



ADDENDUM TECHNICAL NOTE RELATING TO DRAINAGE STRATEGY

ROYSTON ROAD (SITE 13) BALDOCK BA4, HERTFORDSHIRE

CHALKDENE DEVELOPMENTS

MARCH 2026

RR-ISS-XX-XX-TN-C-3000

ISSUES STRUCTURES

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ADDENDUM TECHNICAL NOTE RELATING TO DRAINAGE STRATEGY

RR-ISS-XX-XX-TN-C-3000

TECHNICAL NOTE ISSUE

Revision	Date	Notes
P01	17/03/2026	First Issue

PREPARED BY

Roger Jack 17th March 2026

REVIEWED BY

Gareth Wilby 17th March 2026

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1. INTRODUCTION

- 1.1 This addendum technical note has been prepared in order to address and discharge the comments in the following planning conditions:

Condition 6

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and the Lead Local Flood Authority. This shall include details confirming that all new residential dwellings will have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level and details of arrangements for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway. The scheme shall be constructed as per the approved drawings, Flood Risk Assessment RR-ISS-XX-XX-RP-C-3010 P09 dated 24 November 2023 and Drainage Strategy RR-ISS-XX-XX-RP-C-3000 P08 dated 18 December 2023 and remain in perpetuity for the lifetime of the development.

Condition 7

Prior to the commencement of development, a detailed design shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority for any proposed watercourse alteration that demonstrates the design is in strict accordance with the Land Drainage Act 1991 (culverting shall only be acceptable for access purposes). Details submitted for any proposed watercourse alteration must demonstrate there is adequate space for each watercourse to be naturalised and enhanced, that flood risk is suitably managed for all storms up to and including the 1% AEP (Annual Exceedance Probability) (1 in 100 year) plus climate change, that exceedance events of the channels do not impact the proposed development and that they are easily maintainable and accessible. A maintenance strip shall be provided between the property boundaries and the watercourse. The details shall include long sections and cross sections of the proposed watercourse including details of any proposed crossing. The development shall be constructed in accordance with the approved plans.

- 1.2 This addendum technical note has also been prepared in order to address the comments raised by the Lead Local Flood Authority (email from David Uncle, Senior Flood Risk Officer, dated 24 November 2025). **Appendix D**

2. FLOOD LEVEL

- 2.1 The Environment Agency were contacted for site flood level information, but due the lack of flooding information were unable to provide a flood level. **Appendix A**
- 2.2 As the submitted Flood Risk Assessment (FRA) and Drainage Strategy Reports date from December 2023, Iesis have downloaded the latest flood maps from the government website:
- The Fluvial flooding maps indicate the site to be located entirely within flood zone 1 and show no fluvial flooding. **Appendix B**
 - The Surface water flooding maps indicate no flooding for 1 in 30-year and 1 in 1 in 100-year storm events, and small areas of surface water flooding for the 1 in 1000-year storm events. **Appendix C**

4. INTERCEPTING SURFACE WATER PRIOR TO DISCHARGE ONTO PUBLIC HIGHWAY

4.1 Gullies have added at the three connections to the public highway in order to intercept surface water run-off before it would discharge onto the public highway:

- Rhee Spring
- Constantine Place
- Aleyn Way

Appendix D

5. WATERCOURSE ALTERATION

5.1 Existing Watercourse

The existing watercourse runs along a straight line parallel to the eastern site boundary and is located approximately 10.0m from the site boundary. The watercourse is approximately 2.0m wide and 0.3m deep. The watercourse has been inspected on numerous occasions and always found to be dry.

5.2 Proposed Watercourse

The proposal is to move the watercourse closer to the eastern site boundary in order to allow the houses along the eastern part of the site to have adequately sized rear gardens. The zone between the rear fence of the proposed gardens and the site boundary is approximately 7.0m, and the proposal is to gently meander the watercourse in a zone 4.0m wide leaving a clear buffer zone of 3.0m for maintenance access.

The watercourse will be 2.0m wide and 0.3m deep to match the existing. This shallow design will avoid any health and safety implications of steeper banks.

The altered watercourse will connect to the existing watercourse at the south and north ends of the site within the site boundary.

5.3 Flood Risk

The gardens adjacent to the watercourse have been designed as flat and no surface water run-off from the development site towards the watercourse is proposed. The SuDS for the site consists of tanked permeable paving with a restricted discharge rate from the site to the public sewer to the west. The permeable paving has been designed to have sufficient capacity to attenuate storm water for the most extreme storm event of 1 in 100-year plus 40% climate change allowance.

It has not been possible to model the watercourse as it is unknown what catchment it takes upstream. However, the cross-sectional area of the altered watercourse has been designed to match the existing watercourse, therefore the capacity of the watercourse is unaltered.

As the existing watercourse has been observed as dry and less water will enter the watercourse as a result of the SuDS proposed for the site then it is not considered that the watercourse is a flood risk to the development.

5.4 Naturalisation and Enhancement

Meandering the watercourse and providing the buffer zone will allow the area to naturalise and provide a good habitat for flora and fauna.

5.5 Culverting

At the northeast corner of the site the road is proposed to extend to the site boundary in order to connect to a future development on the neighbouring land. To facilitate the road connection to the neighbouring site, the proposal is for the watercourse to be culverted locally under this access road over a distance of 10.0m. Details have been provided in the updated drawing pack.

5.6 Management and Maintenance

The ownership of the watercourse and maintenance strip will be decided at a later date but prior to the completion of the development works. However, irrespective of who the land owner will be, the land between the rear garden fences of the properties on the eastern side of Aley Way and the site boundary will be retained for the watercourse it's management and maintenance.

APPENDICES

APPENDIX A CORRESPONDENCE - FLOOD LEVEL (EA)

Roger Jack
rogerjack@iesisgroup.com

Our ref: EIR2025/36277
Your ref: VW7X5DR518XN
Date 4 November 2025

Dear Roger Jack,

**RE: Request for information under the Freedom of Information Act 2000 (FOIA)/
Environmental Information Regulations 2004 (EIR) – Product 4 for 525684,234299;
postcode SG7 6TD**

Thank you for your email of 14 October 2025

We have considered your request under the provisions of the Freedom of Information Act 2000 / Environmental Information Regulations 2004 (EIR). The Act requires that we respond to requests by advising you whether or not information is held, and if so by providing you with that information.

EIR Regulation 3(2) states that information is held if it is in our possession and has been produced or received by us, or it is held by another person on our behalf at the time the request is received.

Information not held

The Environment Agency's records indicate that the above site is located in Flood Zone 1 (land assessed as having less than 0.1% (1 in 1,000) chance of flooding in any given year from rivers or the sea). Therefore, the likelihood of flooding from rivers and sea in this area is estimated as 'very low'.

Recorded Flood Events

We have no historic flood event information for this area. It is possible that other flooding may have occurred that we do not have records for, and other organisations such as local authorities or IDBs may have records.

Proximity to Flood Zones 2 or 3

The above site is approximately over 1 km away from Flood Zone 2 or 3. We are therefore unable to provide data from our detailed fluvial or tidal models which is relevant to your site. More information on Flood Zones can be found on the GOV.UK website:
<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones/>

In this case, the information you have requested is not held by us. Therefore, we are refusing your request on the grounds that there is no information we can provide.

Where a request is for environmental information, the Regulations allow us to refuse to disclose it if the exception at EIR Regulation 12(4)(a) applies. The regulation states that a public authority may refuse to disclose environmental information to the extent that it does not hold that information when an applicant's request is received.

East Anglia Area

Ipswich Office, Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD
Brampton Office, Bromholme Lane, Brampton, Huntingdon, PE28 4NE
General Enquiries: 03708 506506
Email: enquiries@environment-agency.gov.uk
Website: <https://www.gov.uk/government/organisations/environment-agency>

It is not possible for us to conduct a public interest balancing test because the reason for non-disclosure is that the information is not held.

However, please refer to the **Flood Map for Planning (Product 1)** which can be found on the GOV.UK website: <https://flood-map-for-planning.service.gov.uk/>

Flood Zone definitions can be found at www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones

Rights of appeal

If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days.

If you are still not satisfied following this, you can raise a concern with the Information Commissioner, who is the statutory regulator for Freedom of Information and the Environmental Information Regulations. The contact details are:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF
Tel: 0303 123 1113
Website: <http://ico.org.uk>.

Yours sincerely,

East Anglia Area Customers and Engagement Team

To report environmental problems please visit www.gov.uk/report-environmental-problem or call the incident hotline on 0800 80 70 60

East Anglia Area

Ipswich Office, Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD
Brampton Office, Bromholme Lane, Brampton, Huntingdon, PE28 4NE
General Enquiries: 03708 506506
Email: enquiries@environment-agency.gov.uk
Website: <https://www.gov.uk/government/organisations/environment-agency>

APPENDIX B SURFACE WATER FLOODING MAPS (EA)



Flood map for planning

Beta

This is a new service. Help us improve it and [give your feedback \(/feedback\)](#).

