

Response from Environment Agency

From: Rabone, Anna

Sent: 29 July 2021 10:52

To: Neighbourhood Planning

Subject: West Dean and West Tytherley Neighbourhood Development Plan. Regulation 16 Consultation

Dear Neighbourhood Planning team,

Thank you for consulting us on the above Neighbourhood Plan.

Based on the environmental constraints within the area and given there are no site allocations, we have no detailed comments to make in relation to the Plan, save for some information and brief recommendations which are set out below:

- 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://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>.
- Section 5.2.8 refers to Biodiversity Net Gain (BNG). BNG forms part of the forthcoming Environment Bill. This will legislate for developments to deliver at least 10% BNG. It is recommended that Policy EL6 is enhanced to reflect this.
- Map A4 identifies surface water flooding risks within the neighbourhood plan area. However, there is no map identifying the fluvial flood risk. We would recommend including a separate map identifying this to ensure there is no confusion regarding these separate flooding sources in the area. Our 'Flood Map for Planning' identifies fluvial flood risk areas and can be accessed here - <https://flood-map-for-planning.service.gov.uk/> (a pdf map can be downloaded).

We will continue to work with partners to influence the Development Plan Documents in your area.

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

Kind regards,

Anna

Anna Rabone

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