

BEDFORDSHIRE AND RIVER IVEL INTERNAL DRAINAGE BOARD

16 February 2026

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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.

The Board emphasises that the site lies wholly within Flood Zone 3 and the proposal introduces additional built development and access infrastructure within the floodplain. On this basis, the Board cannot support the scheme at this stage until further information is provided:

1. Floodplain Impacts

The FRA includes proposed finished floor levels, the raising of ground within Flood Zone 3 has not been accompanied by any assessment of floodplain storage impacts or provision of floodplain compensation. The proposal fails to demonstrate floodplain neutrality.

2. Byelaw Compliance

Please demonstrate the 9m easement on a submitted drawing.

3. Drainage Design

The FRA does not include a surface water drainage strategy or drainage design. The proposed use of soakaways has not been supported by infiltration testing, groundwater assessment, or exceedance routing, and cannot be accepted in principle within Flood Zone 3. No details of foul drainage arrangements, discharge rates, or water quality considerations have been provided.

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

Yours faithfully

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