

Mike Haybyrne
Wollaston Neighbourhood Plan Steering
Group
1 Byson Building
Scott Bader
Wollaston
NN29 7RL

Our ref: AN/2014/120842/04-L01
Your ref:
Date: 17 September 2015

Dear Mike

Wollaston Neighbourhood Plan – Updated Housing and Employment Sites Assessment Background Paper

Thank you for referring the additional information for the Wollaston Neighbourhood Plan, which was received on 25 August 2015.

We have considered the information and confirm that we would have no objection to the development of the site shown on drawing B601/010 dated 01/2015 (covering 1.81 acres) for B1, B2 and B8 uses.

We are satisfied that the information demonstrates that the site is located outside of the functional floodplain.

Should a planning application be submitted for the proposed development at this location, a Flood Risk Assessment (FRA) would need to be carried out to demonstrate that the development *'will be safe for its lifetime, will not increase flood risk elsewhere and, where possible, will reduce flood risk overall'*. In addition, the current proposed compensation area now falls outside the reduced site area. This will need to be considered within the site specific FRA submitted with any future planning application.

Whilst we would consider an increase in site area, this would need to be included within the any future FRA and the hydraulic modelling would need to be revisited, and our previous comments addressed.

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
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The Government Standard

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