

RAR (MP)

From: SPHatfield [SPHatfield@environment-agency.gov.uk]
Sent: 10 April 2015 15:46
To: Planning
Cc: Matthew Heron
Subject: EA response for Woodfield, Woodfield Lane, Brookmans Park
Attachments: 122620.pdf

PLANNING
DEPARTMENT
10 APR 2015
RECEIVED

Matthew

Please find our response enclosed. If you have any queries

Regards

Kai Mitchell
Planning Advisor

Sustainable Places | Environment Agency - Hertfordshire and North London
Apollo Court, 2 Bishops Square Business Park, St Albans Road West, Hatfield, Herts, AL10 9EX
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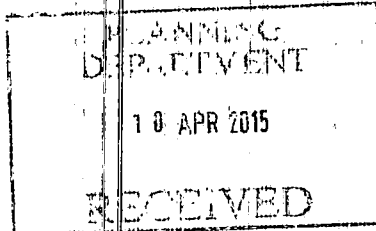
Mr M Peacock
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref:
Your ref:

NE/2015/122622/01-L01
S6/2015/0524/FP

Date:

10 April 2015



Dear Matthew

Woodfield, Woodfield Lane, Brookmans Park, Hatfield, AL9 6JJ

Demolition of existing redundant structures and erection of single family dwelling house, together with associated tree planting scheme (part of centenary woods project sponsored by woodland trust)

Thank you for consulting us on this application, we have reviewed the information submitted and in the absence of a flood risk assessment (FRA), we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

Reason

The application lies within Flood Zone 1 defined by the Technical Guide to the National Planning Policy Framework (NPPF) as having a low probability of flooding. However the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Footnote 20 of paragraph 103 of the NPPF requires applicants for planning permission to submit an FRA when development on this scale is proposed in such locations.

An FRA is vital if the local planning authority is to make informed planning decisions. In the absence of an FRA, the flood risks resulting from the proposed development are unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission.

This objection is in line with your local plan policy R8 - Floodplains and Flood Prevention

Resolution

You can overcome our objection by undertaking an FRA which demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we will consider whether there is a need to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

Environment Agency
Apollo Court, 2 Bishop's Sq Business park, Hatfield, Herts, AL10 9EX.



We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

Should you have any queries please do not hesitate to contact me.

Yours sincerely

Mr Kai Mitchell
Sustainable Places Planning Advisor

Tel: 01707 632388

E-mail SPHatfield@environment-agency.gov.uk