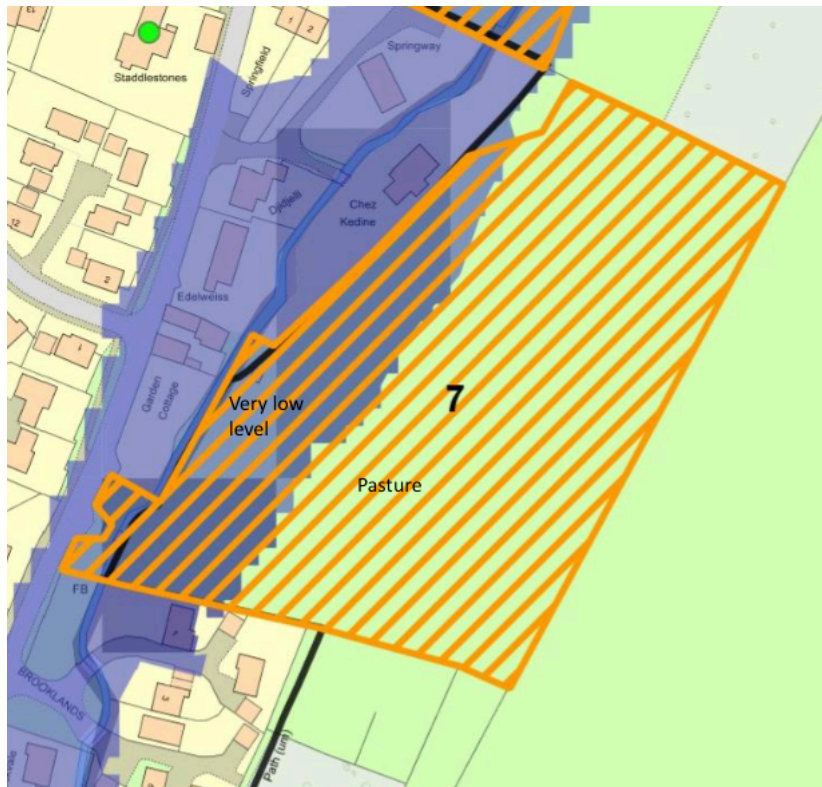
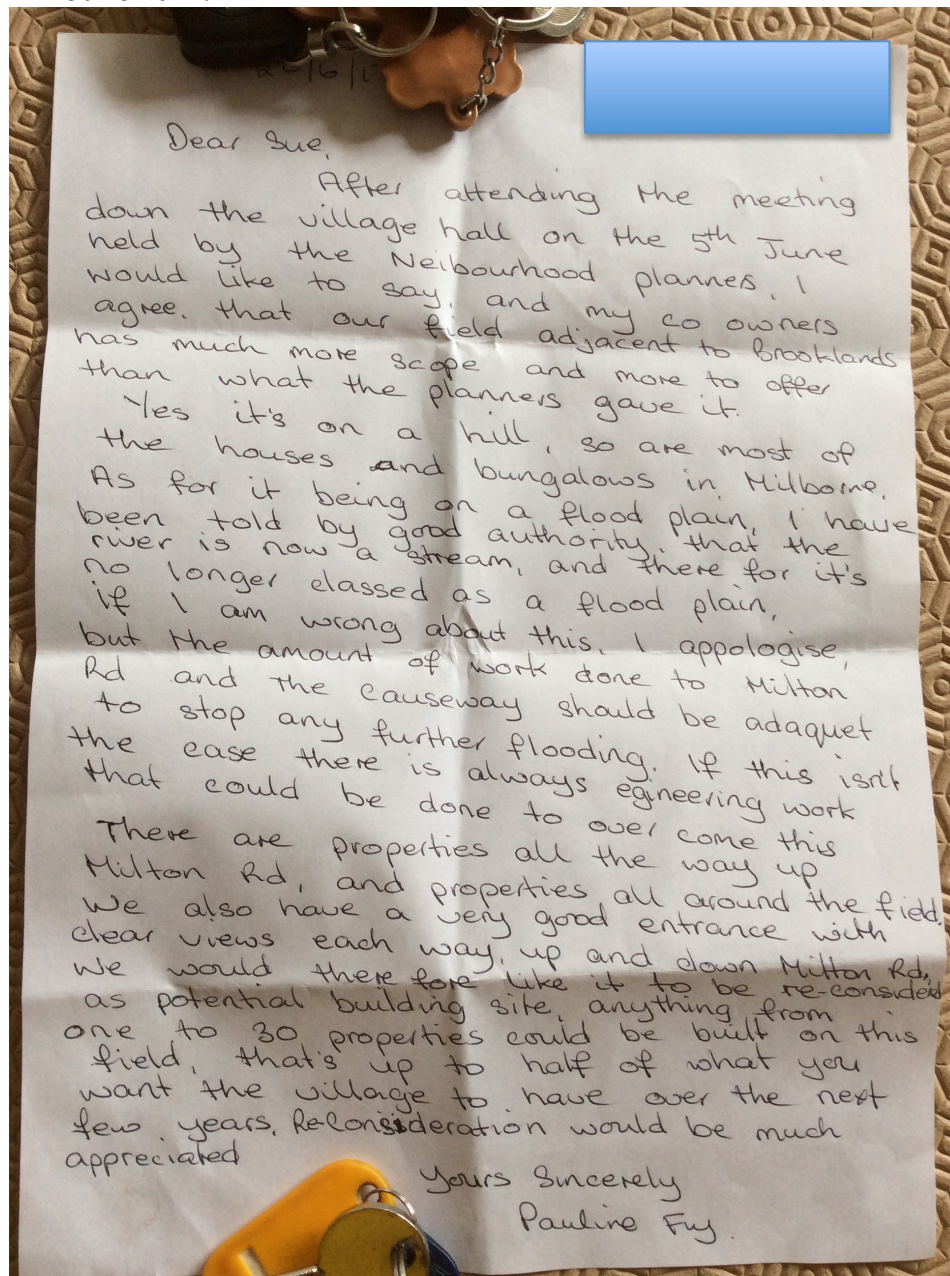


