

Josie Hobbs

From: Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>
Sent: 26 July 2022 11:00
To: Gabriella Szabo
Subject: RE: Planning Correspondence ***DO NOT REPLY*** Please reply to planning@erewash.gov.uk

Dear Sir / Madam,

We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission for the following reason:

- The development falls within flood zone 2 and therefore the LPA should apply national flood risk standing advice (FRSA) in this instance.

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency. If, however, the proposal subsequently changes such that you feel that it may pose a significant environmental risk then please do not hesitate to contact us and we will be pleased to review our response.

Regards,

Joshua Milsom

Planning Advisor, Sustainable Places - Planning Team

☎ Mobile: 07584 541972

✉ Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5FA

☔ **Floods happen. Be prepared.** [Check if you are at risk from flooding and sign up for FREE flood warnings.](#)

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for people an

From: Gabriella Szabo <Gabriella.Szabo@erewash.gov.uk>
Sent: 26 July 2022 08:55
To: Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>
Subject: Planning Correspondence ***DO NOT REPLY*** Please reply to planning@erewash.gov.uk

Environment Agency
Quadrant 2
99 Parkway Avenue
Parkway Business Park
Sheffield
S9 4WF

Resources Directorate, Planning & Regeneration
Town Hall Ilkeston
Derbyshire DE7 5RP

Switchboard: 0115 907 2244

E Mail: planning@erewash.gov.uk

Please ask for:
James Grundy

Direct Tel:
07834394117

Application Ref:
ERE/0722/0038

Date:
26 July 2022

Dear Sir/Madam

PLANNING APPLICATION CONSULTATION

APPLICATION REFERENCE
ERE/0722/0038

PROPOSED DEVELOPMENT
Outline Application for up to 196 dwellings with all matters reserved other than the means of access.

LOCATION

Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale
Derbyshire

The application and plans are available for viewing on our website at www.erewash.gov.uk

I would be pleased if you could let me have any observations you may wish to make (including “no comments”) within 21 days of the date of this letter.

Please note that by virtue of the provisions of the Local Government (Access to Information) Act 1985, any representations made are likely to be open to public inspection.

Please reply with your comments to planning@erewash.gov.uk

Yours faithfully

Steve Birkinshaw
Head of Planning & Regeneration

Premises Ref: ****41SOWB/1

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<https://www.erewash.gov.uk/privacy.html>

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