

## Rachel Tibbetts

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**From:** Planning\_THM <Planning\_THM@environment-agency.gov.uk>  
**Sent:** 22 September 2020 13:56  
**To:** Planning; Bob Neville  
**Subject:** Your ref : 20/02083/OUT  
**Attachments:** 17-08-16 External Consultation Checklist v3.3 update.pdf

Dear Sir/Madam

This planning application is for development we do not wish to be consulted on. Please see the attached which was issued to your council to screen applications before sending to us. **Please only consult us on planning applications that fall within the categories in the attached list.**

Ensuring your Authority **ONLY** consult us on the development we wish to comment on saves time for both our organisations which can be better spent on other higher risk developments requiring our input.

### For development that falls within a flood risk area:

For certain development types, we have supplied your Authority with Flood Risk Standing Advice (FRSA). Please refer to this in accordance with the table below. Please consult the Environment Agency for development **not** covered by FRSA.

Flood Zone 3	Minor development
	Non-domestic extensions of 250 square metres or less
	Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable)
Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones">https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</a>	
Flood Zone 2	Minor development
	Non-domestic extensions of 250 square metres or less
	Water compatible (including essential accommodation within a water compatible development), more vulnerable (except landfill, a waste facility or a caravan or camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant)
Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones">https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</a>	

### Permitting and licencing advice for applicants:

Although we are not providing bespoke comments on this planning application, the applicant should be aware that they may require an Environmental Permit or Licence from us for some types of development.

Environmental permits	<p>Under the <a href="#">Environmental Permitting (England and Wales) Regulations 2016</a>, permits are needed to carry out a wide range of specified activities lawfully.</p> <p>Examples include: installations, medium combustion plant, specified generator, waste or mining waste operations, water discharge or groundwater activities, intensive pig and poultry farms, or work on or near a main river or sea defence.</p> <p>For more information visit: <a href="https://www.gov.uk/topic/environmental-management/environmental-permits">https://www.gov.uk/topic/environmental-management/environmental-permits</a></p>
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<b>Licences (water abstraction or impoundment)</b>	In order to ensure water resources and water quality activities are protected and appropriately managed, abstracting or impounding water may require an abstraction or impoundment licence.  For more information visit: <a href="https://www.gov.uk/topic/environmental-management/water">https://www.gov.uk/topic/environmental-management/water</a>
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If you require any further assistance understanding the attached list, please do not hesitate to contact me directly.

**Sarah Green**

Planning Advisor, Thames Sustainable Places Team  
**Environment Agency**, Red Kite House, Wallingford, OX10 8BD

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Tel : 0208 474 9253

Normal working hours:

MON/TUE/WED/FRI 10am – 2pm

THUR 10am – 5pm

**Speak to us early about environmental issues and opportunities** – We can provide a free pre-application advice note or for more detailed advice or meetings we can provide a project manager to co-ordinate specialist advice which costs £100 per hour + VAT. For more information, please email us at [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)



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