

Dear Jane,

Thank you for consulting the Environment Agency on the draft version of your 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. We aim to reduce flood risk, while protecting and enhancing the water environment. We have to focus our detailed engagement to those areas where the environmental risks are greatest.

Please find attached a copy of a Neighbourhood Plan checklist we have developed to help provide Environment Agency advice at the earlier stages of Neighbourhood Plan preparation.

Our comments on your draft plan are as follows:

Allocation SINDP7 - Stedham Sawmills

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

The proposed development site appears to have been the subject of current and past industrial activity which poses a risk of pollution to controlled waters. Where necessary we would advise that you seek appropriate planning conditions to manage both the risks to human health and controlled waters from contamination at the site. This approach is supported by Paragraph 109 of the National Planning Policy Framework.

Allocation SINDP8 – Land West of West Lodge, Stedham

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

Waste Water Treatment

There is no mention of how wastewater will be dealt with from either of the proposed allocated sites. Foul sewage from the developments should be connected to the mains sewerage system.

Kind regards

Marguerite Oxley

Marguerite Oxley | Technical Specialist | Sustainable Places | Solent and South Downs Area |
Environment Planning and Engagement | Environment Agency | Guildbourne House | Chatsworth Road |
Worthing | West Sussex | BN11 1LD

Tel external: 02030257171 | Tel internal: 57171 | Mobile:- 07733077926 |
Email :- marguerite.oxley@environment-agency.gov.uk (or PlanningSSD@environment-agency.gov.uk)