

Quorn Neighbourhood Development Plan

Independent Examiner's Clarification Note

Policy H1

To what extent has the site been assessed against the flood risk sequential test in national policy (NPPF 2012 paragraphs 100-102)?

The landowner and their agent have proposed amending the Neighbourhood Plan allocation to exclude the land within the flood zone 2, thus removing the need for a sequential test. They have also confirmed that this will not have an impact on the number of dwellings to be built on the site.

The Environment Agency, who had previously raised the concern have confirmed that with the development wholly within flood zone 1 a sequential test would not be required.

It is proposed that the red-line boundary be amended once the Examiners final report has been produced and that this issue has now been satisfactorily resolved as the flood risk sequential test is not required.