



Charlotte Mann
Planning Advisor



20 03 2026

Dear Charlotte,

Application No: 26/00021/FP

Location: 1 and 3 Priory Lane, Little Wymondley, Hitchin, Hertfordshire, SG4 7HE.

Proposal: Erection of one pair of semi-detached dwellings and one detached dwelling to include cycle stores, hard and soft landscaping and parking following demolition of the existing commercial buildings. Alterations to existing vehicular access.

Following your comments regarding Flood Risk Assessment, we respond to your queries below.

Query 1:

The applicant would need to submit their flood risk modelling for review. As part of this the following information needs to be submitted:

1. All model files and the model itself.
2. Flood outlines for all return periods modelled.
3. Model Report; this should detail what they have done, explain any decisions taken, provide enough detail for us to be able to replicate every step taken. It is best practice to use the latest model software; if this has not been used then the model report should justify why a previous model version has been deemed appropriate for use.
4. Model log; to track any changes and updates.
5. Survey; if it is a new model / they have made changes to our model.
6. Details of sensitivity testing; such as changes to inflow, roughness, downstream boundary, structure coefficients, etc.
7. A clear file naming convention.

Response: Please see the attached new hydraulic model report related to the property, which contains the required information.

Should you require any further information please do not hesitate to contact us.

Yours sincerely,

Ana Maria Guarin

Assistant engineer

