

Growth & Environment

Anne McDonald
Local Planning Authority
North Herts Council
Council Offices
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SG6 3JF

Lead Local Flood Authority
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Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/00896/DOC, 26/00897/DOC
and 26/00898/DOC
Date: 19 June 2026

Dear Anne McDonald,

RE: Details reserved by Condition 6 (Surface Water Drainage), Condition 7 (Watercourse Alteration) and Condition 8 (Temporary Drainage Measures) of planning permission reference 21/01882/FP granted on appeal on 20.05.2025 - Site 13 BA4 Land At Royston Road Baldock Hertfordshire.

Thank you for your consultation on the above site, received on 8 April 2026. We have reviewed the application as submitted and wish to make the following comments.

The applicant seeking to discharge the condition 6, 7 and 8. Additional information is required for all these conditions, and we have had a technical meeting today (19 June 2026) to highlight what is required.

We advise that there **isn't sufficient technical information** to support the application in relation to the wording of Condition 6, 7 and 8.

We advise that for Condition 6 further information is required to show how post development ground levels and finished floor levels relate to the levels of the altered watercourse location. Information would also include the assumptions made regarding flood level in the watercourse (smaller catchment due to the bypass construction). The applicant suggested that this information was already available and would supply it.

We advise that for Condition 7, pre and post cross sections, long sections and details of any culvert proposed need to be submitted to show that flood risk is not increased elsewhere. Justification as to why a clear span bridge cannot be designed which is the most sustainable solution. Simple supporting calculations can be supplied to show how the design event would affect the new structure and not increase flood risk to the adjacent housing. If trash screens are to be installed, then appropriate assessment of how these would affect flood risk at the structure. At least a 3m maintenance strip be

provided between the gardens and the watercourse. This information would also be useful to be submitted for the assessment required in Condition 6. The applicant indicated that a clear span bridge could be designed and would be considered.

We advise that for Condition 8, further information is required to show how surface water runoff will be stored and discharged at greenfield rates should there be a design rainfall event occur during construction. The applicant indicated that it would likely be a temporary water attenuation storage area (away from permeable paving sub-base) and treated water would be discharged at greenfield rates to the surface water sewer.

Please re consult when this information becomes available.

Yours sincerely,

Elaine Simpson on behalf of Veeranna

BHUKYA VEERANNA
SuDS and Watercourses Support Officer
Growth and Environment