

Thomas Howe
North Hertfordshire District Council -
Development Control
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Our reference: PA-0003200/02

Your reference: 26/00262/FP

5 October 2026

Erection of one detached dwelling.

**Land At New Pound Farm East Side of Old Hale Way Hitchin Hitchin
Hertfordshire SG4 0SA**

Dear Thomas,

Thank you for reconsulting us on the above application, on 15 September 2026. As part of our consultation, we have reviewed the following documents:

- FLOOD RISK ASSESSMENT prepared by Stomar, reference ST3481/FRA-2404-REV 5 Revision 5, dated 07.09.26

Environment Agency Position

Upon review of the submitted information, we can now **withdraw our objection** to the proposed development.

To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA are:

- The drawing in Appendix C entitled 'Site Specific Fluvial flood Zone Extents' shows that the proposed dwelling is located outside the modelled 1% plus climate change and 0.1% annual probability flood extents. This indicates that the proposed dwelling is sequentially sited within Flood Zone 1.
- Floodplain compensation is not required as there is no built footprint within the 1% annual probability flood extent, including an allowance for climate change.

Informative

Please include the below informative for any permission granted.

Environmental permit – Flood risk activities - advice to applicant The Environmental Permitting Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- any activity within 8m of the bank of a main river.
- any activity within 8m of any flood defence structure or culvert on a main river

Application forms and further information can be found at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Anyone carrying out these activities without a permit where one is required, is breaking the law.

FRAP applications for activities that take place in this area should be sent to:

flood.permitting@environment-agency.gov.uk

Advice to Local Planning Authority

Sequential Test

In accordance with the NPPF (policy F5, paragraph 1), development in flood risk areas should not be permitted if there are reasonably available alternative sites appropriate for the proposed development in areas with a lower risk of flooding. It is for the Local Planning Authority to determine whether or not there are other sites available at lower flood risk and whether the sequential test has been passed. Further guidance on how to apply the sequential test to site specific applications can be found in the planning practice guidance [here](#)

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.

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,

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Planning Advisor

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