

Mr Tom Rea
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Lead Local Flood Authority
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Contact SuDS and Watercourses Team
Email FRMConsultations@hertfordshire.gov.uk

Date 3 June 2025

Dear Tom

RE: 24/01042/FP - Change of use of land to equestrian and erection of stables and covered menage - Land at Churchwood Three Houses Lane, Codicote, SG4 8TB

Thank you for your consultation on the above site, received on 19 May 2025. We have reviewed the application as submitted and wish to make the following comments.

The application is a full application for the change of use of land to equestrian and erection of stables and covered menage.

A Flood Risk Assessment and Drainage Strategy has not been provided. Therefore, the LLFA is unable to comment on the proposed development or the impacts it may have on flood risks at the site.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) & Drainage Strategy.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 173, 175 and 180 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.

For further advice on what we expect to be contained within the FRA to support a planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx> this link also includes HCC's policies on SuDS in Hertfordshire.

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

Yours sincerely

Lisha Parambath
SuDS and Watercourses Team
Growth and Environment

Annex

The following documents have been reviewed, which have been submitted to support the application;

- FP-Application Forms -16042025, by Sophie Cairns, 16 April 2025
- Drawing: Stables & Covered Menage, D&A Architectural and Structural Designs Ltd., 23 March 2025, 1000, GA015 and revision number 0.
- Public Notice Proposal Constituting Ma, North Hertfordshire District Council, 2 May 2025, 24/01042/FP.
- Report: Design & Access Statement, by Warner Planning, 16 April 2025, FP-Supporting Documents-16042025.