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Hertfordshire
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**Lead Local Flood Authority
Growth and Environment
Hertfordshire County Council
Post Point CHN 215
Farnham House
Six Hills Way, Stevenage
HERTFORDSHIRE, SG1 2ST
www.hertfordshire.gov.uk**

Contact: SuDS and Watercourse Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 1 October 2025

Dear Sarah

RE: 25/01420/FP – Change of use and external alterations to former agricultural buildings comprising grade II listed threshing barn and non-listed courtyard buildings. Partial demolition of courtyard building between proposed Units 1 and 2 to facilitate access. Single-storey rear extension to facilitate Unit 10. Subdivision and two-storey rear extension to farmhouse to form Units 11 and 12. Erection of new building for two dwellings (Units 13 and 14). Partial demolition and modify building for cycle storage to Units 2 to 8 inclusive. Erection of building to accommodate 2 car port spaces for Unit 5 and refuse storage for Units 2-8 inclusive. Detached bin enclosure / cycle store buildings for Units 9 - 14 inclusive. Hard and soft landscaping in association with the provision of private and communal space. Boundary treatment, installation of 14no. EV charging points, installation of solar PV array on south facing roof slopes of Unit 14 and both the cycle and refuse storage buildings serving Units 2 -8 including provision of BNG area – Highover Farm, Highover Way, Hitchin, Hertfordshire, SG4 0RQ

Thank you for your consultation on the above site, received on 10 September 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a Full Planning Application for a change of use at Highover Farm including partial demolition of courtyard building between proposed Units 1 and 2 to facilitate access. Single-storey rear extension to facilitate Unit 10. Subdivision and two-storey rear extension to farmhouse to form Units 11 and 12. Erection of new building for two dwellings (Units 13 and 14). Partial demolition and modify building for cycle storage to Units 2 to 8 inclusive. Erection of building to accommodate 2 car port spaces for Unit 5 and refuse storage for Units 2-8 inclusive.

We previously responded to this application on 07 July 2025, requesting a flood risk assessment and drainage strategy to be provided. Whilst we appreciate the

documentation provided (Flood Risk Assessment, prepared by EAS, August 2025, REF 6138/2025 REV B), we are concerned that the flood levels are intersecting buildings which are changing vulnerability to high (residential). We would need further resilience measures outlined clearly.

We **maintain our objection** to this planning application in the absence of an acceptable Flood Risk Assessment and Drainage Strategy relating to:

- The development is not in accordance with NPPF, PPG or North Herts local policies.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraphs 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment