

15. Environment Agency

Dear Sir/Madam,

Thank you for giving the Environment Agency (EA) the opportunity to comment on the Rearsby Neighbourhood Plan (Pre-Examination version).

Having reviewed the submitted information with regard to those aspects which fall within the remit of the EA we have the following comments to make:

Flood risk (Policy R9).

According to the latest information available to the EA there is significant amount of land within the designated plan area which lies within flood zones 2 and 3 and which is associated with both Main Rivers and ordinary watercourses. The Plan submission makes reference to this and acknowledges that this will be a constraint / factor when determining whether new development proposals are acceptable. We also note that there are currently no plans to 'Allocate' housing (or commercial) development within the Plan area. We do however consider that the wording of Policy R9 could and should be strengthened by replacing bullet point 'c' with:

c) The development will be safe from flooding for its lifetime and will not increase flood risk elsewhere.

Biodiversity (Policy R7).

We welcome the commitments within the Policy but consider it could be strengthened by adding the following wording at the end of bullet point 'b':

and provide biodiversity net gain.

We trust you find the above comments useful.

Regards
Nick

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