

From:planning
Sent:Fri, 22 Jan 2021 10:48:50 +0000
To:Planning Scanning
Subject:FW: Planning Application Consultation. 21/00114/FULL
Attachments:External Consultation Checklist v3.3 update.pdf

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 22 January 2021 10:45
To: planning <planning@RBWM.gov.uk>
Subject: RE: Planning Application Consultation. 21/00114/FULL

CAUTION: This email originated from outside the council. Do not click any links or open attachments in this email unless you recognise the sender and are sure that the content is safe.

Dear Sirs/Madams

This planning application is for development we do not wish to be consulted on. Please see the attached which was issued to your council to screen applications before sending to us. **Please only consult us on planning applications that fall within the categories in the attached list.**

Ensuring your Authority **ONLY** consult us on the development we wish to comment on saves time for both our organisations which can be better spent on other higher risk developments requiring our input.

For development that falls within a flood risk area:

For certain development types, we have supplied your Authority with Flood Risk Standing Advice (FRSA). Please refer to this in accordance with the table below. Please consult the Environment Agency for development **not** covered by FRSA.

Flood Zone 3	Minor development
	Non-domestic extensions of 250 square metres or less

	<p>Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable)</p> <p>Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions</p> <p>https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</p>
Flood Zone 2	<p>Minor development</p> <p>Non-domestic extensions of 250 square metres or less</p>
	<p>Water compatible (including essential accommodation within a water compatible development), more vulnerable (except landfill, a waste facility or a caravan or camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant)</p> <p>Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions</p> <p>https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</p>

Permitting and licencing advice for applicants:

Although we are not providing bespoke comments on this planning application, the applicant should be aware that they may require an Environmental Permit or Licence from us for some types of development.

Environmental permits	<p>Under the Environmental Permitting (England and Wales) Regulations 2016, permits are needed to carry out a wide range of specified activities lawfully.</p> <p>Examples include: installations, medium combustion plant, specified generator, waste or mining waste operations, water discharge or groundwater activities, intensive pig and poultry farms, or work on or near a main river or sea defence.</p> <p>For more information visit: https://www.gov.uk/topic/environmental-</p>
------------------------------	---

	management/environmental-permits
Licences (water abstraction or impoundment)	<p>In order to ensure water resources and water quality activities are protected and appropriately managed, abstracting or impounding water may require an abstraction or impoundment licence.</p> <p>For more information visit: https://www.gov.uk/topic/environmental-management/water</p>

If you require any further assistance understanding the attached list, please do not hesitate to contact me directly.

Kind regards,

Helen Sanderson

Planning Advisor, Thames Sustainable Places Team

Environment Agency | Red Kite House, Wallingford, OX10 8BD

Planning_THM@environment-agency.gov.uk

External: 020 771 40595



-----Original Message-----

From: planning@rbwm.gov.uk [mailto:planning@rbwm.gov.uk]

Sent: 21 January 2021 10:31

To: Planning_THM <Planning_THM@environment-agency.gov.uk>

Subject: Planning Application Consultation. 21/00114/FULL

This message is personal to and intended for the exclusive use of the named addressee only. It may contain material protected by legal or other privilege (laws restricting its use). If this message reaches you in error we apologise – in which case we request that you do not save it, print it, forward it, act on it, or tell anyone anything about it. All emails received and sent by the Royal Borough of Windsor and Maidenhead are subject to the Freedom of Information Act 2000 and other legislation, and may therefore be disclosed to a third party. Any views or opinions in this email are solely those of the author, and do not necessarily represent those of the Royal Borough. We also have partnerships with third parties (including Optalis and Achieving for Children who provide social care on behalf of the Royal Borough of Windsor and Maidenhead). The content of any emails sent by employees of these partners remain their responsibility, and are not the Royal Borough's responsibility. All emails sent by the Royal Borough are checked for viruses, but this does not constitute a guarantee that they are virus-free. Thank you

https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.rbwm.gov.uk%2F&data=04%7C01%7CPlanning_THM%40environment-agency.gov.uk%7C617e5afc28e9434f8d7f08d8bdf7d101%7C770a245002274c6290c74e38537f1102%7C1%7C0%7C637468219360821294%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C1000&msdata=r8OtEvq4%2BmBkH2QrtdzWWcpilaU6ydyPrJd6Pn1oiFE%3D&reserved=0

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.