[< Back](#)

This location is in flood zone 1

In your proposed development site there is a risk of flooding from:

- surface water

Flood risk assessments

Based on our flood risk data, you need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

Developments in flood zone 1 that are more than 1 hectare need a flood risk assessment (FRA).

The site you have drawn is 1.79ha.

If the flood risk to your site is affected by flood defences, you will also need to assess [residual risk \(https://www.gov.uk/guidance/flood-risk-and-coastal-change#para41\)](https://www.gov.uk/guidance/flood-risk-and-coastal-change#para41) from flood defence breach in this location. If available, we will provide breach hazard mapping data to help you do this.

Review the flood risks for your location then complete the next steps for your planning application.

**Rivers
and
the
sea**

See this risk on the map (/map?polygon=[[525582.87,234336.81],[525589.54,234338.43],[525593.01,234334.84],[525667.3,234354.83],[525670.28,234358.63],[525669.68,234362.13],[525751.57,234384.7],[525815.17,234254.4],[525818.97,234246.93],[525812.26,234244.48],[525794.2,234239.45],[525791.97,234239.19],[525789.65,234246.06],[525732.26,234226.61],[525731.59,234227.85],[525702.56,234220.6],[525645.4,234340.62],[525606.25,234323.49],[525601.45,234310.74],

[\[525598.01,234315.82\],\[525593.16,234320.69\],\[525586.92,234324.37\],\[525579.68,234326.16\],\[525582.87,234336.81\]\]&seg=rsd,pd,hr\]](#)

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

[Find out more about flood zones and what they mean. \(/flood-zone-results-explained\)](#)

Surface water for planning

[See this risk on the map \(/map?polygon=\[\[525582.87,234336.81\],\[525589.54,234338.43\],\[525593.01,234334.84\],\[525667.3,234354.83\],\[525670.28,234358.63\],\[525669.68,234362.13\],\[525751.57,234384.7\],\[525815.17,234254.4\],\[525818.97,234246.93\],\[525812.26,234244.48\],\[525794.2,234239.45\],\[525791.97,234239.19\],\[525789.65,234246.06\],\[525732.26,234226.61\],\[525731.59,234227.85\],\[525702.56,234220.6\],\[525645.4,234340.62\],\[525606.25,234323.49\],\[525601.45,234310.74\],\[525598.01,234315.82\],\[525593.16,234320.69\],\[525586.92,234324.37\],\[525579.68,234326.16\],\[525582.87,234336.81\]\]&seg=sw,hr\)](#)

Climate change: projected chance of flooding

We do not currently show climate change scenarios for surface water.

You can see climate change and depth scenarios on the [check the long term flood risk for an area in England \(https://www.gov.uk/check-long-term-flood-risk\)](https://www.gov.uk/check-long-term-flood-risk) service. The data shown in that service fall short of what is required to assess planned development but may help to inform risk assessments.

[Read when and how to use climate change allowances in flood risk assessments \(https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances\)](https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances)

Present day chance of flooding

The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year.

Next steps

Decide what you need for your planning application

[I need help deciding what to include in my planning application. \(/next-steps?polygon=\[\[525582.87,234336.81\],\[525589.54,234338.43\],\[525593.01,234334.84\],\[525667.3,234354.83\],\[525670.28,234358.63\],\[525669.68,234362.13\],\[525751.57,234384.7\],\[525815.17,234254.4\],\[525818.97,234246.93\],\[525812.26,234244.48\],\[525794.2,234239.45\],\[525791.97,234239.19\],\[525789.65,234246.06\],\[525732.26,234226.61\],\[525731.59,234227.85\],\[525702.56,234220.6\],\[525645.4,234340.62\],\[525606.25,234323.49\],\[525601.45,234310.74\],\[525598.01,234315.82\],\[525593.16,234320.69\],\[525586.92,234324.37\],\[525579.68,234326.16\],\[525582.87,234336.81\]\]\)](#)

Download a flood map for this location

The flood map is suitable for a local planning authority to use when checking a planning application to see if a development is:

- in flood zone 1, 2 or 3
- within 20 metres of a main river or a flood defence
- in a water storage area (also likely to be flood zone 3b in the strategic flood risk assessment)

► [Add a reference to the flood map and set the scale](#)

Download flood map for this location (PDF)

Order detailed flood risk data

Order detailed flood risk information to be used for a flood risk assessment as part of a planning application.

Your site is in flood zone 1, so it's unlikely we'll have any flood risk data for it. You can place an order and we'll email you if none is available.

Order flood risk data

Change the location

- [Redraw the boundary of your site \(/map?polygon=\[\[525582.87,234336.81\],\[525589.54,234338.43\],\[525593.01,234334.84\],\[525667.3,234354.83\],\[525670.28,234358.63\],\[525669.68,234362.13\],\[525751.57,234384.7\],\[525815.17,234254.4\],\[525818.97,234246.93\],\[525812.26,234244.48\],\[525794.2,234239.45\],\[525791.97,234239.19\],\[525789.65,234246.06\],\[525732.26,234226.61\],\[525731.59,234227.85\],\[525702.56,234220.6\],\[525645.4,234340.62\],\[525606.25,234323.49\],\[525601.45,234310.74\],\[525598.01,234315.82\],\[525593.16,234320.69\],\[525586.92,234324.37\],\[525579.68,234326.16\],\[525582.87,234336.81\]\]\)](#)

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[\[525586.92,234324.37\],\[525579.68,234326.16\],](#)
[\[525582.87,234336.81\]\]\]](#)

- [Search for a different location \(/location\)](#)

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Flood map for planning

Your reference
Baldock BA4

Location (easting/northing)
525723/234302

Created
14 October 2025 16:01

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

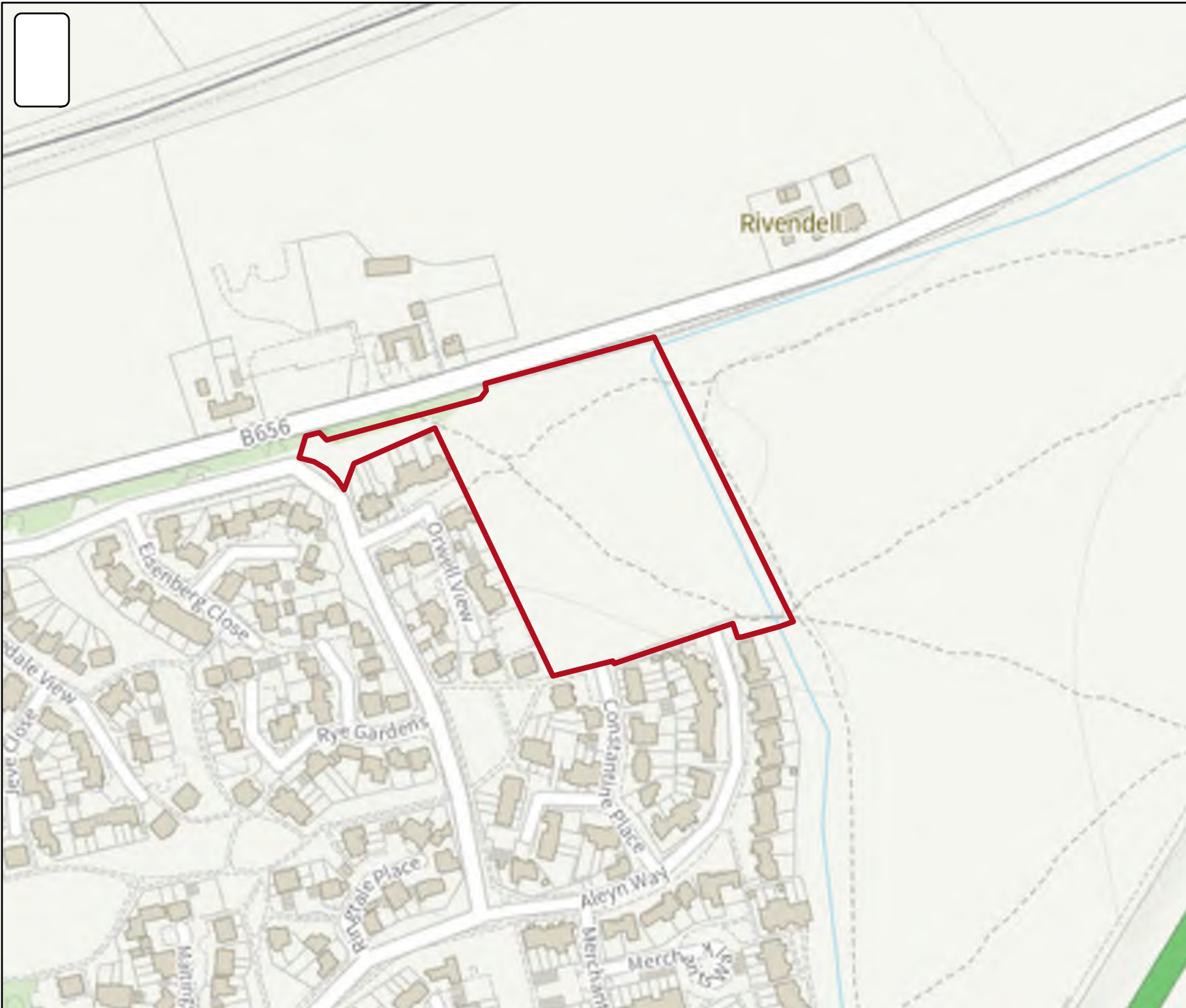
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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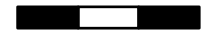
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Flood map for planning

