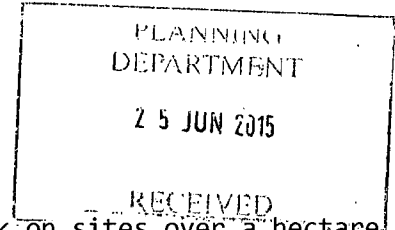


[REDACTED]

From: SPHatfield [SPHatfield@environment-agency.gov.uk]
Sent: 25 June 2015 13:55
To: Planning
Subject: RE: Consultation Invite: Plot 6000, Hatfield Business Park, Hatfield {-14613-0-}
Attachments: External Consultation Checklist.pdf



Planning Application Reference: S6/2015/1061/MA

Site Address: Plot 6000, Hatfield Business Park, Hatfield

In April 2015, the responsibility for surface water flood risk on sites over a hectare transferred from the Environment Agency to Lead Local Flood Authorities. Therefore please ensure you have consulted them on this proposal.

We cannot see any other reason why we have been sent this application to review. Please can you let me know if there is another criteria that we have missed.

I attach our consultation list. Please ensure everything sent to us complies with this list. If you could indicate what criteria is met when you consult us in future it would be really helpful.

Many thanks
Dawn

Dawn Lloyd
Sustainable Places Planning Advisor
Environment Agency
Hertfordshire and North London - Hatfield Team
T: 01707 632392

We now charge for some of our planning advice. For more information please go to our website here. Please send your request for planning advice to SPHatfield@environment-agency.gov.uk.

We have now completed our move to GOV.UK - please see our new website at www.gov.uk/environment-agency

P please consider the environment - do you really need to print this email?

-----Original Message-----

From: DataSpace Consult [<mailto:system@dataspaceconsult.co.uk>]
Sent: 25 June 2015 11:15
To: SPHatfield
Subject: Consultation Invite: Plot 6000, Hatfield Business Park, Hatfield {-14613-0-}

Dear Natasha

You have been invited by Welwyn & Hatfield Borough Council(Development Management Officer) to consult on the following application using the DataSpace Consult Live system:

Application ID: S6/2015/1061/MA - Mr M Peacock Application Owner: Welwyn & Hatfield Borough Council(Development Management Officer)
Applicant: Mr R Moxon
Location: Plot 6000, Hatfield Business Park, Hatfield Deadline Date: 10/07/2015 00:00:00

Description: Erection of a private healthcare facility (use Class C2), to include car/cycle parking, boundary treatment, landscaping, lighting and access

In order to participate in this consultation, please click the following link:

<http://www.consultlive.co.uk/index.aspx?appID=14613>

Kind Regards,
Welwyn & Hatfield Borough Council(Development Management Officer)

Any reply to this email will be logged against the consultation.

If you have problems with this link, please email the Consult-Live help team - helpdesk@resolutiondm.com quoting reference: EM009

Powered by DataSpace Consult Live www.consultlive.co.uk

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When to consult the Environment Agency

Advice for Local Planning Authorities

April 2015

This guidance informs Local Planning Authorities (LPAs) of the types of planning consultations where the Environment Agency would like to be consulted. It describes the categories of development that could potentially impact on the environment and includes those for which we are listed as a statutory consultee in the Development Management Procedure Order 2015 (DMPO) and current Government planning policy.

The guidance does not override the requirement to use the Environment Agency's Flood Risk Standing Advice (FRSA).

Pre-application and planning application consultations

Category	Description
Cemeteries	Development relating to using land as a cemetery, including extensions.
Coastal erosion	Development (excluding <u>minor development</u>) located within Coastal Change Management Areas, as defined by the LPA.
Environmental Impact Assessment (EIA)	Development requiring an EIA, including scoping opinions and the environmental statement.
Flood risk	Development, other than <u>minor development</u> or as defined in our <u>FRSA</u> , which is carried out on land: <ul style="list-style-type: none"> • within <u>Flood Zone 2</u> or 3, or • in an area within <u>Flood Zone 1</u> which has critical drainage problems as notified by the Environment Agency.
Groundwater protection	Potentially contaminating development ^{1 2} located in Source Protection Zones.
Hazardous waste/Control of Major Accident Hazard Regulations (COMAH) Sites	Development: <ul style="list-style-type: none"> • of new establishments, or • modifications to existing establishments which could have significant repercussions on major accident hazards, or • within 250 metres, where the siting or development would increase the risk or consequences of a major accident.
Intensive farming	Development of intensive animal farming (such as pig or poultry) that may require an Environmental Permit ³ .
Pollution from land contamination	Development on land where a previous use ¹ of the site may have caused contamination.
Mineral Extraction	Development involving or including mineral and mining operations, and restoration schemes relating to such development.
Oil and fuels	Development for the purpose of refining or storing non-domestic oils and their by-products.
Refuse or waste	Development that includes: <ul style="list-style-type: none"> • the storage or spreading of sludge or slurry, or • the storage, transfer, process, treatment and / or use of refuse or

	waste.
Non-mains drainage	Major development proposing to use non-mains foul drainage.
Works affecting a watercourse	Development involving carrying out works or operations in the bed of or within 20 metres of the top of the bank of a Main River as notified by the Environment Agency.
Discharge / variations of Conditions	Only consultations where the Environment Agency has requested the condition be attached to the planning permission.
Planning appeals –	Only appeals related to an Environment Agency objection or recommended condition.

Strategic Consultations

Category	Description
Local Plans	Development Plan Documents, including documents prepared individually or in co-operation with other LPAs.
Environmental evidence documents	Including, but should not be limited to: <ul style="list-style-type: none"> • Water Cycle Strategy. • Strategic Flood Risk Assessment. • Surface Water Management Plan. • Strategic Infrastructure Plan. • Environmental or Green Infrastructure Study. • Strategic Housing Land Availability Assessment.
Strategic Environmental Assessment (SEA)/Sustainability Assessment (SA) of local plans	SEA/SA of local plan documents, including screening, scoping, draft and final report and post adoption statement.
Other strategic planning allocations	Including, but should not be limited to enterprise zones, garden cities and other strategic growth proposals such as urban expansions.

Endnotes -

¹ - As defined on gov.uk, [Land contamination DoE industry Profiles](#)

² - This type of development also includes the storage of potentially contaminating substances as defined in DoE industry profiles

³ - An environmental permit is required for the development of or expanding of, an existing facility with more than 750 sows or 2,000 production pigs over 30kg or 40,000 poultry

customer service line
03708 506 506

incident hotline
0800 80 70 60

floodline
0345 988 1188

www.gov.uk/environment-agency