

Ref 19

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.

Allocation for residential development

We are pleased to see that the proposed allocation has been directed to the areas at the lowest probability of flooding and that it is located within Flood Zone 1.

We are also pleased that our comments from the Regulation 14 consultation regarding adding reference to ensuring the development connects to the main public sewer have been taken on board.

We note the proximity of the woodland, designated as a SSSI, and would recommend that the appropriate buffers are in place between the woodland and any development to ensure protection of the SSSI features.

Should 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 Area
Environment Agency | Chichester Office, Oving Road, Chichester, West Sussex, PO20 2AG

Direct dial: [REDACTED]

