

William Thompson
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3JF

Our reference: NE-2026-139034/03

Your reference: 25/03184/FP

Date: 22 July 2026

Mill Farm, High Street, Whitwell, Hitchin, Hertfordshire, SG4 8AG

Conversion and extension of existing barn/outbuilding to create one two-bedroom dwelling.

Dear William,

Thank you for consulting us on the above application. As part of the consultation, we have reviewed the following documents:

- Topographical Survey and Targeted Culvert Trace plan; 33209; uploaded to North Herts Planning Portal 18 June 2026
- Plans as proposed; 1944-1 025 Rev A; dated April 2026; uploaded to North Herts Planning Portal 18 June 2026
- Site 1 plan; 13684; dated June 2026; uploaded to North Herts Planning Portal 18 June 2026
- Site 2 plan; 13684; dated June 2026; uploaded to North Herts Planning Portal 18 June 2026

Environment Agency Position

Based on a review of the further plans and sections showing in detail the spatial relationship between the proposed extension, foundations and the existing culvert, we are now in a position to **remove our objection** to this proposal. We are satisfied that the works can be undertaken without permanent impact on the structure.

Informative

Please include the below informative for any permission granted.

Environmental permit – Flood risk activities

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 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.

All new residential developments are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within the Building Regulations 2010. We recommend that wherever possible and in areas of serious water stress (as identified in our report Water stressed areas - final classification) a

higher standard of a maximum of 110 litres per person per day is applied. This standard may already be a requirement of the LPA. A higher standard may be required in future by some LPAs and these should be complied with where applicable.

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

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,

Charlotte Mann
Planning Advisor

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