Your reference
Baldock BA4

Location (easting/northing)
525723/234302

Created
14 October 2025 16:03

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

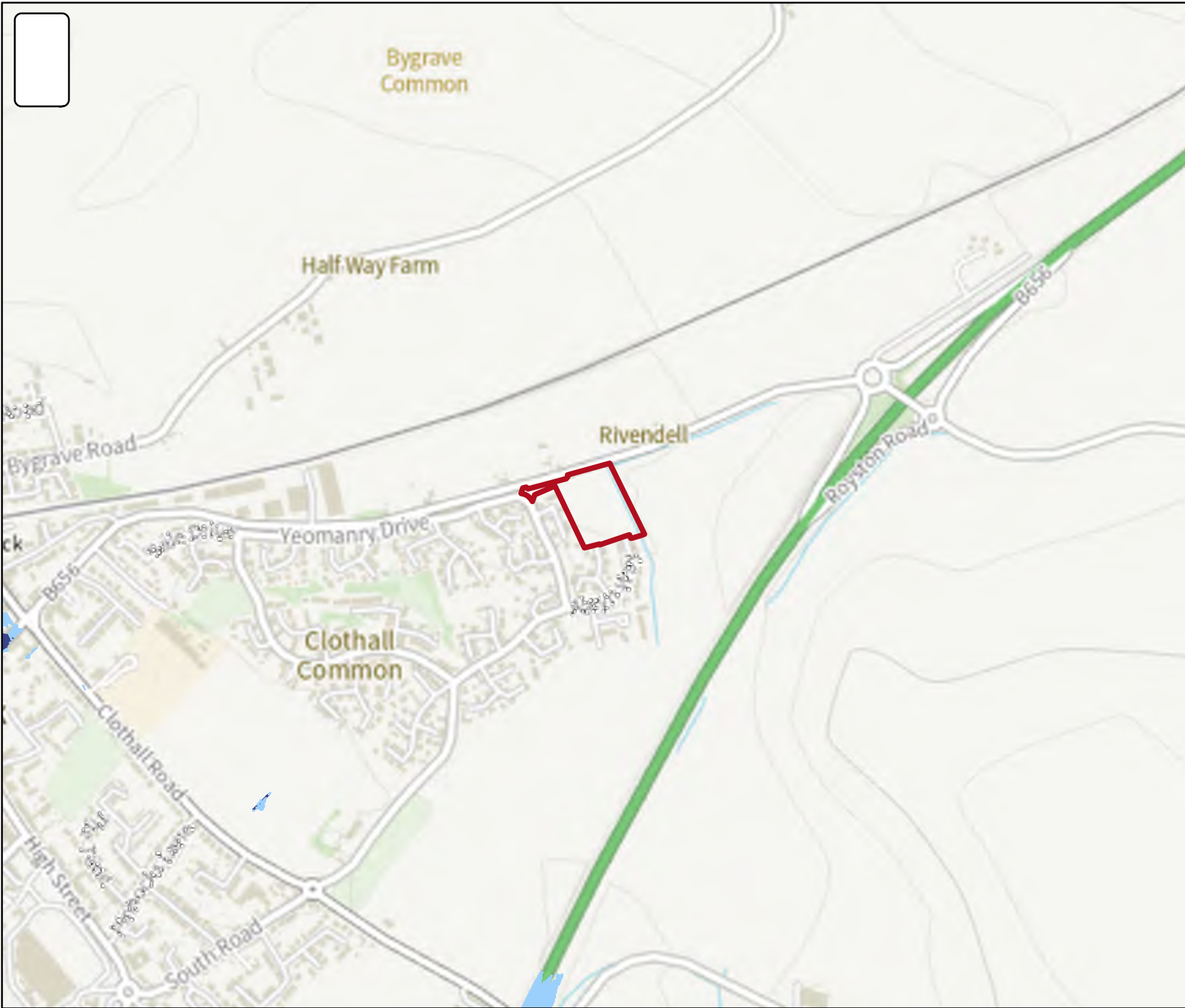
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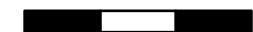
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Flood map for planning

Your reference
Baldock BA4

Location (easting/northing)
525723/234302

Created
14 October 2025 16:05

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

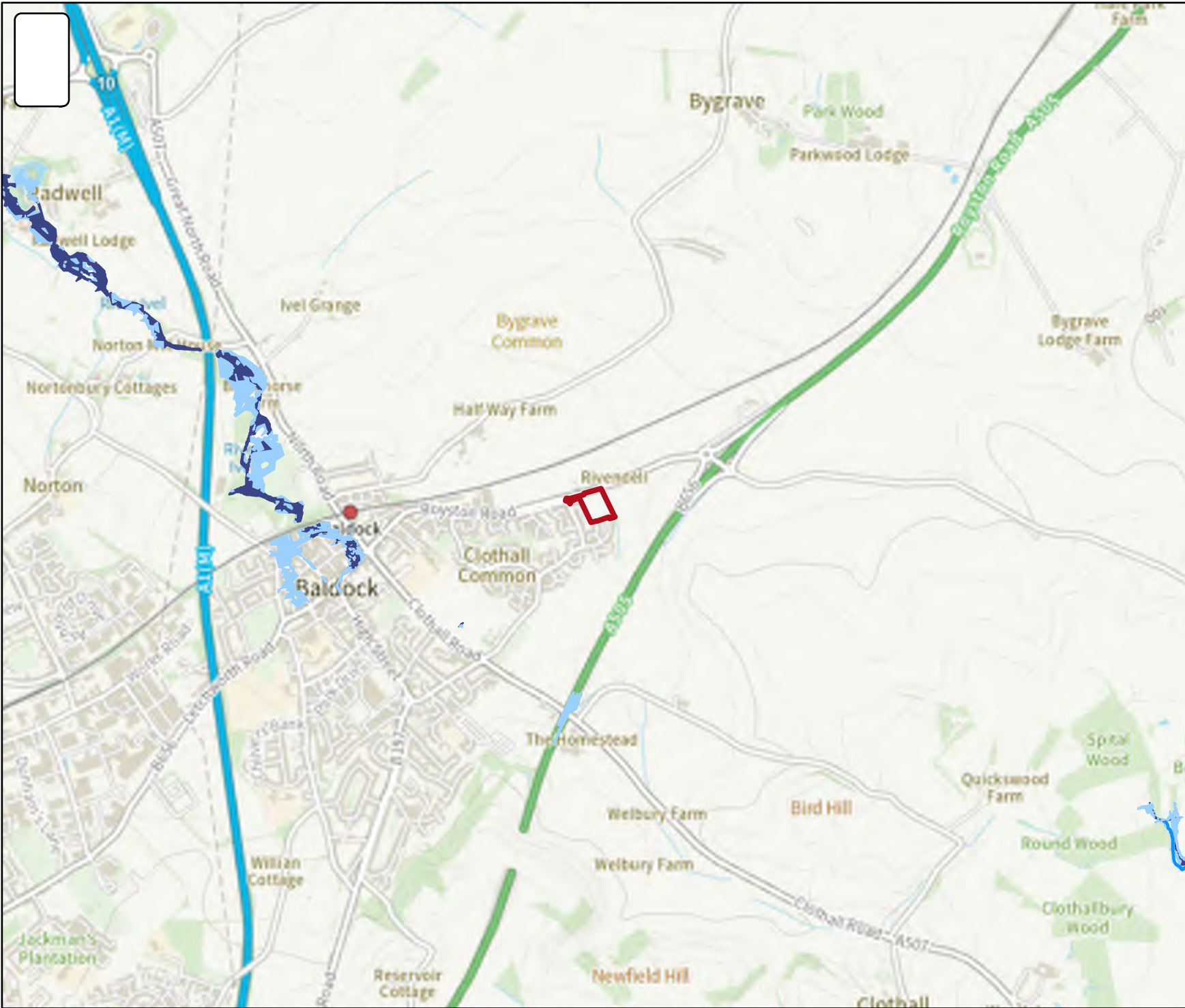
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Flood map for planning

