

Responses received in relation to both Five Acres Flood Risk Assessments

Highways Response, received by email on the 16/04/2015:

It is not for the highway authority to comment on Flood Risk Assessments.

Flood and Waste Water Management Response, received by email on the 07/05/2015:

Thanks for consulting us on the Flood Risk Assessments for the Five Acres potential Gypsy and Traveller Site. These comments are given on the basis that the FRA supports the decision whether to include the site as an allocated site or not, rather than on the acceptability of the FRA to support a planning application, which is my understanding.

The Stage 1 Flood Risk Assessment identifies the site as being within a low to medium surface water flood risk area. National policy suggests Gypsy & Traveller sites should be located outside of high flood risk areas, thus the site meets this criteria.

The Flood Risk Appraisal submitted by FALCA says at 1.5 that UDC draft policy HO11 states that “sites should not be located in areas at risk of flooding”. The Flood Risk Assessment seeks to mitigate against the risk of surface water flooding by siting caravans outside of that area shown to be at risk on the EA’s Flood Maps for Surface Water, as we would expect to accord with the sequential approach. Therefore, you will need to decide whether this adequately accords with policy HO11. However, we would expect to see a proposed layout plan at the submission stage to show that all access roads and parking areas are also sited outside the area at risk of flooding or mitigation provided to suitably protect against flooding.

We are not able to comment on the main river flooding element of the FRA and therefore any comments on this would need to be sought from the Environment Agency.

Historic Environment Team, received by email on the 21/04/2015:

Specialist Archaeological Advice

Uttlesford Gypsy and Traveller sites: Five Acres

Thank you for consulting the Historic Environment Advisor on the implications of developing this site.

There is little we can add regarding the flood risk, however, this office identified this site to Uttlesford’s consultants as affecting one of the protected lanes *UTTLANE 141. Any development on this site will put added pressure onto the protected lane. The Lane has well preserved banks, hedges and ditches, with little damage to the verges of the lane from traffic. If the development does proceed new accesses onto the land and any hedge removal should be avoided.