

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

Our ref: NE/2014/121520/01-L01
Your ref: S6/2014/2292/FP
Date: 31 October 2014

Dear Mark

**Lands Southeast Of Northaw Road East (Cattlegate Farm), Cuffley,
Hertfordshire, EN2 8AU**

Installation of pipework to provide a primary distribution heat network.

Thank you for consulting us on this objection, we have reviewed the information submitted and have the following **objection** to the proposal.

Objection

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.

Reasons

The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a high probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit an FRA when development 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 risk resulting from the proposed development is 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 is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.



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.

Advice for applicant

As well as addressing the flood risk, we need to know how the pipes are going to cross both the Northaw and Hempshall brooks (both designated main river). We would expect the pipes to go under the rivers which would reduce the impact on the watercourses.

Should they be crossing over the rivers you may need to carry out a Water Framework Directive (WFD) assessment. This assessment is required for any proposals that impact on a river. A fundamental requirement of the WFD is for water bodies to achieve Good Ecological Status and ensure that deterioration is prevented.

Flood defense consent

Our prior written consent is required for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Northaw and Hempshall Brooks. This is under the terms of the Water Resources Act and the Thames Region Land Drainage Byelaws. For further information on obtaining a Flood Defence Consent please contact our partnership and strategic overview team on 01707 632375.

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

Yours sincerely

Mr Kai Mitchell
Sustainable Places Planning Advisor

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