

Tom Rea
North Hertfordshire District Council
Planning Control & Conservation
Council Offices Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Our ref: NE/2025/138315/03
Your ref: 25/01361/FP
Date: 2 February 2026

Dear Tom,

White House, Ashwell Road, Newnham, Baldock, Hertfordshire, SG7 5JU.

Change of use and conversion of barn to provide one self-contained two-bed dwelling including single storey front and rear extensions, side porch extension and alterations to fenestration including parking and hardscaping.

Thank you for re-consulting us on the above application on 12 January 2026. As part of this consultation we have reviewed the following document:

- **Flood Risk Assessment (FRA) & Hydraulic Modelling Report by UK Flood Risk (dated 20 October 2025, ref. QFRA 2748, Version 1.0).**

Environment Agency position:

Having reviewed the document referenced above, we consider our previous concerns to be resolved. We therefore **withdraw our objection** dated 18 July 2025.

We consider that the revised Flood Risk Assessment (FRA) & Hydraulic Modelling Report by UK Flood Risk to be acceptable for the scale and nature of the proposed development.

The North Herts Strategic Flood Risk Assessment (SFRA) states that where information on Flood Zone 3b does not exist, Flood Zone 3a (1% annual probability flood event) should be taken to illustrate floodplain in the first instance. The applicant has undertaken modelling as part of the revised FRA which indicates that the site is not at risk of flooding during a 1% annual probability flood event, including an allowance for climate change, from the adjacent Internal Drainage Board watercourse (Cat Ditch). Please note that the designation of Flood Zone 3b ultimately lies with the local authority, and therefore the final decision of whether this development should be considered within 3b rests with you.

The modelling also indicates that the site is not at risk of flooding in a culvert blockage scenario.

We have applied a risk-based approach to the assessment of the modelling. In this instance a basic review has been carried out. We have not undertaken a full assessment of the fitness for purpose of the modelling and can accept no liability for

any errors or inadequacies in the model.

Please note that 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.

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.

Residential 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.

We recommend you contact your LPA for more information.

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](https://www.gov.uk/sign-up-for-flood-warnings). 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](https://www.gov.uk/prepare-for-flooding)

To get help during a flood, visit [What to do before or during a flood - GOV.UK](https://www.gov.uk/what-to-do-before-or-during-a-flood)

For advice on what to do after a flood, visit [What to do after a flood - GOV.UK](https://www.gov.uk/guidance/what-to-do-after-a-flood)

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.

Yours sincerely,

Demitry Lyons
Sustainable Places Planning Advisor

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