

Marton Moss Neighbourhood
Forum

Our ref: NO/2012/103892/OT-04/IS1-L01

Your ref:

Date: 13 May 2022

[Sent via email: enquiries@martonmossforum.org]

Dear Marton Moss Neighbourhood Forum

MARTON MOSS NEIGHBOURHOOD PLAN - ADDITIONAL SITES SUGGESTED FOR HOUSING ALLOCATION

Thank you for consulting us on the above, which we received on 25 April 2022.

We have screened the additional sites based on the information provided by email and the results are provided in the table below.

Please refer to our previous response dated 19 April 2022 (ref. NO/2012/103892/OT-03/PO1-L01) for our more detailed comments on the environmental issues relevant to these additional sites, in particular the 'Amarella, School Road' site and the presence of a main river along the southern boundary. This is likely to have implications for the number of deliverable houses and site layout. We advise that the developer is made aware of this issue.

Key to Environment Agency constraints							
Flood Zone 3 (rivers and sea)							
Flood Zone 2 (rivers and sea)							
Main River							
Adjacent to / on EA regulated site							
Adjacent to / on historic landfill or other site with suspected contamination							
Adjacent to / on ordinary watercourse / pond (aquatic net gain opportunity)							

Site Ref.	EA constraints						Comments
							
41 Stockydale Road							No constraints
Amarella, School Road			X		X		Adjacent to statutory main river (Kitty Lane Watercourse) along the southern boundary. Not on top of, but within 250m of three historic landfill sites – one to the east (Ashley Nursery)

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

							and two to the west (Wren Rovers Car Park; School Road). For information only (we only comment on development on top of historic landfills).
Land at corner of Common Edge Road and School Road					X		Not on top of, but within 250m of two historic landfill sites to the north (Wren Rovers Car Park; School Road). For information only (we only comment on development on top of historic landfills).

Yours faithfully

Mr Alex Hazel
Planning Advisor – Sustainable Places Team

E-mail: CLPlanning@environment-agency.gov.uk