

Dear Sir/Madam

Thank you for consulting us.

Due to increased workload prioritisation we are unable to provide comments on this application.

We are not a statutory consultee for reserved matters applications. Please take account of any conditions, informatives or advice that we provided in our response to the outline application when making your determination of this reserved matters application.

We will of course still provide our comments for any conditions that we requested and were applied by you on the outline planning permission. Please continue to consult us with these conditions as usual.

Other Consents

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <https://www.gov.uk/topic/environmental-management/environmental-permits>.

An environmental permit or exemption may also be required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. Until recently this was called Flood Defence Consent. Some activities are also now [excluded](#) or [exempt](#). Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

An environmental permit is in addition to and a separate process from obtaining planning permission.

If you have any queries about this response, please contact us.

Yours faithfully

Sustainable Places team, Thames area
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End