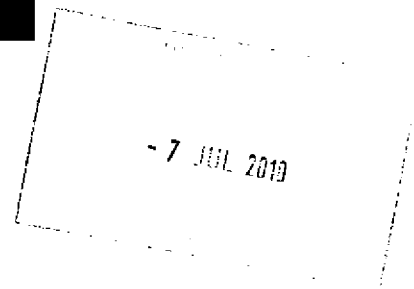


[REDACTED]

From: [REDACTED]
Sent: 06 July 2010 17:21
To: Mark Peacock
Subject: S6/2010/1052/FP
Attachments: 59 (Flat 1) Station Road.pdf



Hi Mark

Please find attached our response to application S6/2010/1052/FP.

Regards

Joe Martyn
Planning Liaison Officer
Environment Agency
North East Thames Area
[REDACTED]

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07/07/2010

Mark Peacock
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2010/109840/01-L01
Your ref: S6/2010/1052/FP
Date: 6 July 2010

Dear Mark

59 (Flat 1) Station Road, Cuffley, Potters Bar.

Erection of 5x2 bedroom and 4x1 bedroom flats with associated access and parking.

Thank you for your email dated 11 June.

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk.

In this case cell F5 of the consultation matrix applies and you did not need to consult us.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.

You should be using the surface water management good practice advice in cell F5 to ensure sustainable surface water management is achieved as part of the development.

If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan the applicant will need to submit a Flood Risk Assessment which you will need to be satisfied with.

If you have any further questions about the above development or about our FRSA, please feel free to contact me.



Yours sincerely

Joe Martyn
Planning Liaison Officer

