What are the benefits of our advice?

A **dedicated project manager** will be assigned to your enquiry and will be your single point of contact at the Environment Agency.

We will provide you with an estimation of costs and will agree a **clear schedule of work with realistic timescales**, so that you can develop your project plan with certainty.

You will be provided with **bespoke technical advice.** Through **constructive challenge** and reality checking, we will use our experience to identify any omissions in your submissions and help you prepare the best case for your planning proposals.

Our advice will help to **speed up the process** when your proposals are formally submitted to the local planning authority and **save you money later** by avoiding costly revisions to the scheme and any supporting documentation.

By ensuring that your development is safe and sustainable, it will be more **desirable to customers**.

We can provide an early indication of **permitting requirements** so you can be confident of what is needed and when.

For Local Planning Authorities our service helps provide certainty that the environmental issues have been appropriately addressed in Local Plans.

Want to know more?

If your development is within Hertfordshire (including Luton, Chiltern, South Bucks, Epping Forest and Harlow districts) or any London borough north of the River Thames please contact the Sustainable Places team:

✉ **HNLSustainablePlaces@environment-agency.gov.uk**

Alternatively, if the development is located elsewhere, you can find your local Environment Agency office by:
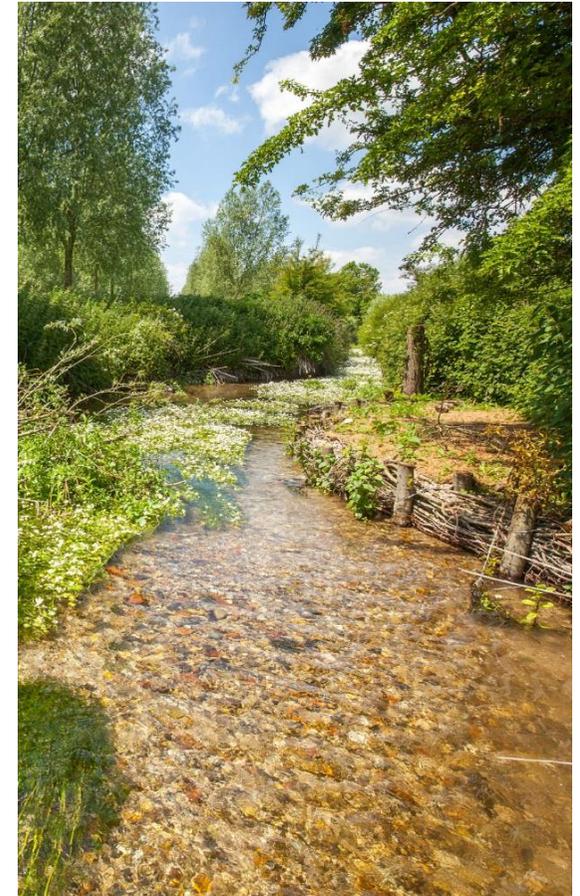
☎ **03708 506 506*** (Monday – Friday, 8am to 6pm)

✉ **enquiries@environment-agency.gov.uk**

Or visit our website

www.gov.uk/government/organisations/environment-agency

*details of call charges can be found on the GOV.UK website.

Environment Agency

Planning Advice from the Environment Agency

We are the Sustainable Places team covering Hertfordshire and North London.

Through partnership with other place makers, we enable sustainable growth and create better places for people and wildlife.

We will be your single point of contact for planning advice relating to the water environment and waste management.

Please come to us for advice relating to Flood Risk; Water Quality; Water Resources; Water-based Habitats and Species; and Waste.

What is our Planning Service?

We can provide advice at all stages in the planning process: strategic plan making, pre-application, resolving objections, discharge of conditions and any subsequent amendments.

Developers
We want to work with you to make the process as smooth as possible. We provide evidence and advice to a range of customers, including land agents, house builders, consultants, local authorities, and the public.

By seeking our advice early, environmental issues can be identified and worked through before formal submission to the planning authority. This will provide you with certainty going forward and save you time and resources at a later stage.

Local Planning Authorities
The advice that we provide will help you understand the strategic environmental issues to shape growth strategies. For example, we can provide early technical advice on evidence based documents.

What can we offer?

For pre-applications we can provide a free standardised preliminary opinion that will identify the environmental constraints that you will need to consider and signpost where you can find further information. For bespoke advice tailored specifically to your development proposal we charge a **standard fee of £84 per hour.** (Please note this fee is subject to a review).

Our paid for service is also available for Local Planning Authorities seeking strategic advice.

As part of the paid-for service we can:

- Provide bespoke advice
- Review technical documents
- Attend meetings
- Attend site visits

We may not always agree with your conclusions, but will act as a critical friend to ensure that your planning submissions are complete and well-reasoned. This will help local planning authorities to make informed decisions.