

Ms A Rhodes  
Somerset West & Taunton Council  
Planning Policy  
The Deane House  
Belvedere Road  
Taunton  
Somerset  
TA1 1HE

**Our ref:** WX/2019/133266/SE-  
06/SC1-L01  
**Your ref:**  
**Date:** 01 November 2021

Dear Ms Rhodes

**WEST MONKTON AND CHEDDON FITZPAINE REVISED NEIGHBOURHOOD PLAN  
AND STRATEGIC ENVIRONMENT STRATEGIC ASSESSMENT SCREENING**

Thank you for referring the above revised Neighbourhood Plan and SEA Screening Report, which was received 24 September 2021.

The Environment Agency can now make the following comments in response:

Revised Main Document

The Environment Agency supports the amended policy revisions especially those adapting to climate change, connecting open spaces, and creating opportunities for nature.

We support sustainable development, in particular the encouragement of resource efficiency, waste minimisation and recycling.

We support Housing Policy H5: Building and Climate Change (CC), and methods to address the CC emergency through water efficiency/resilience, and low carbon emissions through design and materials. We would encourage exemplar targets.

Please see the following RPTI climate crisis guide for Local Authorities for information:  
[tcpa-rtpi-climate-guide\\_oct-2021\\_final.pdf](#)

The concept of Water Sensitive Urban Design (WSUD) is encouraged, and the following CIRIA guidance document provides useful information on the concept and how to apply it in urban planning:

[https://www.susdrain.org/files/resources/ciria\\_guidance/wsud\\_ideas\\_book.pdf](https://www.susdrain.org/files/resources/ciria_guidance/wsud_ideas_book.pdf)

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We also support the following Recreation and Environment Policies:

Recreation and Environment Policy R1: Dark Skies especially alongside watercourses. Inappropriate lighting can adversely affect wildlife commuting along river corridors.

Recreation and Environment Policy R2: Green Space and Wildlife. Encourage interconnectivity of green and blue spaces and dual purpose use for flood attenuation.

Recreation and Environment Policy R3: Flood Attenuation. We support directing development away from flood zones 2 and 3, and encourage natural flood management schemes, which is a holistic concept and is most effective when not limited to individual development sites. It links closely to Water Sensitive Urban Design and to the preservation and building of soils.

Wastewater infrastructure improvements are particularly encouraged as nutrient enrichment in the surrounding area is particularly sensitive and would be welcomed.

We would encourage wetlands and reed beds for nutrient stripping, although it must be ensured that there is no increase of flood risk to third parties.

Planning obligations contributing to phosphate stripping, carbon sequestration and biodiversity net gain should be required for all development.

We support and encourage the principles of Net Gain, (as well Community Infrastructure Levy and Section 106), to make contributions for environmental gains either on or off-site.

This Net Gain aspiration is detailed in the National Planning Policy Framework and is further supported by the 25 Year Environment Plan. This sets an expectation for development, including housing and infrastructure, by all organisations and individuals, that will help deliver net gain.

#### SEA Screening

For issues that fall within the Environment Agency's remit I can confirm we do not consider the emerging West Monkton and Cheddon Fitzpaine Neighbourhood Development Plan is likely to have significant environmental effects.

If you wish to discuss any of the above I can be contacted on the number below.

Please quote the Agency's reference on any future correspondence regarding this matter.

Yours sincerely

**Richard Bull**  
**Sustainable Places - Planning Advisor**

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