



Ms Stephanie Kobler
Basildon District Council
Basildon Centre St. Martins Square
Basildon
Essex
SS14 1DL

Our ref: AE/2024/129711/01-L01

Your ref: *

Date: 29 August 2024

Dear Ms Kobler

NOAK BRIDGE NEIGHBOURHOOD PLAN -NOAK BRIDGE BASILDON ESSEX

Thank you for consulting us on the Strategic Environmental Assessment Screening Report for the [insert name of plan] Neighbourhood Plan.

Flood Risk

Based on a review of environmental constraints for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the neighbourhood plan area. In particular, we note that the boundary does extend into areas of Flood Zone 3 of the designated main River Crouch.

On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach. [National Planning Policy Framework](#) (NPPF) paragraph 161 sets this out.

Water Quality

We have identified that the Plan area boundary is close to the Water Recycling Centre at Wickford, which is currently operating close to or exceeding its permitted capacity. Providing the Plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WRC.

Informative:

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: [How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning](#)

We trust this information us useful.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pat Abbott', is centered on the page. The signature is written in a cursive style with a horizontal line underneath.

Mr. Pat Abbott
Planning Advisor

Direct dial 0208 4748011

Direct e-mail planning.eastanglia@environment-agency.gov.uk

