

Planning Advice from the Environment Agency

April 2018

We are the Sustainable Places team covering Hertfordshire and North London. Through partnership with other place makers, we enable sustainable growth and create better places for people and wildlife. We will be your single point of contact for planning advice relating to the water environment and waste management.

What is our planning service?

We can provide advice at all stages in the planning process: strategic plan making, pre-application, resolving objections, discharge of conditions and any subsequent amendments.

Developers

We want to work with you to make the process as smooth as possible. We provide evidence and advice to a range of customers, including land agents, house builders, consultants, local authorities, and the public.

By seeking our advice early, environmental issues can be identified and worked through before formal submission to the planning authority. This will provide you with certainty going forward and save you time and resources at a later stage.

What can we offer?

We can provide a free preliminary opinion advice note that will identify the environmental constraints that you will need to consider and signpost where you can find further information. In addition, in some areas we have some locally specific advice. For more detailed planning advice we charge a standard fee of £100 per hour plus VAT. Our planning service is also available for Local Planning Authorities seeking strategic advice.

As part of this paid-for service we can:

- Provide bespoke advice
- Review technical documents
- Attend meetings
- Attend site visits

What are the benefits?

A **dedicated project manager** will be assigned to your enquiry and will be your single point of contact at the Environment Agency.

We will provide you with an estimation of costs and will agree a **clear schedule of work with realistic timescales**, so that you can develop your project plan with certainty.

You will be provided with **bespoke technical advice**. Through **constructive challenge** and reality checking, we will use our experience to identify any omissions in your submissions and help you prepare the best case for your planning proposals.

Our advice will help to **speed up the process** when your proposals are formally submitted to the local planning authority and **save you money later** by avoiding costly revisions to the scheme and any supporting documentation.

customer service line
03708 506 506

incident hotline
0800 80 70 60

floodline
03459 88 11 88

We can also provide an **Environment Agency Agreed Statement** that will provide an indication of what our response will be to your planning application or confirm that we are likely to recommend that your condition is discharged. It will guarantee that we will not delay the Local Planning Authority's decision making process and we will always respond to the Local Planning Authority within 21 days or less.

By ensuring that your development is safe and sustainable, it will be more **desirable to customers**.

We can provide an early indication of **permitting requirements** so you can be confident of what is needed and when.

Want to know more?

If your development is within Hertfordshire (Including Luton, Chiltern, South Bucks, Epping Forest and Harlow districts) or any London borough north of the River Thames please contact the Sustainable Places team: HNLustainablePlaces@environment-agency.gov.uk

What our customers say

"We take on a great risk (not to mention cost) from the moment we purchase a site, therefore protecting the project timescales is critical. We have found the cost recovery service has enabled us to take a more informed view at a much earlier stage. This approach is vital in order for our proposals to be costed effectively, which in turn can significantly impact the viability of a site"



"One of the key challenges for major projects is liaison with stakeholders and the associated consultation. The EA have been able to provide a dedicated team to interface us and sufficient technical specialist support for pre-application discussions."



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