

**PROJECT NAME: M40 J10**

**STATUTORY CONSULTATION PROCESS – SCHEDULE OF APPLICANT’S RESPONSES  
TO COMMENTS RECEIVED**

**DATE ISSUED: MARCH 21 2022**

<b>COMMENTS RECEIVED FROM:</b> Environment Agency	<b>FORMAT:</b> Online	<b>DATE RECEIVED:</b> 01/11/2021
<b>SUBJECT:</b> Flood Risk		

ID	ISSUE	COMMENT	RESPONSE
1.	Flood Risk	The submitted amendments include an area of off-site habitat compensation proposed to demonstrate how the development will deliver a net biodiversity gain. The proposed off-site compensation area lies within an area at risk of flooding and part of the boundary adjoins the Muswell Hill Brook main river. The applicant should be asked to update the Flood Risk Assessment and provide further details of the proposed works in this area to confirm that flood risk will not increase.	<p>The proposed off-site habitat enhancement includes the creation of neutral grassland (comprising grassland with a high proportion of flowering grasses). A plan of the proposed off-site enhancement has been prepared and will be issued separately in due course to demonstrate how the Biodiversity Net Gain will be achieved.</p> <p>For the avoidance of doubt, the proposed works do not comprise development and therefore do not require planning permission.</p> <p>The Piddington site is at low and medium risk of flooding from rivers and sea and surface water. However, any flooding of the Site is likely to be beneficial to local biodiversity and will not hinder the proposed Biodiversity Net Gain target from being met. As set out above, the proposed off-site habitat enhancement does not require planning permission and will not increase the extent of any hard or impermeable surfaces. The Flood Risk Assessment therefore does not include these works.</p>