

Harriet Sanders
North Hertfordshire District Council
Development Control
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Our ref: PA-0008239/01
Your ref: 26/00527/FP
Date: 3 August 2026

Dear Harriet,

Change of use from equestrian land to dog walking facility and glamping site to include erection of 5 shepherds huts and installation of fencing, access road and parking.

Lower Green Farm Lower Green Hitchin North Hertfordshire District SG5 3TW

Thank you for consulting us on the above application on 14 July 2026. As part of the consultation, we have reviewed the documents relevant to the application on the North Hertfordshire Planning Portal.

Environment Agency Position

We have **no objection** to the proposed development.

Informative

Please include the below informative for any permission granted.

Environmental permit – Flood risk activities - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river

- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Advice to Local Planning Authority

Flood Warning and Emergency Response

Our Flood Map for Planning shows the site lies partly within Flood Zone 2 defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a medium probability of flooding. The proposed change of use includes a glamping site, which is classified as a 'more vulnerable' development, *subject to a specific warning and evacuation plan*, as defined in [Annex 3:Flood Vulnerability classification](#) of the National Planning Policy Framework.

In this case, flood warning and emergency response arrangements are fundamental to managing flood risk. Local Planning Authorities are expected to formally consider the emergency planning and rescue implications of new development when determining planning applications.

As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your Emergency Planners to determine whether the proposals are safe, in accordance with paragraph 181

(footnote 63) of the NPPF and the guiding principles of the Planning Practice Guidance.

Please note that your Emergency Planners should provide advice on the acceptability of any flood warning and evacuation plan.

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

This site is located within the operational area of the Bedfordshire and River Ivel Internal Drainage Board (IDB) and the IDB should be consulted with regard to flood risk associated with their watercourses and surface water drainage proposals.

Flood risk standing advice

The proposed development falls within Flood Zone 2, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposed development falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at [Flood risk assessments: applying for planning permission - GOV.UK](#)

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Flood mitigation

The developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at [Adapting your home or business to the risk of flooding - GOV.UK](#).

If you have any questions regarding our response, please contact hnl@sustainableplaces@environment-agency.gov.uk.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit [Sign up for flood warnings - GOV.UK](#). It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email, or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families, and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit [Prepare for flooding: Protect yourself from future flooding - GOV.UK](#)

To get help during a flood, visit [What to do before or during a flood - GOV.UK](#)

For advice on what to do after a flood, visit [What to do after a flood - GOV.UK](#)

Advice to applicant

Water Efficiency Advice

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

We recommend that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' or the latest equivalent standards for water consumption.

We recommend you contact your LPA for more information.

Pre-Application Advice

Regarding future applications, if you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our planning advice service. If you wish to request a document review or meeting, please contact our team email address at HNLsustainableplaces@environment-agency.gov.uk.

Further information on our charged planning advice service is available at: [Planning and marine licence advice: standard terms for our charges - GOV.UK](#)

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.

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

Yours sincerely,

Lauren Clayton-Spencer
Planning Advisor

Email: HNL.SustainablePlaces@environment-agency.gov.uk

