



Maldon District Council
Princes Road
Maldon
Essex
CM9 5DL

Our ref: AE/2020/125601/01-L01
Your ref: WickhamBishopsNP/Reg16
Date: 01 December 2020

Dear Sir/Madam

WICKHAM BISHOPS NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Thank you for consulting the Environment Agency on the Wickham Bishops 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

The site lies within Flood Zones 2 and 3, and development should be sequentially sited away from Flood zones 2 and 3. All proposed development in flood zones 2 and 3 should be accompanied with a Flood Risk Assessment using up to date flood data.

Contaminated Land

The neighbourhood plan area lies over source protection zones 2 and 3 making it sensitive to contamination of ground water. For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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information should be provided with the planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures.

Please note that the view expressed in this letter are a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.

Yours faithfully

Planning Advisor