

## **Environment Agency - Pre Application Advice**

The Environment Agency provides pre-planning application advice and would like to hear from you if your proposed development site is:

- a hectare or more,
- in flood zones 2 or 3,
- close to a watercourse,
- on potentially contaminated land,
- handling waste or hazardous substances.

The Environment Agency can highlight any issues and aim to resolve them prior to the submission of your planning application. This could save considerable time and money during the planning process.

As a minimum the Environment Agency will require a site plan and a brief description of the proposed use. For larger, more complex sites, a meeting may be more appropriate. For sites within **Harrow** please send your enquiry to [SPHatfield@environment-agency.gov.uk](mailto:SPHatfield@environment-agency.gov.uk).

### **Guide for Developers**

[The Guide for Developers](#) gives practical advice on meeting the Environment Agency's requirements with explanations of common terms and technologies. It provides information on making developments better for people and the environment, with case studies showing how sustainable development can deliver enhanced environments.

### **Flood Risk Assessment**

The Environment Agency requires a Flood Risk Assessment (FRA) to be submitted alongside planning applications in areas that are known to be at risk of flooding (within Flood Zones 2 or 3) and/ or are greater than 1ha in area. Planning permission may not be granted until the FRA has been accepted by the Environment Agency.

[What do I need to do for my Flood Risk Assessment?](#) - Advice on what to put in your flood risk assessment.

### **Flood risk Standing Advice**

Some applications, such as basic extensions, will fall under our Flood Risk Standing Advice and may not need a FRA. Our Standing Advice matrix is used by local authorities to establish the level of environmental risk involved without the need to consult the Environment Agency directly. [Flood risk standing advice](#)

### **Green roofs**

[Green roofs](#) - for information on green roofs and their benefits for sustainable design, building efficiency and contribution to attenuation.

### **Sustainable Drainage Systems**

[Sustainable Drainage Systems](#) - Advice on Sustainable Drainage Systems (SuDS). This section:

- explains the problems with traditional drainage practices
- outlines what SuDS are and how they can be incorporated into developments
- provides links to sources of further information.

## **Getting our Consent**

[Consents](#) - Information on the Environment Agency's consenting process.

## **Pollution Prevention Guidance 6**

[Pollution Prevention Guidance 6](#) - guidance on preventing pollution during construction and demolition.