

[CAUTION EXTERNAL] RE: Planning Application Consultation 25/00846/OUT

FAO Gemma Paterson

Dear Gemma

Thank you for consulting us on the above planning application. We note that the proposed development falls outside of our “When to consult the Environment Agency” checklist (attached for your reference). We therefore have no comments to add.

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 licences 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.

Best regards,

George Goodby

Planning Specialist –Kent and South London Sustainable Places

Environment Agency | 2 Marsham Street, Seacole Building, London, SW1P 4DF

Pronouns: he/him ([why is this here?](#))



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who will be a single point of contact for you at the EA, giving you detailed specialist advice. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#)

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

Sent: 22 July 2025 14:20

Subject: Planning Application Consultation 25/00846/OUT