

Ref 10 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 Cyder Farm, Crabtree (6 dwellings) is not located near any mains foul drainage infrastructure. Any non-mains drainage proposed for the development should follow the General Binding Rules accordingly (<https://www.gov.uk/government/publications/small-sewage-discharges-in-england-general-binding-rules>).

Biodiversity Net Gain

We are pleased to see a policy supporting the enhancement of biodiversity, and encouraging Biodiversity Net Gain where possible (Policy 1). 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.

We are also pleased to see other considered environmental policies for green infrastructure (Policy 3) and sustainability (Policy 4).

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

Kind regards,

Anna

Anna Babona

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