



Environment Agency - Pre-Application and Post-Permission Advice



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[Planning Advice from the Environment Agency \(PDF 355kb\)](#)

The Environment Agency provides site-specific pre-application advice

([The benefits of Environment Agency advice \(PDF 441kb\)](#) and

would like to hear from you if your proposed development site is:

- is in flood zones 2 or 3 (unless their [Flood Risk Standing Advice](#) applies)
- contains or is close to a 'Main River'
- is on land affected by contamination
- handles waste or hazardous substances (including fuels & oils).

The Environment Agency will highlight any issues in a free written preliminary opinion. The preliminary opinion will highlight the site constraints within their remit; identify any related documents that you will need to submit at the planning application stage; and reference any further assessments, licences or consents that you will require from them. As a minimum they will require a site plan and a brief description of the proposed use.

For sites within Hertsmere please send your enquiry to

HNLsustainablePlaces@environment-agency.gov.uk

Any additional technical advice (including pre-application or post-permission comments) requested outside of the preliminary opinion – such as site visits, meetings or document reviews – will be chargeable at a rate of £100 per hour plus VAT. Further details are available on the [GOV.UK website](#).

The Environment Agency's Role in Development and How They Can Help

What's in Your Backyard?

Flood Risk Assessment

Revised Climate Change Allowances



Flood Risk Activity Permit



Land Contamination



Groundwater Protection



Water Efficiency



Biodiversity and River Restoration



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