
From: KSLPlanning <KSLPLANNING@environment-agency.gov.uk>
Sent: 10 November 2021 12:17
To: Planning Admin
Subject: 20211359 - Warren Hastings Court, Clifton Marine Parade, Northfleet, Consultation request
Attachments: 17-08-16 External Consultation Checklist v3.3 update.pdf

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.

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

Please note: If the application at a later stage proposes the use of non-mains drainage, we will need to be re-consulted.

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

Kind regards,

David Sankar

Sustainable Places Planning Advisor (Kent)

Environment Agency, Kent, South London and East Sussex Area

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When to consult the Environment Agency

Advice for Local Planning Authorities

August 2017

This guidance informs Local Planning Authorities (LPAs) of the types of planning consultations where the Environment Agency would like to be consulted. It describes the categories of development that could potentially impact on the environment and includes those for which we are listed as a statutory consultee in the [Development Management Procedure Order 2015](#) (DMPO) and current Government planning policy.

The guidance does not override the requirement to use the Environment Agency's [Flood Risk Standing Advice](#) (FRSA) or other locally agreed standing advice.

Pre-application, planning application and permission in principle consultations

Category	Description
Cemeteries	Development relating to using land as a cemetery, including extensions.
Coastal erosion	Development (excluding minor development) located within Coastal Change Management Areas, as defined by the LPA.
Environmental Impact Assessment (EIA)	Development requiring an EIA, including scoping opinions and the environmental statement.
Flood risk	Development, other than minor development or as defined in our FRSA , which is carried out on land: • within Flood Zone 2 or 3, or • in an area within Flood Zone 1 which has critical drainage problems as notified by the Environment Agency.
Groundwater protection	Potentially contaminating development ^{1 2} located in Source Protection Zones.
Hazardous waste/Control of Major Accident Hazard Regulations (COMAH) Sites	Development: • of new establishments, or • modifications to existing establishments which could have significant repercussions on major accident hazards, or • within 250 metres, where the siting or development would increase the risk or consequences of a major accident.
Intensive farming	Development of intensive animal farming (such as pig or poultry) that may require an Environmental Permit ³ .
Pollution from land contamination	Development on land where a previous use ¹ of the site may have caused contamination.
Mineral Extraction	Development involving or including mineral and mining operations and restoration schemes relating to such development.
Oil and fuels	Development for the purpose of refining or storing non-domestic oils and their by-products.
Refuse or waste	Development that includes: • the storage or spreading of sludge or slurry, or

	the storage, transfer, process, treatment and / or use of refuse or waste.
Non-mains drainage	Major development proposing to use non-mains foul drainage.
Works affecting a watercourse	Development involving carrying out works or operations in the bed of or within 20 metres of the top of the bank of a Main River as notified by the Environment Agency.
Discharge / variations of Conditions	Only consultations where the Environment Agency has requested the condition be attached to the planning permission.
Planning appeals –	Only appeals related to an Environment Agency objection or recommended condition.

Strategic Consultations

Category	Description
Local Plans	Development Plan Documents, including documents prepared individually or in co-operation with other LPAs.
Environmental evidence documents	Including, but should not be limited to: - Water Cycle Strategy. - Strategic Flood Risk Assessment. - Surface Water Management Plan. - Strategic Infrastructure Plan. - Environmental or Green Infrastructure Study. - Strategic Housing Land Availability Assessment.
Strategic Environmental Assessment (SEA)/Sustainability Assessment (SA) of local plans	SEA/SA of local plan documents, including screening, scoping, draft and final report and post adoption statement.
Other strategic planning allocations	Including, but should not be limited to enterprise zones, garden cities and other strategic growth proposals such as urban expansions.

Endnotes -

¹ - As defined on gov.uk, [Land contamination DoE industry Profiles](#)

² - This type of development also includes the storage of potentially contaminating substances as defined in DoE industry profiles

³ - An environmental permit is required for the development of or expanding of, an existing facility with more than 750 sows or 2,000 production pigs over 30kg or 40,000 poultry