

Stockport Metropolitan Borough Council
Development & Town Planning Division
103, Hygarth House
Wellington Road South
Stockport
Cheshire
SK1 3TT

Our ref: SO/2006/000310/AP-
02/IS1-L01
Your ref:
Date: 06 July 2018

Dear Sir/Madam

Woodford Neighbourhood Plan

Thank you for referring the above Woodford Neighbourhood Plan (dated March 2018) to the Environment Agency. We would wish to make the following comments.

Environment Agency position

Contaminated Land

The plan has identified the environmental setting of the Woodford Neighbourhood however it does not identify the sensitivity of the environmental setting.

The wider Woodford area is located above a Principal Aquifer which is known to support one public abstraction (groundwater) borehole and many private abstractions. The area is also serviced by a number of surface watercourses.

Whilst policy EMP1 recognises the need to protect the environment from small scale development, it is important that the plan recognises the importance of protecting the environment from any scale of development.

Due to potential former land use(s), soil and /or groundwater contamination may exist at any site where development is proposed so the site so the associated risks to controlled waters should be addressed by:

Following the risk management framework provide in CLR11, Model procedures for the management of land contamination

<https://www.gov.uk/government/publications/managing-land-contamination>

Referring to the Environment Agency guiding principles for land contamination and the land contamination sections in the Environment Agency's Groundwater Protection: Principles and Practice

<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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<https://www.gov.uk/government/collections/groundwater-protection>

Further information may be found on the land contamination technical guidance pages on the direct.gov website

<https://www.gov.uk/government/collections/land-contamination-technical-guidance>

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites. The Specialist in Land Condition (SiLC) qualification administered by the Institution of Environmental Management provides an accredited status for those responsible for signing off LCR's. For further information see - www.silc.org.uk.

Biodiversity

The main waterbody flowing through the Woodford area, is Dean Brook (Ref: Dean (Bollington to Bollin) (GB112069061360) - poor status). Dean Brook is currently failing its statutory ecological objectives as identified in the North West River Basin Management Plan

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/500468/North_West_RBD_Part_1_river_basin_management_plan.pdf and

we would welcome recognition of this in the neighbourhood plan; and potential ways of how through both well designed and sustainable land management and future development can play a role in improving ecological status of waterbody, a key wildlife corridor and green infrastructure asset in area.

Flood Risk

The Map provided on page 15 is associated with our National Flood Risk Assessment (NaFRA) showing the long term flood risk. We would recommend you download the GIS layer showing the Flood Map for Planning for this area, see link

<http://environment.data.gov.uk/ds/catalogue/#/catalogue>

For your information within Woodford Neighbourhood boundary there are three designated "main rivers", Dean brook (south boundary), Handforth Brook and Grove end Brook.

Informative

Developments may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of a designated 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now [excluded](#) or [exempt](#). A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

We have discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. The responsibility for the repair and condition of the watercourse, its channel, banks and adjacent structures, lies ultimately with the riparian owner

Please keep us updated on the plan progress.

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

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