Your reference
Baldock BA4

Location (easting/northing)
525723/234302

Created
14 October 2025 16:06

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

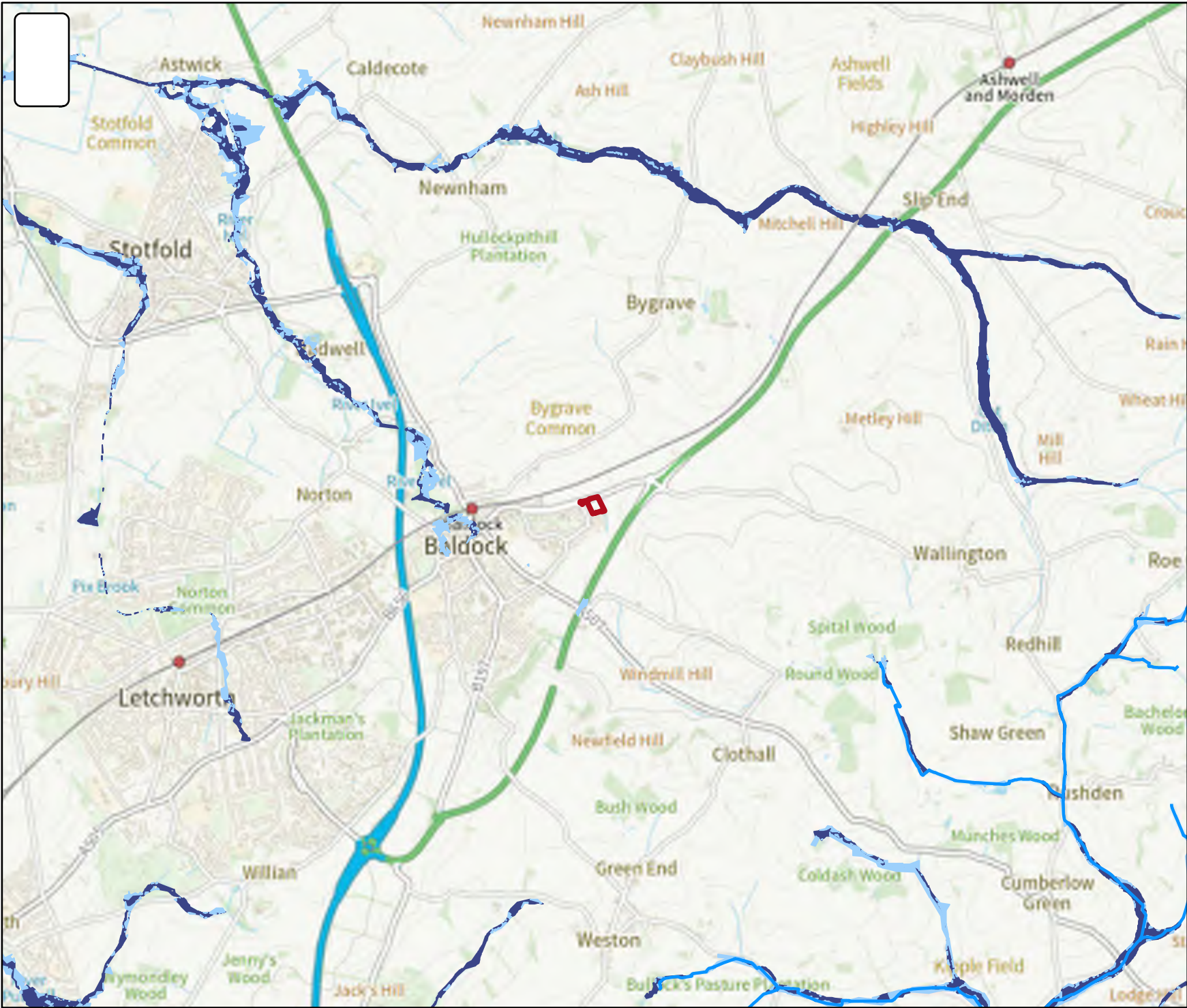
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3DJH RI

APPENDIX C FLOODING MAPS – SURFACE WATER (EA)

Get a boundary report

 Edit Delete

Datasets

☐ Flood zones 2 and 3

● Surface water

☐ None

Annual likelihood of flooding

1 in 30

☐ 1 in 100

○ 1 in 1000

Map features

☐ Water storage

☐ Flood defence

 Main Rivers

 Search

☰ Key

Map hints



How to query the map

If using a mouse click on a point to find out more about the flood data held on that location.

If using a keyboard, navigate to the point, centering the crosshair at the location, then press enter.

Keyboard map controls

Tab to the map and press Alt+K to view keyboard controls

Flood map for planning

Get a boundary report

Edit

Delete

Datasets

☐ Flood zones 2 and 3

☒ Surface water

☐ None

Annual likelihood of flooding

☐ 1 in 30

☒ 1 in 100

☐ 1 in 1000

Map features

☐ Water storage

☐ Flood defence

☐ Main Rivers

Search

Key

Flood extent

Report area

Map

Get summary report

Map navigation controls

Map content

Contains OS data © Crown copyright and database rights 2025 (os-terms)

1/1

 Delete

☐ None

1 in 1000

 Main Rivers

 Search

Key



Flood extent



Report area

[Get summary report](#)

APPENDIX D CORRESPONDENCE (HCC)

SE1877 - Baldock HCC Ordinary Watercourse Consent Application (Part 1 of 4)

Ordinary Water Courses <ordinarywatercourses@hertfordshire.gov.uk>

24 November 2025 at 08:39

To: Roger Jack <rogerjack@iesisgroup.com>, Glen Keary <glenkeary@iesisgroup.com>

Hi Roger and Glen

Firstly apologies for the delay in getting back to Danny's emails.

In response to Danny's email of 08 October 2025:

Yes, agree with Danny's understanding of the dual approvals needed here.

In response to the email of 24 October 2025:

Thank you for these plans. It seems that the new watercourse is going to be generally deeper and steeper than the existing watercourse. Please could proposed side slopes be confirmed? Would it be possible to retain a generally shallower design? This may improve accessibility and avoid any health and safety implications of steeper banks. While the land drainage consent is technically separate from Condition 7, the condition does state that the watercourse should be naturalised and enhanced. The introduction of gentle meandering is welcomed but would be good if depth and slopes could be looked at.

I also note that in some places there is not much room between the proposed top of bank and the fence of the adjoining new dwelling (section D-D shows 2.33m). This may be too small to allow sufficient room to undertake maintenance – we advise a minimum 3m buffer between the top of bank and neighbouring structures to allow sufficient room for access. I note the application form references "Dedicate a minimum 5-10m riparian buffer zone on both sides of the relocated channel, planted with native species. This filters surface runoff before it enters the watercourse"

The application form states that Chalkdene Developments will retain maintenance responsibility of the watercourse. Will the land the watercourse is on therefore be retained in Chalkdene's ownership for access purposes?

We would need a written method statement setting out how the works would be undertaken, as well as a strategy for how any necessary temporary works regarding the existing watercourse will be undertaken. If it is necessary to dam and over-pump the existing watercourse during the construction period, this would be subject to a temporary consent application. A drawing of such temporary measures (a plan showing any damming and pumping arrangements) would suffice for the purposes of the land drainage consent.

In response to the email of 27 October 2025:

-

It may be worth responding to query above around design of the new watercourse before submitting. I would highly recommend that an application is made to discharge Condition 7 first (via NHDC LPA), as if any design tweaks are required as part of the wider requirements of that condition (referring to exceedance events etc) they can then be submitted for the consent application.

For ease, I have copied the wording of Condition 7 of permission 21/01882/FP at the bottom of this email.

Prior to the commencement of development, a detailed design shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority for any proposed watercourse alteration that demonstrates the design is in strict accordance with the Land Drainage Act 1991 (culverting shall only be acceptable for access purposes). Details submitted for any proposed watercourse alteration must demonstrate there is adequate space for each watercourse to be naturalised and enhanced, that flood risk is suitably managed for all storms up to and including the 1% AEP (Annual Exceedance Probability) (1 in 100 year) plus climate change, that exceedance events of the channels do not impact the proposed development and that they are easily maintainable and accessible. A maintenance strip shall be provided between the property boundaries and the watercourse. The details shall include long sections and cross sections of the proposed watercourse including details of any proposed crossing. The development shall be constructed in accordance with the approved plans.

Best wishes,



David Uncle

Senior Flood Risk Officer

Lead Local Flood Authority | Growth and Environment

Hertfordshire County Council

Address: Farnham and Roberston House, Six Hills Way, Stevenage, SG1 2ST

Postal Point: CHN215

T: 01992 555839 E: david.uncle@hertfordshire.gov.uk



From: Danny Goncalves <dannygoncalves@iesisgroup.com>

Sent: 27 October 2025 17:00

To: Ordinary Water Courses <ordinarywatercourses@hertfordshire.gov.uk>

Cc: Roger Jack <rogerjack@iesisgroup.com>; Glen Keary <glenkeary@iesisgroup.com>

Subject: Re: SE1877 - Baldock HCC Ordinary Watercourse Consent Application (Part 1 of 4)

Good afternoon David,

I hope you are having a productive week.

I am writing to you today for two main purposes regarding the Ordinary Watercourse Consent application for the Baldock Residential Project:

1. **Application Status Confirmation:** Following the initial submission and the additional technical documents sent in my last email (Longitudinal and Cross Sections), could you please confirm if you now have all the necessary information from our side to proceed with the technical review of the consent application?
2. **Contact Handover:** I also wanted to let you know that I will be leaving Iesis Group on **Friday, November 7th**.

