Ref 7 Environment Agency

Dear Sir or Madam,

Thank you for consulting the Environment Agency on the above Neighbourhood Plan. We are a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Flood Risk

We are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding, and that they are all located within Flood Zone 1.

Non-mains drainage

We note that the allocation at the Old School Site (20 dwellings) is not located near any mains foul drainage infrastructure, and potentially has existing non-mains drainage infrastructure.

Under the Environmental Permitting (England and Wales) Regulations 2016, any discharge of sewage or trade effluent made to either surface water or groundwater or ground will need to be registered as an exempt discharge activity, or hold a permit issued by us. Further information can be found here - https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits. Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, it should be ensured that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Biodiversity Net Gain and green infrastructure

We are pleased to see policies encouraging Biodiversity Net Gain and green infrastructure conservation (Policies 1 and 2). The Environment Bill currently progressing through Parliament specifies that Biodiversity Net Gain for a site will see an increase of at least 10% on existing. It may be useful to incorporate this percentage into the policy and/or include that in the site allocation policies.

If you have any queries regarding the above, please do not hesitate to contact me.

Kind regards,

[redacted]

[redacted]

Sustainable Places Advisor | Solent and South Downs
Environment Agency | Oving Road, Chichester, West Sussex, PO20 2AG

Direct dial: [redacted]