


**From:** PlanningSSD [PlanningSSD@environment-agency.gov.uk](mailto:PlanningSSD@environment-agency.gov.uk)   
**Subject:** Boxgrove Neighbourhood Development Plan - EA Comments on Pre-Submission Reg 14 Consultation  
**Date:** 15 May 2017 at 12:32  
**To:** Boxgrove NP [boxgrovenp@gmail.com](mailto:boxgrovenp@gmail.com)



Dear Sir/Madam

Thank you for consulting the Environment Agency on the Pre-Submission 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 strategies.

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

Flood Risk

We are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.

Wastewater Treatment

We could not see any reference in the document as to how wastewater will be dealt with at the allocated sites. As the allocated sites are located in a sensitive groundwater protection area, we will only agree to developments involving sewage effluent, trade effluent or other contaminated discharges to ground or surface waters if we are satisfied that it is not reasonable to expect the discharges to be treated to ground or surface water. This position will not normally apply to surface water run-off via sustainable drainage systems and discharges from sewage treatment works operated by the local authority.

Surface Water Drainage Issues

We recommend that you consult the Lead Local Flood Authority (West Sussex County Council) as surface water drainage no longer falls under the remit of the Environment Agency.

Best Wishes

Marguerite

Marguerite Oxley|Technical Specialist|Sustainable Places|Solent and South Downs Area|  
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Our Commitment:  
Sustainable Places will prioritise and drive forward environmental outcomes from our work with local authorities and partners across the Solent and South Downs Area

**We have moved to GOV.UK. Our website is now available at: [www.gov.uk/environment-agency](http://www.gov.uk/environment-agency).**

We offer a cost recovery service for bespoke pre-application advice. For more information go to: [gov.uk](http://gov.uk) or [email us](mailto:email.us)

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**From:** Boxgrove NP [<mailto:boxgrovenp@gmail.com>]  
**Sent:** 06 April 2017 09:51  
**To:** [boxgrovenp@gmail.com](mailto:boxgrovenp@gmail.com)  
**Cc:** Valerie Dobson <[vdobson@chichester.gov.uk](mailto:vdobson@chichester.gov.uk)>  
**Subject:** Re: Boxgrove Neighbourhood Development Plan - Reg 14 Consultation

Please accept our apologies. It appears that the maps have moved in the version we sent you. Please find a corrected version attached.

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On 4 Apr 2017, at 15:23, Boxgrove NP <[boxgrovenp@gmail.com](mailto:boxgrovenp@gmail.com)> wrote:

Dear Sirs

Please find attached a copy of the Boxgrove Parish Council Neighbourhood Plan - Pre Submission Plan.

I would welcome your comments on the document.

Any comments you may have should be made to Boxgrove Parish Council by the 16th May 2017.

Comments can be made by email to [boxgrovenp@gmail.com](mailto:boxgrovenp@gmail.com) or by post to :

The Clerk  
Boxgrove Parish Council  
2 McAdam Close  
Hambrook  
PO18 8FG

Yours faithfully

The Boxgrove NP Team  
<Boxgove Draft v9.pdf>

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Neighbourhood  
Plan C...ter.pdf