LESS PREFERRED SITES	
7. Brooklands	Very difficult site to development given flood zone, access and topography



CORRESPONDENCE

21st June 2017.



25 June 2017



Mrs P Fry

Mrs S I Gould

Dear Pauline

Thank you for your letter dated 20th June 2017.

You may wish to check the latest flood risk data available online which shows the extent of the flood risk areas

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

National planning policy on avoiding areas at risk of flooding is available in paras 99 onwards of the NPPF

<https://www.gov.uk/guidance/national-planning-policy-framework/10-meeting-the-challenge-of-climate-change-flooding-and-coastal-change> and more detailed advice is found here <https://www.gov.uk/guidance/flood-risk-and-coastal-change#planning-and-flood-risk> but the upshot is that Neighbourhood Plans shouldn't allocate land for development in areas at risk of flooding if there are alternative sites that don't have such risks - regardless of possible engineering solutions.

We intend to review the results of the current consultation and publish the main findings after the summer recess. We would expect to provide a further update to all landowners at that time.

The decision as to what sites should be included in the draft plan will ultimately rest with the Parish Council, who will approve the plan for consultation, and we hope to reach this stage around December / January.

Yours sincerely

Sue Gould

Secretary

On behalf of MSA NP Working Group

Declaration:

WE ARE **NOT** A PLANNING GROUP

WE (THE NEIGHBOURHOOD PLAN WORKING GROUP) HAVE NO SAY

IN WHAT IS AND WHAT IS NOT BUILT,
THE LOCAL PLANNING AUTHORITY DECIDE (NORTH DORSET)
THE PARISH COUNCIL ARE CONSULTED
ANYONE CAN COMMENT ON A PLANNING APPLICATION

WE ARE LOCAL VOLUNTEERS HELPING PUT
YOUR IDEAS INTO A NEIGHBOURHOOD PLAN DOCUMENT
THE FINAL PLAN HAS TO BE AGREED BY THE PARISH COUNCIL,
THE DISTRICT, AND YOU (AT A REFERENDUM)

WHAT THE NEIGHBOURHOOD PLAN CAN DO IS SAY
WHERE YOU AS A COMMUNITY WOULD PREFER TO SEE HOUSING,
AND WHAT OTHER CONDITIONS SHOULD BE MET
TO ENSURE DEVELOPMENT IS SUITABLE FOR OUR VILLAGE