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**From:** dfenton [REDACTED]  
**Sent:** 08 February 2013 16:34  
**To:** Richard Bryant  
**Subject:** 13.02.08 Re A.R. and M Rodgers - Manor Farm, Brimington Common.

Dear Richard,  
Messr's A,R and Mrs M Rodgers  
Response to Staveley and Rother Valley Corridor Area Action Plan Consultation

Our client responds to the above consultation as follows :-

- 1) Objection to the allocation of any housebuilding or other sensitive building development on any part of the site that is prone to any form of flooding because alternative, drier sites are available in the Borough and to make such an allocation contradicts mandates contained within paragraphs 100 – 108 of the National Planning Policy Framework. Reliance upon current support from Environment Agency officers is unsafe because EA requirements and regulatory standards are very likely to become more severe over the lifetime of the plan.
- 2) Objection to the allocation of any housebuilding or other sensitive building development on any part of the site that is contaminated because delivery depends upon grants provided by third parties. Reliance upon grants by third parties is unrealistic and contradicts paragraph 154 of the National Planning Policy Framework which requires local plans to be “aspirational but realistic”. Alternative means to achieve housebuilding targets and programmes exists within the borough that do not rely upon the performance of third party grant agencies.

We trust the above submission is in order. The two responses above answer questions in the SRVCAAP consultation that correspond to questions 4 and 5 in the Emerging Local Plan Sites and Boundaries Issues and Options consultation.

We look forward to receiving a formal receipt in due course.

Yours faithfully

David Fenton

For and on behalf of  
Fentech Building Design

Tel. [REDACTED]  
Mob. [REDACTED]  
Email [REDACTED]

