

Newark & Sherwood District Council
Castle House Great North Road
Newark
Nottinghamshire
NG24 1BY

Our ref: LT/2009/109202/OR-
11/PO1-L01
Your ref:

Date: 11 February 2025

Dear Sir/Madam,

Amended Southwell Neighbourhood Plan - Regulation 16 Stage Consultation

Thank you for consulting the Environment Agency on this regulation 16 consultation on the Amended Southwell Neighbourhood Plan.

We previously made comment towards changes to wording to policy E1. We are glad to see that changes made to point E1.3 and E1.5 have been made.

We also previously made recommendation toward E2 - Flood Resilient Design. Our comments do not appear to have been taken on board, they are reiterated:

We very much support the proposed changes to Policy E2. We do however recommend the addition of the following requirement for developments requiring a flood risk assessment, E2.1:

“... have been designed to be safe and resilient for their entire lifetime.”

We recommend that the wording "unless impracticable or unviable" is removed from the requirement for a buffer strip. The reason for this request is that the Environment Agency require an 8m easement for all developments adjacent to Main Rivers.

Biodiversity Net Gain

We previously made detailed comments regarding Biodiversity Net Gain (BNG). As the provision of 10% BNG is mandatory for all applications submitted to the local planning authority. We do not feel it necessary to repeat our previous points.

Yours faithfully,

Mr Joshua Milsom
Planning Advisor

