

8. Environment Agency

E-mail dated Wed 24/08/2022 11:19

Dear Sir / Madam,

Thank you for giving the Environment Agency the opportunity to comment on the Sileby Neighbourhood Plan Regulation 16 Consultation.

Having reviewed the Plan and accompanying documents we have the following comments to make.

Flood risk

Whilst there is a significant area of flood risk within the Plan area (located to the West of the settlement of Sileby), we note that within the Limits of Development the areas of flood risk (Flood Zones 2 and 3) is limited to land immediately adjacent to the Sileby Brook. We also note the Plan acknowledges the need for a sequential approach to be taken when proposing new development and the application of the exception test, when required. We further note that neither the Housing Allocation site nor either of the Reserve sites are located in an area identified as being at flood risk (i.e. is located in Flood Zone 1).

Biodiversity net gain

Whilst there are two Policy's associated with biodiversity included within the Plan, neither explicitly mention the requirement for biodiversity net gain, which is currently in the process of being mandated and will require Major developments to provide a biodiversity net gain of at least 10%. The refreshing of this Neighbourhood Plan would have been an opportunity to make reference to this requirement. However we do acknowledge that where a Neighbourhood Plan is silent on an issue then development will need to be conformity with the Local Plan / National Policy.

Regards

Nick

Nick Wakefield

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