For all future communications, queries, or technical discussions related to this application after that date, please contact my colleagues:

- **Roger Jack** (rogerjack@iesisgroup.com)

- **Glen Keary** (glenkeary@iesisgroup.com)

They are both fully briefed on the project status and the details of the watercourse realignment proposal.

Thank you again for your time and guidance on this application.

Kind regards,

On Fri, 24 Oct 2025 at 11:39, Danny Goncalves <dannygoncalves@iesisgroup.com> wrote:

Good morning David,

Following our initial submission and subsequent email regarding the approval streams, we wanted to provide additional technical information to support the Ordinary Watercourse Consent Application and aid in your technical review.

Please find attached the following documents for your review:

- **Longitudinal Section** of the existing and proposed watercourse.
- **Cross Sections** clearly illustrating the existing and proposed watercourse dimensions.

Hydraulic Strategy Justification

In reviewing the design, please note the proposed cross-sectional area **upstream** is slightly less than the existing. This is compensated for by an **increased cross-sectional area downstream**.

This hydraulic development is considered beneficial for two key reasons:

1. It promotes correct hydraulic development downstream of the site.
2. It actively reduces the potential for flood risk in the downstream area, where the existing watercourse has a smaller cross-sectional area.

Furthermore, we have received information that the watercourse has **never experienced flooding** and is **dry for most of the year**. Based on this data, we believe that the proposed decrease in the upstream area, coupled with the compensatory increase in the downstream area, constitutes a feasible design.

Please let me know if you require any further information or have any questions once you have had a chance to review the attached documents.

Kind regards,

On Wed, 8 Oct 2025 at 14:55, Danny Goncalves <dannygoncalves@iesisgroup.com> wrote:

Hi David,

Thank you for your email and for raising the necessity of the parallel application to North Herts District Council (NHDC). It's helpful to ensure both consent streams are managed concurrently.

We just wanted to confirm our understanding of the two separate approval requirements for the Baldock project:

1. **Planning Condition Discharge (NHDC):** We understand that **North Herts District Council** acts as the Local Planning Authority. We will liaise with them to gain approval for the watercourse design and mitigation details specifically to **discharge Planning Condition No. 7**. We assume we will continue to coordinate with you and your team on the technical review of the design, which will then inform the discharge process.
2. **Land Drainage Consent (HCC):** Separately, **Hertfordshire County Council** (as the Lead Local Flood Authority) is the authority responsible for granting the formal **Ordinary Watercourse Land Drainage Consent**. This consent covers the construction methodology and subsequent long-term maintenance regime for the relocated watercourse. We hope this phase will be relatively straightforward once the design has been approved by NHDC for Condition 7 discharge.

Please could you confirm if this dual-approval understanding is correct?

Kind regards,

On Wed, 8 Oct 2025 at 09:57, Ordinary Water Courses <ordinarywatercourses@hertfordshire.gov.uk> wrote:

Dear Danny

Thank you for your email.

Please can I check that you will also be applying to North Herts District Council to discharge Condition 7? Ideally this needs to come first / or be concurrent, as both Condition 7 and land drainage consent need to be granted before the works can be undertaken.

Best wishes,



David Uncle
Senior Flood Risk Officer | Lead Local Flood Authority

Growth and Environment
Hertfordshire County Council
Farnham House, Six Hills Way, Stevenage, SG1 2ST
E: David.Uncle@hertfordshire.gov.uk

T: 01992 555839 (Internal: 25839)

Working hours: 08:00 – 16:00 Monday - Friday



Out of office: 10 October 2025

From: Danny Goncalves <dannygoncalves@iesisgroup.com>

Sent: 07 October 2025 12:45

To: FRMConsultations <FRMConsultations@hertfordshire.gov.uk>; Ordinary Water Courses <ordinarywatercourses@hertfordshire.gov.uk>

Cc: David Uncle <David.Uncle@hertfordshire.gov.uk>; Roger Jack <rogerjack@iesisgroup.com>; Glen Keary <glenkeary@iesisgroup.com>

Subject: SE1877 - Baldock HCC Ordinary Watercourse Consent Application (Part 1 of 4)

You don't often get email from dannygoncalves@iesisgroup.com. [Learn why this is important](#)

Good afternoon,

I hope this email finds you well.

We are writing on behalf of the residential development project, Baldock, located at Royston Road (Site 13), Baldock, SG7 6TD, to formally submit our application for Ordinary Watercourse Consent.

The proposed watercourse works consist of the relocation of the existing watercourse approximately 9.0m to the north-east of its current position. Importantly, the watercourse will also be realigned from its current straight path to a meandering alignment to introduce ecological and morphological benefits.

The purpose of this consent is to satisfy Planning Condition No. 7 (as detailed on page 14 of the Appeal Decision document).

Please find all necessary documentation, including the completed Application Form and supporting documents, attached to this email.

We have previously discussed this matter with members of your team, specifically David Uncle, and we appreciate the earlier guidance provided.

Could you please confirm the correct application fee for this submission so that we may arrange immediate payment and proceed with the application review?

Due to the size of the documents, we will send all the necessary information in **four emails**, with this email being the **first one**.

Please feel free to contact me directly if you require any further information or clarification regarding the attached documents.

Thank you in advance for your assistance with this matter.

Kind regards,

--

DANNY GONCALVES | Senior Civil Engineer

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dannygoncalves@iesisgroup.com
www.iesisgroup.com



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Advance Notice: Please note that I will be working at IESIS until 07/11/2025.

DANNY GONCALVES | Senior Civil Engineer

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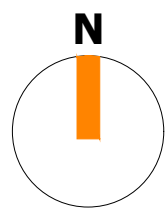
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APPENDIX E CONSTRUCTION DRAWINGS (IESIS)



LEGEND

SITE BOUNDARY

EXISTING SWALE/DITCH

PROPOSED DIVERTED WATERCOURSE

EXISTING DRAINAGE (PUBLIC)
ANGLIAN WATER (AW)

FOUL WATER SEWER/DRAIN

SURFACE WATER SEWER/DRAIN

FOUL RISING MAIN

FOUL OR SURFACE WATER MANHOLES
(SIZE TBC)

VITRIFIED CLAY/
CONCRETE

PROPOSED DRAINAGE:
FOUL WATER SEWER/DRAIN (100ø u.n.o)

SURFACE WATER SEWER/DRAIN (100ø u.n.o)

FOUL & SURFACE WATER MANHOLE
(TYPE B)

FOUL & SURFACE INSPECTION CHAMBER
(TYPE D)

