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Mrs Lisa Hughes  
Welwyn-Hatfield District Council  
Development Control  
The Campus  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

**Our ref:** NE/2011/113733/01-L01  
**Your ref:** S6/2011/2486/FP  
**Date:** 1 December 2011

Dear Lisa

**Land at Hornbeam Lane (Spike Island), Brookmans Park.**

**Construction of private access road together with gated access and ancillary works.**

Thank you for consulting us on the above planning application. Planning Policy Statement 25 (PPS25) states that for all sites over one hectare a Flood Risk Assessment (FRA) should be included. From reviewing the information we believe that the proposed development is unlikely to impact on the existing surface water drainage regime. This is because the road is to be constructed of gravel and will be permeable to rainwater. We also note that ground levels are not to be raised. We therefore do not feel it is necessary in this situation for us to see a FRA.

**Advice to applicant**

Our Flood Defence Consent will be required for the proposed crossing of the watercourse. This is under the Land Drainage Act 1991 and is irrespective of any planning permission granted. Please contact Suzanne Wilson in the Development & Flood Risk Team to discuss the design details and to apply for the Consent. Suzanne can be contacted on 01707 632402 or at [suzanne.wilson@environment-agency.gov.uk](mailto:suzanne.wilson@environment-agency.gov.uk).

We have a national policy against culverting watercourses and will require a clear span bridge structure over the channel. This will ensure that wildlife using the river corridor is not adversely affected and will help to minimise flood risk.

Please contact me if you have any queries.

Yours sincerely

**Natasha Smith**  
**Planning Liaison Officer**

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