

Ref 81 Environment Agency

Dear Neighbourhood Planning Team,

Thank you for consulting the Environment Agency on the Ashington 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.

We note that the plan allocates two sites – Chanctonbury Nursey (Policy ASH10) and Land West of Ashington School (Policy ASH11). 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.

We are pleased that policies ASH10 and ASH11 reflect the alignment of development with existing sewerage infrastructure, and that liaison should be held with the relevant service providers.

Advisory note

In regard to the allocation for Land West of Ashington School, we agree that it is feasible to provide flood mitigation in Mill Lane. The option of enlarging the culvert, diverting flow to the north in Rectory Lane and in the area of Church Farm (as identified within Section 6.20 of the plan) seems feasible. However, it would need to be demonstrated that flood risk would not be exacerbated further downstream. As there is no designated 'Main River' network in this location and the watercourses are 'Ordinary Watercourses', developers should be directed to seek advice from the Lead Local Flood Authority (LLFA) and/or Horsham District Council as to any proposed mitigation measures, as such watercourses fall within their remit. It should also be noted that any works in, under or over or within 5 metres from the bank edge(s) of the 'Ordinary Watercourses' within the allocated sites, or the off-site mitigation works, would require a consent from the LLFA. Any works to a designated Main River may require a 'Flood Risk Activity Permit' from us.

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

Kind regards,

[Redacted Signature]

[Redacted Name]

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