RODDING EYE

RAIN WATER PIPE

ROAD GULLY

SOIL VENT PIPE

STUB STACK

FLOOR GULLY

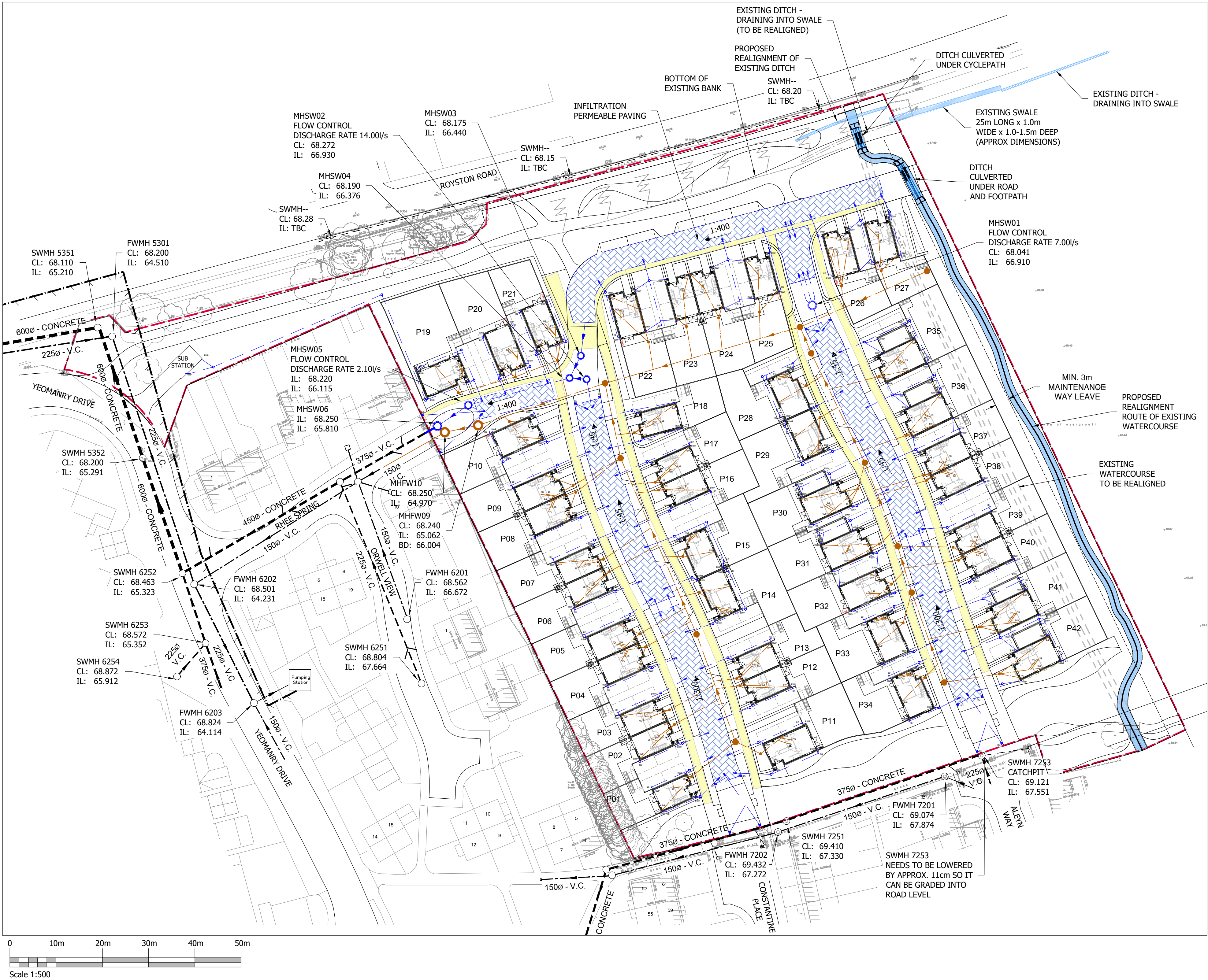
FOUL BACKDROP

DIFFUSER BOX

PERMEABLE PAVING
(TANKED)

TWIN 450mm PIPES FOR CULVERT

PROPOSED UTILITIES:
SERVICE CORRIDOR
(1.0m WIDE MIN.)



- NOTES:
- TOPOGRAPHICAL SURVEY PROVIDED BY TERRAIN SURVEYS DATED SEPTEMBER 2020, (DRAWING NUMBER TS20-331-1).
 - PROPOSED SITE PLAN BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBER: RR-RTA-XX-XX-DR-A-00100, REVISION C02. DATED 05/03/2026.
 - PROPOSED - SETTING-OUT SITE PLAN - HARD LANDSCAPE, ZONES A&B PROVIDED BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBERS: RR-RTA-A-XX-DR-A-00356 AND, RR-RTA-B-XX-DR-A-00357, REVISIONS C03. DATED 26/02/2026.
 - PROPOSED - SETTING-OUT SITE PLAN - SUBSTRUCTURE + DRAINAGE + SERVICES ZONES A&B PROVIDED BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBERS: RR-RTA-A-00-DR-A-00350 AND, RR-RTA-B-00-DR-A-00351, REVISION C01. DATED 21/01/2026.
 - PROPOSED UTILITY CORRIDOR IS TO BE AGREED WITH APPOINTED M&E CONSULTANT BASED ON APPROVALS FROM APPOINTED UTILITY PROVIDERS. UTILITY PROVIDERS PROHIBIT THEIR ASSETS BEING LAID IN / BELOW PERMEABLE PAVING THEREFORE, THESE AREAS HAVE BEEN EXCLUDED FROM THE CALCULATED ATTENUATION VOLUMES.
 - ALL PROPOSED DRAINAGE IS TO BE PRIVATELY MAINTAINED.
 - IN PRINCIPLE, ATTENUATION WILL BE PROVIDED THROUGH THE PROVISION OF PERMEABLE PAVING AND OVERSIZED PIPES AS AGREED WITH THE LLFA REPRESENTATIVE. THE AGREED PRINCIPLE IS IDENTIFIED IN THE MINUTES OF MEETING UNDERTAKEN ON THE 18 AUGUST 2020.
 - DEVELOPMENT DISCHARGE RATE OF 2.1l/s FOR ALL STORM EVENTS, WITH 40% CLIMATE CHANGE FOR THE 100YR EVENT.
 - PERMEABLE PAVING DESIGN BASED ON GROUND INVESTIGATION CARRIED OUT BY LEAP ENVIRONMENTAL (AUGUST 2019).
 - FURTHER INFILTRATION TESTING REQUIRED TO CONFIRM GROUND SUITABILITY FOR PROPOSED PERMEABLE PAVING DRAINING TO GROUND.

C04	12/03/26	GK/RJ	ARCHITECTS HARD LANDSCAPING PLAN UPDATED TO SHOW CORRECT REAR PATIO AREAS AND UPDATED WATERCOURSE LOCATION. NOTES AMENDED TO SUIT RE-ISSUED TO SUIT COMMENTS RECEIVED
C03	20/02/26	GK/RJ	SERVICE CORRIDOR HAS BEEN UPDATED TO SUIT LATEST M&E LAYOUT. TABLETOPS AT SOUTH OF SITE HAVE BEEN AMENDED TO SUIT GULLY POSITIONS
C02	18/02/26	GK/RJ	ISSUED FOR CONSTRUCTION
C01	30/01/26	GK/RJ	

REV	DATE	DRAWN/CHK	REVISION INFO
			STATUS:

CONSTRUCTION

CLIENT:
CHALKEDENE DEVELOPMENTS LTD

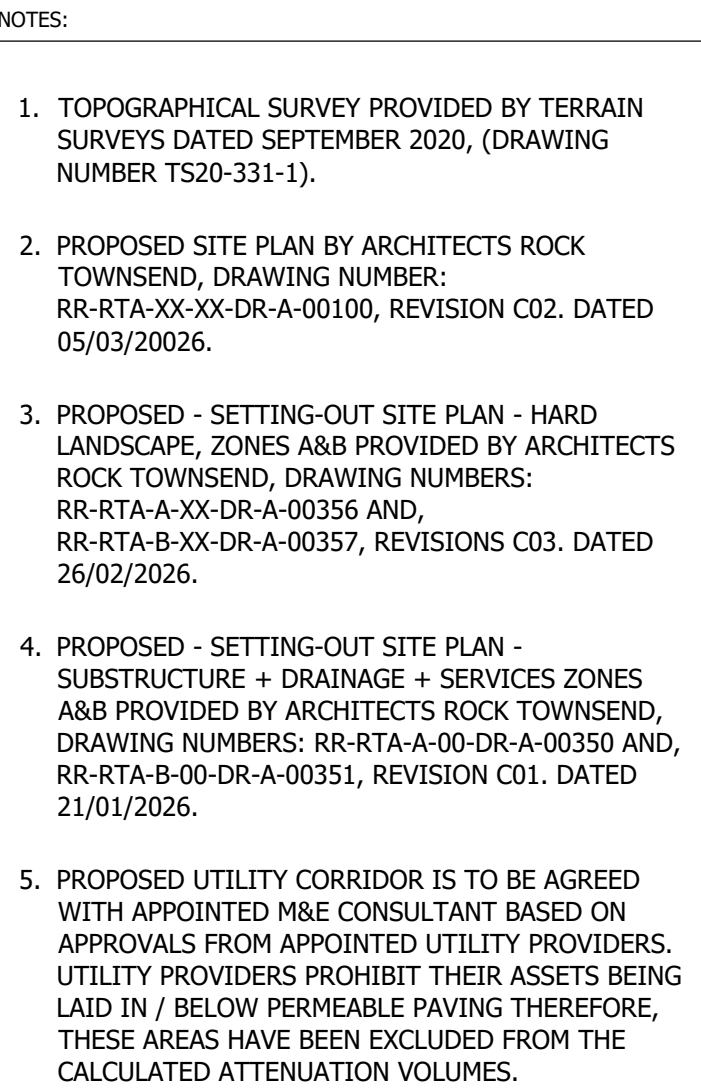
PROJECT:
ROYSTON ROAD (SITE 13)
BALDOCK
SG7 6TD

DRAWING TITLE:
PROPOSED DRAINAGE LAYOUT
OVERVIEW

JOB NUMBER:	SCALE AT A1:	REV. STATUS:
SE1877	1:500	A
DRAWING NUMBER:	REVISION:	
RR-ISS-XX-XX-DR-C-3000	C04	

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MANCHESTER, M15 4PZ | UK
T: +44 (0)845 643 2741
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IESI STRUCTURES



6. ALL PROPOSED DRAINAGE IS TO BE PRIVATELY MAINTAINED.
7. IN PRINCIPLE, ATTENUATION WILL BE PROVIDED THROUGH THE PROVISION OF PERMEABLE PAVING AND OVERSIZED PIPES AS AGREED WITH THE LLFA REPRESENTATIVE. THE AGREED PRINCIPLE IS IDENTIFIED IN THE MINUTES OF MEETING UNDERTAKEN ON THE 18 AUGUST 2020.
8. DRAINAGE DISCHARGE RATE OF 2.1/5 FOR ALL STORM EVENTS, WITH 40% CLIMATE CHANGE FOR THE 100YR EVENT.
9. PERMEABLE PAVING DESIGN BASED ON GROUND INVESTIGATION CARRIED OUT BY LEAP ENVIRONMENTAL (AUGUST 2019).
10. FURTHER INFILTRATION TESTING REQUIRED TO CONFIRM GROUND SUITABILITY FOR PROPOSED PERMEABLE PAVING DRAINING TO GROUND.
11. ANGLIAN WATER DRAINAGE UPDATED USING CCTV INFORMATION PROVIDED BY RSP UNDERGROUND SERVICES. DRAWING NUMBER: RSP1873, DATED 11/09/2025.

