

David Lamb
East Herts District Council
Development Control
Wallfields Pegs Lane
Hertford
Hertfordshire
SG13 8EQ

Our ref: NE/2024/137757/01
Your ref: 3/24/2245/FUL
Date: 28 January 2025

Dear David,

Land to the West of the A507 between Cottered and Cromer, Hertfordshire, SG9 9PU.

Installation and operation of a solar farm including co-located energy storage facilities, onsite substation, ancillary infrastructure and landscaping.

Thank you for consulting us on the above planning application on 23 December 2024.

Environment Agency Position

In the absence of an acceptable flood risk assessment (FRA) **we object** to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. This is because Appendix E has been excluded from the FRA, and so we are unable to confirm that the method used to calculate the flood depths for the site are correct.

Overcoming our objection

To overcome our objection, the applicant must ensure the FRA includes all appendices' diagrams within the report before resubmission.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

If you are minded to approve the application contrary to our objection, please contact

us to explain why material considerations outweigh our objection. This will allow us to make further representations.

In accordance with the planning practice guidance (determining a planning application, paragraph 038), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Elizabeth Clements
Sustainable Places Planning Advisor