

Director of Environment & Infrastructure:
Mark Kemp



Clare Howe
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
Herts,
AL8 6AE

Lead Local Flood Authority
Post Point CHN 215
Hertfordshire County Council
County Hall, Pegs Lane
HERTFORD SG13 8DN

Contact Lilly Varnham
Email FRMConsultations@hertfordshire.gov.uk

Date 05 August 2020

RE: 6/2020/1463/FULL - 1 Maynard Place Cuffley Potters Bar EN6 4JA

Dear Clare,

Thank you for consulting us on the above application for the Erection of a one storey roof extension to create no 6 flats including 3 x 1 bed and 3 x 2 bed flats, associated parking and cycle and refuse provision at 1 Maynard Place Cuffley Potters Bar EN6 4JA.

The proposed development is for less than 10 dwellings covering less than 1 ha, we would therefore consider it a minor application, and therefore the LLFA is not a statutory consultee and we can only offer advice to the Local Planning Authority (LPA) to place them in a position to make their own decision regarding surface water and drainage.

From a review of the proposed block plan (drawing reference 1254.01.002), it is shown that there is no proposed alteration to the existing footprint of the building. In addition, no new buildings or structures are proposed as part of the development.

From a review of the Environment Agency's Risk of Flooding from Surface Water maps, the site is at very low predicted surface water flood risk.

As we understand that there will be no material change to the footprint of the building, we have no further comments to make.

Informative to the LPA

Please note if the LPA decides to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

Lilly Varnham

Landscape / SuDS Officer
Environmental Resource Planning