C04	12/03/26	GK/R	ARCHITECTS HARD LANDSCAPING PLAN UPDATED TO SHOW CORRECT REAR PATIO AREAS AND UPDATED WATERCOURSE LOCATION. NOTES AMENDED TO SUIT
C03	20/02/26	GK/R	EXISTING HEDGE FOR PLOT 19 ADDED AFTER REVIEW COMMENT(S) RECEIVED
C02	18/02/26	GK/R	PERMEABLE PAVING UNDER RAMPS OMITTED AND GULLIES ADDED AT SITE ACCESSES. SERVICE COVER LEVELS HAS BEEN UPDATED TO SUIT LATEST MAE LAYOUT. TABLETOPS AT SOUTH OF SITE HAVE BEEN AMENDED TO SUIT GULLY POSITIONS. MANHOLE COVER LEVELS HAVE BEEN AMENDED TO SUIT REVISED LEVELS
C01	30/01/26	GK/R	ISSUED FOR CONSTRUCTION
P13	05/12/25	GK/R	SITE PLAN UPDATED AND DRAINAGE AMENDED TO SUIT
P01	07/05/21	AS/R	ISSUED FOR INFORMATION
REV	DATE	DRAWN/CHK	REVISION INFO

STATUS:

CONSTRUCTION

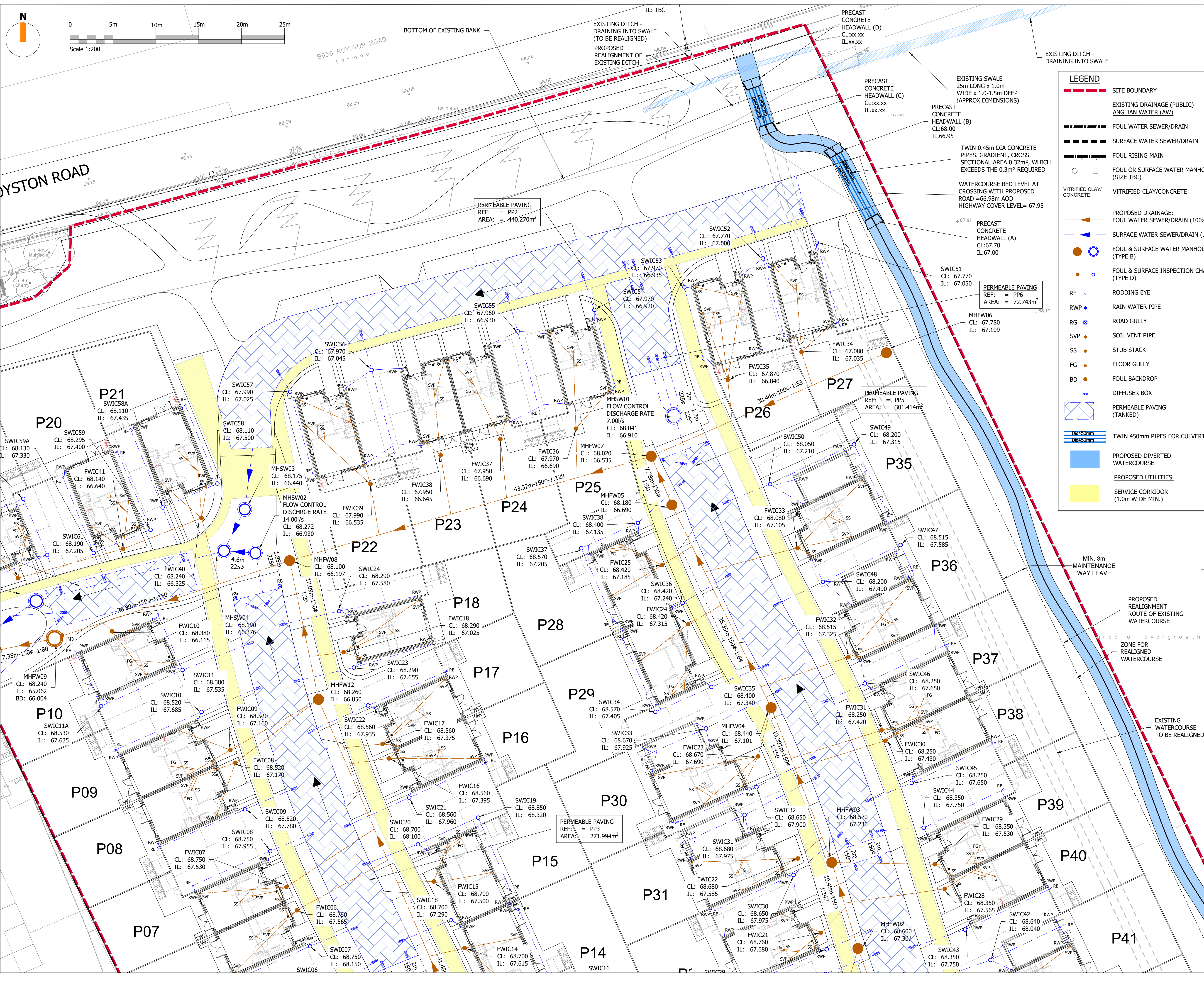
CLIENT:
CHALKDENE DEVELOPMENTS LTD

PROJECT:
ROYSTON ROAD (SITE 13)
BALDOCK
SG7 6TD

DRAWING TITLE:

PROPOSED DRAINAGE LAYOUT
(SHEET 1 OF 3)

JOB NUMBER:	SCALE AT A1:	REV. STATUS:
SE1877	1:200	A
DRAWING NUMBER:		REVISION:
RR-ISS-XX-XX-DR-C-3010		C04



NOTES:

- TOPOGRAPHICAL SURVEY PROVIDED BY TERRAIN SURVEYS DATED SEPTEMBER 2020, (DRAWING NUMBER TS20-331-1).
- PROPOSED SITE PLAN BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBER: RR-RTA-XX-XX-DR-A-00100, REVISION C02. DATED 05/03/2020C6.
- PROPOSED - SETTING-OUT SITE PLAN - HARD LANDSCAPE, ZONES A&B PROVIDED BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBERS: RR-RTA-A-XX-DR-A-00356 AND, RR-RTA-B-XX-DR-A-00357, REVISIONS C03. DATED 26/02/2026.
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REV	DATE	DRAWN/CHK	REVISION INFO
C04	12/03/26	GK/RJ	ARCHITECTS HARD LANDSCAPING PLAN UPDATED TO SHOW CORRECT REAR PATIO AREAS AND UPDATED WATERCOURSE LOCATION. NOTES AMENDED TO SUIT.
C03	20/02/26	GK/RJ	DRAINAGE AND WATERCOURSE UPDATED AFTER REVIEWING COMMENTS RECEIVED.
C02	18/02/26	GK/RJ	PERMEABLE PAVING UNDER RAMPS OMITTED AND GULLIES ADDED AT SITE ACCESSES. SERVICE CORRIDOR HAS BEEN UPDATED TO SUIT LATEST M&E LAYOUT. TABLETOPS AT SOUTH OF SITE HAVE BEEN AMENDED TO SUIT GULLY POSITIONS. MANHOLE COVER LEVELS HAVE BEEN AMENDED TO SUIT REVISED LEVELS.
C01	30/01/26	GK/RJ	ISSUED FOR CONSTRUCTION.
P14	05/12/25	GK/RJ	SITE PLAN UPDATED AND DRAINAGE AMENDED TO SUIT.
P01	07/05/21	AS/RJ	ISSUED FOR INFORMATION.

