

Mr C Sanderson  
Leeds City Council  
Department of Planning  
The Leonardo Building (2) Rossington  
Street  
Leeds  
West Yorkshire  
LS2 8HD

**Our ref:** RA/2006/100689/OR-  
27/PO1-L01  
**Your ref:**  
**Date:** 26 August 2016

Dear Mr Sanderson

**Strategic Environmental Assessment Screening of draft policies in Thorp Arch Neighbourhood Plan**

Thank you for your consultation on the above which we received on the 23 August 2016.

We have the following comments to make.

**Strategic Environmental Assessment**

We note that the City Council has a responsibility to advise the Parish Council if there is a need for formal Strategic Environmental Assessment of the draft Neighbourhood Plan. You are seeking our views in order to inform the Council's decision on this matter.

We have considered the draft plan and its policies against those environmental characteristics of the area that fall within our remit and area of interest.

The River Wharfe (Main River) runs along the western and southern boundary of the plan area, with associated areas of flood zones 2 and 3.

We note that policies H1 and LE1 relate to specific land use allocations but can confirm that these sites raise no specific concerns within our remit and interest. Other than these sites, the policies within the plan generally are intended to influence design and layout of any new development in the Thorp Arch Neighbourhood Plan area through policy requirements and guidance.

Having considered the nature of the policies in the Plan, we consider that it is unlikely that significant negative impacts on environmental characteristics that fall within our remit and interest will result through the implementation of the plan.

Environment Agency  
Lateral 8 City Walk, LEEDS, LS11 9AT.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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## **General Comments**

We welcome the inclusion of policies to protect green corridors, which includes the Wharfe Valley (policy CNE2) and enhance biodiversity (policy CNE4).

If you have any questions or need any further clarification, please contact me on the details below.

Yours sincerely

**Ms Rachel Jones**  
**Sustainable Places – Planning Specialist**

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