

Ms Adele Metcalfe  
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DE45 1AE

**Our ref:** LT/2006/000238/OR-  
08/PO1-L01

**Your ref:**

**Date:** 05 August 2019

Dear Ms Metcalfe

### **Leekfrith Draft Neighbourhood Plan**

Thank you for consulting the Environment Agency on the Leekfrith Draft Neighbourhood Plan.

#### **Policy 7.1 Redevelopment of Upper Hulme Mill**

The only development proposal found within the neighbourhood plan is the proposed redevelopment of the Upper Hulme Mill. The site is situated in flood zone 1 so therefore the Environment Agency has no comments to make from a fluvial flood risk perspective.

The redevelopment of the Upper Hulme Mill proposes to demolish certain sections of the site. It is unclear from the neighbourhood plan whether the previous use of the site would have been contaminative or not and the neighbourhood plan group must consider whether the development would require contamination and ground condition surveys to be undertaken, and therefore the requirement added to Policy 1, to ensure development could be brought forward where remediation is required.

The Upper Hulme Mill sits over an ordinary watercourse and we would recommend that the neighbourhood plan group contact the Lead Local Flood Authority (LLFA) to see if they have any comments to make on this proposed redevelopment.

Yours sincerely

**Mr Joseph Drewry**  
**Planning Specialist**

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