

South Derbyshire District Council -
Development Control
CIVIC WAY, SWADLINCOTE, DE11 0AH

Reference: PA-0002407/01
Customer reference: DMPA/2026/0286
27 April 2026

Outline application (matters of access and layout to be considered now with matters of scale, appearance and landscaping reserved for later consideration) for the erection of a new build bungalow

24A UTTOXETER ROAD DERBY SOUTH DERBYSHIRE DISTRICT DE65 5PX

Dear Planning Officer,

Thank you for consulting us on the above application, on 15 March 2026.
We have reviewed the submitted information that is relevant to our remit and set out our position and comments below.

Environment Agency Position – Pollution Prevention

The proposed development will be acceptable if the following measure(s) are implemented and secured by way of a planning condition on any planning permission.

Condition 1

The development permitted shall not be commenced until such time as an acceptable scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reasons

The Local [River basin management plan](#) requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the development could cause deterioration of a quality element to a lower status class. This approach is supported by paragraph 187 of the National Planning Policy Framework (NPPF) which recognises that development should not contribute to unacceptable levels of pollution.

Environment Agency Position – Flood Risk

Flood risk standing advice - advice to LPA

The proposed development falls within Flood Zone 2, which is land defined in the planning practice guidance as being at risk of flooding

We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposed development falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at [Flood risk assessments: applying for planning permission - GOV.UK](https://www.gov.uk/guidance/flood-risk-assessments-applying-for-planning-permission)

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

If you have any questions regarding our response, please contact planning.trentside@environment-agency.gov.uk.

Yours sincerely,
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