STATUS:

CONSTRUCTION

CLIENT:
CHALKDENE DEVELOPMENTS LTD

PROJECT:
ROYSTON ROAD (SITE 13)
BALDOCK
SG7 6TD

DRAWING TITLE:
PROPOSED DRAINAGE LAYOUT
(SHEET 2 OF 3)

JOB NUMBER:	SCALE AT A1:	REV. STATUS:
SE1877	1:200	A

DRAWING NUMBER:	REVISION:
RR-ISS-XX-XX-DR-C-3011	C04

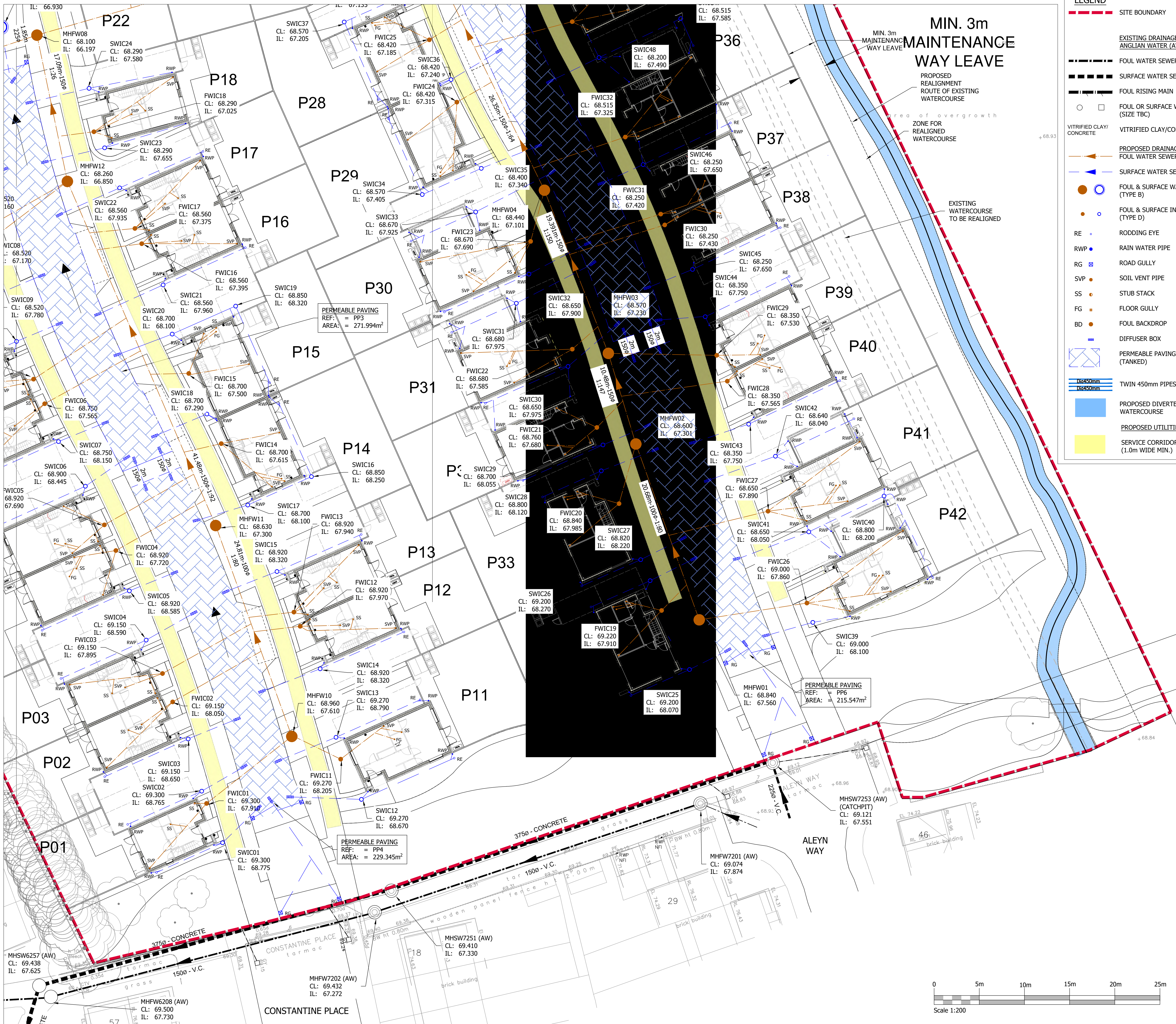
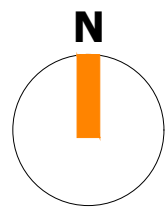
LONDON

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BRISTOL

89-95 REDCLIFFE STREET | BRISTOL | BS1 6LU | UK
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LEGEND

SITE BOUNDARY

EXISTING DRAINAGE (PUBLIC)
ANGLIAN WATER (AW)

FOUL WATER SEWER/DRAIN

SURFACE WATER SEWER/DRAIN

FOUL RISING MAIN

FOUL OR SURFACE WATER MANHOLES
(SIZE TBC)

VITRIFIED CLAY/CONCRETE

PROPOSED DRAINAGE:

FOUL WATER SEWER/DRAIN (1000 u.n.o)

SURFACE WATER SEWER/DRAIN (1000 u.n.o)

FOUL & SURFACE WATER MANHOLE
(TYPE B)

FOUL & SURFACE INSPECTION CHAMBER
(TYPE D)

RE

RWP

RG

SVP

SS

FG

BD

DIFFUSER BOX

PERMEABLE PAVING
(TANKED)

TWIN 450mm PIPES FOR CULVERT

PROPOSED DIVERTED WATERCOURSE

PROPOSED UTILITIES:

SERVICE CORRIDOR
(1.0m WIDE MIN.)

- NOTES:
- TOPOGRAPHICAL SURVEY PROVIDED BY TERRAIN SURVEYS DATED SEPTEMBER 2020, (DRAWING NUMBER TS20-331-1).
 - PROPOSED SITE PLAN BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBER: RR-RTA-XX-XX-DR-A-00100, REVISION C02. DATED 05/03/20026.
 - PROPOSED - SETTING-OUT SITE PLAN - HARD LANDSCAPE, ZONES A&B PROVIDED BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBERS: RR-RTA-A-XX-DR-A-00356 AND, RR-RTA-B-XX-DR-A-00357, REVISIONS C03. DATED 26/02/2026.
 - PROPOSED - SETTING-OUT SITE PLAN - SUBSTRUCTURE + DRAINAGE + SERVICES ZONES A&B PROVIDED BY ARCHITECTS ROCK TOWNSEND, DRAWING NUMBERS: RR-RTA-A-00-DR-A-00350 AND, RR-RTA-B-00-DR-A-00351, REVISION C01. DATED 21/01/2026.
 - PROPOSED UTILITY CORRIDOR IS TO BE AGREED WITH APPOINTED M&E CONSULTANT BASED ON APPROVALS FROM APPOINTED UTILITY PROVIDERS. UTILITY PROVIDERS PROHIBIT THEIR ASSETS BEING LAID IN / BELOW PERMEABLE PAVING THEREFORE, THESE AREAS HAVE BEEN EXCLUDED FROM THE CALCULATED ATTENUATION VOLUMES.
 - ALL PROPOSED DRAINAGE IS TO BE PRIVATELY MAINTAINED.
 - IN PRINCIPLE, ATTENUATION WILL BE PROVIDED THROUGH THE PROVISION OF PERMEABLE PAVING AND OVERSIZED PIPES AS AGREED WITH THE LLFA REPRESENTATIVE. THE AGREED PRINCIPLE IS IDENTIFIED IN THE MINUTES OF MEETING UNDERTAKEN ON THE 18 AUGUST 2020.
 - DEVELOPMENT DISCHARGE RATE OF 2.1/s FOR ALL STORM EVENTS, WITH 40% CLIMATE CHANGE FOR THE 100YR EVENT.
 - PERMEABLE PAVING DESIGN BASED ON GROUND INVESTIGATION CARRIED OUT BY LEAP ENVIRONMENTAL (AUGUST 2019).
 - FURTHER INFILTRATION TESTING REQUIRED TO CONFIRM GROUND SUITABILITY FOR PROPOSED PERMEABLE PAVING DRAINING TO GROUND.
 - ANGLIAN WATER DRAINAGE UPDATED USING CCTV INFORMATION PROVIDED BY RSP UNDERGROUND SERVICES, DRAWING NUMBER: RSP1873, DATED 11/09/2025.

C04	12/03/26	GK/RJ	ARCHITECTS HARD LANDSCAPING PLAN UPDATED TO SHOW CORRECT REAR PATIO AREAS AND UPDATED WATERCOURSE LOCATION. NOTES AMENDED TO SUIT
C03	20/02/26	GK/RJ	DRAINAGE AND WATERCOURSE UPDATED AFTER REVIEWING COMMENTS RECEIVED
C02	18/02/26	GK/RJ	PERMEABLE PAVING UNDER RAMPS OMITTED AND GULLIES ADDED AT SITE ACCESSSES. SERVICE CORRIDOR HAS BEEN UPDATED TO SUIT LATEST M&E LAYOUT. TABLETOPS AT SOUTH OF SITE HAVE BEEN AMENDED TO SUIT GULLY POSITIONS. MANHOLE COVER LEVELS HAVE BEEN AMENDED TO SUIT REVISED LEVELS
C01	30/01/26	GK/RJ	ISSUED FOR CONSTRUCTION
P14	05/12/25	GK/RJ	SITE PLAN UPDATED AND DRAINAGE AMENDED TO SUIT
P01	07/05/21	AS/RJ	ISSUED FOR INFORMATION
REV	DATE	DRAWN/CHK	REVISION INFO
STATUS:			

CONSTRUCTION

CLIENT:		CHALKDENE DEVELOPMENTS LTD	
PROJECT:			
ROYSTON ROAD (SITE 13)			
BALDOCK			
SG7 6TD			
DRAWING TITLE:			
PROPOSED DRAINAGE LAYOUT			
(SHEET 3 OF 3)			
JOB NUMBER:		SCALE AT A1:	REV. STATUS:
SE1877		1:200	A
DRAWING NUMBER:		REVISION:	
RR-ISS-XX-XX-DR-C-3012		C04	

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