

20230758 Land Known As The Den Rhododendron Avenue

Environment Agency 15 September 2023

Thank you for consulting us on the above application.

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

In April 2015, the Development Management Procedure Order (DMPO) Schedule 4 was changed so the Environment Agency is no longer a statutory consultee for non-major development proposing non-mains drainage. This change means it is the LPA's responsibility to ensure proposals for non-mains drainage for non-major development comply with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). We are still supporting LPAs by providing advice on non major development in Source Protection Zones 1 or 2. For more advice please review [Advice for local authorities on non-mains drainage from non-major development - Advice for local authorities on non-mains drainage from non-major development - Planning Portal](#)

Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

Non planning consents

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

If you feel we should assess this planning application in more detail due to local issues/opportunities please email KSLPLANNING@environment-agency.gov.uk