

When to consult the Environment Agency

On Planning applications

April 2021

This form should be attached to your planning consultation and used to explain why you have consulted us. We will only respond to consultations that fall into one or more of the categories below.

Flood zones and source protection zones can be downloaded at <https://data.gov.uk/>.

Category	Description	Reason for consulting
Cemeteries	Development relating to using land as a cemetery, including extensions.	☐
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	☐
Groundwater protection	Potentially contaminating development (including the storage of potentially contaminating substances) located in Source Protection Zones (see list)	☐
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	☐
Pollution from land contamination	Development on land in a Source Protection Zone where a previous use of the site may have caused contamination (see list)	☐
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.	☐

Pollution from land contamination

Aircraft manufacturing works

Airports or airfields

Animal and animal products processing works

Ceramics, cement and asphalt manufacturing works

Coatings (paints and printing inks) manufacturing works

Cosmetics and toiletries manufacturing works

Current or former military land

Disinfectants manufacturing works

Dockyards and Docklands

Drum tank cleaning and recycling plants

Dry Cleaners

Electrical and electronic equipment manufacturing works (including works manufacturing equipment containing PCB's)

Electroplating and other metal finishing works

Explosives, propellants and pyrotechnics manufacturing works

Fertiliser manufacturing works

Fibreglass and fibreglass resin manufacturing works

Fine chemicals manufacturing works

Gas works, coke works, and other coal carbonisation plants

Glass manufacturing works

Hazardous waste treatment plants

Inorganic chemicals manufacturing works

Iron and steelworks

Lead works

Linoleum, vinyl and bitumen-based floor covering manufacturing works

Mastics, sealants, adhesives and roofing felt manufacturing works

Mechanical engineering and ordnance works

Metal recycling sites

Nonferrous metal works (excluding lead works)
Oil refineries and bulk storage of crude oil and petroleum products
Organic chemicals manufacturing works
Pesticides manufacturing works
Petrol filling stations
Pharmaceuticals manufacturing works
Photographic processing industry
Power stations (excluding nuclear power stations)
Precious metal recovery works
Printing and bookbinding works
Pulp and paper manufacturing works
Railway engineering works and railway land
Regulated or historic landfill
Rubber processing works (including works manufacturing tyres or other rubber products)
Shipbuilding, repair and ship breaking (including naval shipyards)
Soap and detergent manufacturing works
Solvent recovery works
Textile works and dye works
Timber products and manufacturing works
Timber treatment works
Transport and haulage centres
Vehicle manufacturing works
Waste disposal / treatment sites