

Growth & Environment

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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Date: 19 January 2026

Dear Sarah

RE: 25/01420/FP – Change of use and external alterations to former agricultural buildings comprising grade II listed threshing barn and non-listed courtyard buildings. Partial demolition of courtyard building between proposed Units 1 and 2 to facilitate access. Single-storey rear extension to facilitate Unit 10. Subdivision and two-storey rear extension to farmhouse to form Units 11 and 12. Erection of new building for two dwellings (Units 13 and 14). Partial demolition and modify building for cycle storage to Units 2 to 8 inclusive. Erection of building to accommodate 2 car port spaces for Unit 5 and refuse storage for Units 2 - 8 inclusive. Detached bin enclosure / cycle store buildings for Units 9 - 14 inclusive. Hard and soft landscaping in association with the provision of private and communal space. Boundary treatment, installation of 14no. EV charging points, installation of solar PV array on south facing roof slopes of Unit 14 and both the cycle and refuse storage buildings serving Units 2 - 8 including provision of BNG area – Highover Farm, Highover Way, Hitchin, Hertfordshire, SG4 0RQ

Thank you for your consultation on the above site, received on 7 January 2026. We have reviewed the application as submitted and wish to make the following comments.

This is a Full Planning Application for a change of use at Highover Farm including partial demolition of courtyard building between proposed Units 1 and 2 to facilitate access. single-storey rear extension to facilitate Unit 10. Subdivision and two-storey rear extension to farmhouse to form Units 11 and 12. Erection of new building for two dwellings (Units 13 and 14). Partial demolition and modify building for cycle storage to Units 2 to 8 inclusive. Erection of building to accommodate 2 car port spaces for Unit 5 and refuse storage for Units 2-8 inclusive.

We previously responded to this application on 30 September 2025, requesting further information regarding the resilience and resistance measures on site. Whilst we note that this has not been provided in the updated documentation, we are happy with the

level of documentation provided to include resilience measures as part of a pre-commencement condition.

The applicant has provided Foul and Surface Water Design Statement (prepared by Stuart Thomas Associates Ltd | Ref: Project 7219) and additional information, as listed in the Annex. These are to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and North Herts Local Planning Policy.

We have no objection subject to conditions being attached to any consent if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and North Herts Local Planning Policy and we would object until such time that the details below are submitted for review.

Condition 1:

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of North Herts Borough Council.

Condition 2:

Prior to the commencement of the development details of all flood resilient and resistant measures shall be submitted to and approved in writing by the local Planning Authority. The agreed measures shall then be installed and maintained in perpetuity.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts Borough Council.

Condition 3:

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition [LPA to specify condition numbering]. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of North Herts Borough Council.

Informative

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex:

The following documents have been reviewed, which have been submitted to support the application;

- Drawing: Drainage Details prepared by Stuart Thomas Associates Limited dated November 2025 Ref: 7219-02
- Drawing: Surface Water Drainage Layout prepared by prepared by Stuart Thomas Associates Limited dated November 2025 Ref: 7219-01
- Drawing: Drainage Details prepared by Stuart Thomas Associates Limited dated November 2025 Ref: 7219-02
- Drawing: Exceedance Flood Path prepared by Stuart Thomas Associates Limited dated November 2025 Ref: 7219-06
- Drawing: External Works Details prepared by Stuart Thomas Associates Limited|dated November 2025 Ref: 7219-04
- Drawing: Surface Water Catchment Areas prepared by Stuart Thomas Associates Limited dated November 2025 Ref: 7219-05
- Report: Foul and Surface Water Design Statement for New Residential Redevelopment at Highover Farm | prepared by prepared by Stuart Thomas Associates Limited Ref: 7219