

BEDFORDSHIRE AND RIVER IVEL INTERNAL DRAINAGE BOARD

28 January 2026

North Herts District Council
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BY E-MAIL ONLY

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For the attention of **Melissa Tyler**

Dear Sir/Madam

Planning Application Number:	26/00165/AG
Location:	Straw Store Barn Ashwell Road Newnham Hertfordshire SG7 5JX
Proposal:	Erection of agricultural building for storage of straw and machinery / equipment.
Grid Reference:	524698, 237724

This proposal falls within the Board's district. No development shall take place within 9 m of a watercourse without our prior consent. Development includes planting, fencing and landscaping. Consent under the Land Drainage Act is separate from planning permission and not superseded by it. Please also note the following, bearing in mind our charging policies have recently changed.

If surface water (or treated foul water) discharge is proposed to a watercourse within the Board's district (either directly or indirectly), the proposed development requires Land Drainage consent in line with the Board's byelaws (specifically Byelaw 3). Any consent granted will likely be conditional, pending payment of a surface water development contribution (SWDC), calculated in line with the Board's charging policy. The policy may be found at:

<https://www.idbs.org.uk/consent-planning/>

Whilst the consenting process as set out under the Land Drainage Act 1991 and the Board's Byelaws are separate from planning, the ability to implement planning permission may depend on the granting of consent. We strongly recommend that any required consents are sought prior to determination of the planning application.

Bearing in mind the above, we note that there is no drainage strategy supplied with the application. Should the applicant intend to discharge surface water to soakaway, we recommend that a soak-in test be performed to determine site viability. Any subsequent soakaway should be constructed to BRE365 standard.

Please direct any reply to Scott Brewster on at the Board's offices.

Yours faithfully

Scott Brewster
Senior Engineer
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