

BEDFORDSHIRE AND RIVER IVEL INTERNAL DRAINAGE BOARD

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North Herts District Council
PO Box 10613
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BY E-MAIL ONLY

For the attention of Tom Rea

Dear Sir/Madam

Planning Application Number:	25/01361/FP
Location:	White House Ashwell Road Newnham Baldock Hertfordshire SG7 5JU
Proposal:	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.
Grid Reference:	524832 237820

The Board maintains an **objection** to the proposed development. We note the Environment Agency's position that the site lies within Flood Zone 3a/3b and that the proposal introduces additional built footprint within the functional floodplain. On this basis, the Board cannot support the scheme.

In addition, the following matters remain unresolved:

1. Floodplain Impacts

- It needs to be confirmed that the site is not within Flood Zone 3b, otherwise any extensions or ground raising remain unacceptable. No floodplain compensation has been provided.
- The data used is not suitable. Site-specific flood risk modelling should be provided.

2. Discharge to Watercourse

Treated foul water to the watercourse will require the Board's formal consent and will be subject to development contributions.

3. Byelaw Compliance

All proposed works must remain outside the Board's 9m byelaw margin. Please demonstrate this on a submitted drawing by adding the 9m easement.

Please direct any reply to Rachel Hughes at the Board's offices.

Yours faithfully

Rachel Hughes
Senior Engineer
Rachel.Hughes@idbs.org.uk