

Ashford Borough Council  
Planning Policy  
Civic Centre Tannery Lane  
Ashford  
Kent  
TN23 1PL

**Our ref:** KT/2006/000228/OR-09/PO1-L01  
**Your ref:**  
**Date:** 26 October 2016

Dear Sir/Madam

### **Pluckley Neighbourhood Plan, 2016-2031**

Thank you for consulting us on the above.

Having reviewed the above document and we have the following comments to make.

#### **Fisheries and Biodiversity.**

The omission of any reference to the Local Wildlife Site at Little Chart Mill Ponds and Woodland and to the Great Stour, which flows to the north of the neighbourhood and features in the South East River Basin Management Plan is unfortunate. These features of the area are both worthy of mention and of being subject of policies to protect, enhance and, where possible, extend in accordance with the principles of the Kent Environment Strategy and those of the Kent Nature Partnership.

This action would also be in line with the National Planning Policy Framework (NPPF), Section 109 in Chapter 11: Conserving and enhancing the natural environment. This states that the planning system should contribute to and enhance the natural and local environment by, among other things, protecting and enhancing valued landscapes, geological conservation interests and soils, recognising the wider benefits of ecosystem services and minimising impacts on biodiversity.

In addition, Section 117 of the NPPF states that planning policies should “plan for biodiversity at a landscape-scale across local authority boundaries”. Integration by reference to the wider area of the Neighbourhood Plan with that of others would be beneficial as it would contribute to this aim.

#### **Groundwater and Contaminated Land**

Where proposals for future development lie upon, adjacent, or close to an existing or historic landfill site, applicants must be able to demonstrate prior to a decision on any planning application that the risk of harm to environmental receptors is understood and can be adequately managed or mitigated.

Please refer to the Local Authority Environmental Health Officer with concerns regarding risks to human health.

**Flood Risk**

We note that the proposed sites H1A, H1B and H1C for housing development do not fall within a flood zone which we support.

We hope you find our comments useful.

Yours faithfully

**Ms Jennifer Wilson**  
**Planning Specialist**

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