

21 September 2026

T: 01234 767995
E: contact@idbs.org.uk
W: www.idbs.org.uk

North Herts District Council
PO Box 10613
Nottingham
NG6 6DH

BY E-MAIL ONLY

For the attention of **Melissa Tyler**

Dear Sir/Madam

Planning Application Number:	26/02156/DOC
Location:	Northway Filling Station, Great North Road, Hinxworth, Baldock Hertfordshire, SG7 5EX
Proposal:	Details reserved by Condition 6 (sustainable drainage planters) of planning permission reference 25/02260/FP granted on 21.07.2026.
Grid Reference:	522666, 238137

The Board previously commented on the master application, 26/0260/FP on 10th March 2026.

This proposal falls within the Board's district. As such, no development shall take place within 9 m of bank top of watercourse without the Board's prior consent. Development includes planting, fencing or other landscaping. Consent under the Land Drainage Act is separate to planning law and not superseded by it.

Our policies changed in 2024. The following should be borne in mind.

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.

As stated in correspondence from the Board, dated 2023, found in Appendix 4 of the FRA associated with the master application, the maximum greenfield equivalent surface water discharge rate we will accept is 3.0 litres per second per positively drained hectare. This will achieve the lower SWDC charging rate. Any increase over this will either be charged at a higher rate or refused outright.

Where a drainage strategy has been prepared, as discussed in the master FRA, section 2.4, there is no indication of the amount of water to be discharged, which will end up in Cat Ditch (our watercourse reference BED_67), nor an indication of the impermeable area served. Should water be discharged from this site without our consent, this constitutes an offence under our byelaws.

The Board's byelaws may be found at:

https://www.idbs.org.uk/content/uploads/bi_byelaws_final_sealed-defra-approved.pdf

The proposal is found entirely within Flood Zone 3. There is no discussion within the documents related to this application or the master that the applicant's modelling has been accepted by the Environment Agency. There is no mention of flood plain compensation where impermeable surfaces or volume loss occurs in the Flood Plain. Further to this, where the model was tested with a 33% blockage at the culvert under the A1 the site is shown to flood. The culvert in question is the property and responsibility of National Highways. We are aware of no periodic preventative maintenance programme for the culvert, and there is no indication within the application that this matter has been discussed with National Highways.

We note also that the proposed method of disposing of foul water is via shallow cess pit, which is also within Flood Zone 3. Any discharge of untreated foul sewage that ends up in a Board-controlled watercourse is an offence contrary to our byelaws. It is also an offence under legislation related by the Environment Agency. Should the site be flooded, it is likely that a pollution event will occur.

While the applicant has provided a drawing showing the SuDS planter mentioned in this application, they have not quantified, if any, the attenuation to be provided by the planter. As such, for SWDC purposes, we will ignore its effect.

As a result of the above factors, we **object** to this application. We suggest the applicant applies for Land Drainage consent via the forms found on our website as soon as possible. Failure to do so, should surface water be already discharged from the site, will result in enforcement action by the Board, using our powers under the Land Drainage Act.

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

Yours faithfully

Scott Brewster
Senior Engineer
Scott.Brewster@idbs.org.uk