

**FAO: David Uncle**  
Lead Local Flood Authority  
Hertfordshire County Council  
Post Point CHN215  
Farnham House Six Hills Way  
Stevenage  
Hertfordshire, SG1 2FQ

Our Ref: NC/2403160/FRA

09 January 2026

**Issued electronically only**

Dear David

**Land East of Oxhey Lane, Carpenders Park, Hertfordshire - Addendum to Flood Risk Assessment & Drainage Strategy**

This letter is provided as an addendum to the Ardent report 2403160-ACE-XX-XX-RP-C-0301, Flood Risk Assessment & Drainage Strategy, dated 31 October 2025. The report was provided to support the planning application 25/1020/OUT, which on 07 January 2026 received a response of **'no objection subject to conditions being attached to any consent.'**

It is confirmed that no principle findings or conclusions of the reporting are materially changed, with the addendum provided on the following basis:

1. To document a proposed alteration to the route of surface water connection from the south of the development to the existing watercourse. The alteration is proposed to form the connection only within Client controlled or public land, which in-turn will avoid works within the EA designated flood storage area.

Amendments to the current report 2403160-ACE-XX-XX-RP-C-0301 would therefore be as follows:

**Appendix E**

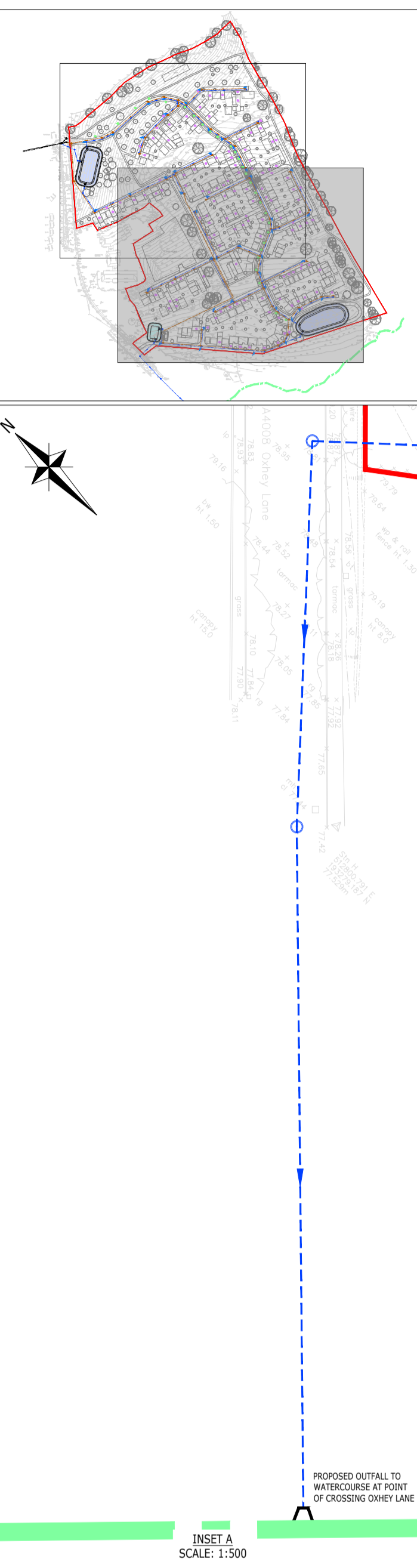
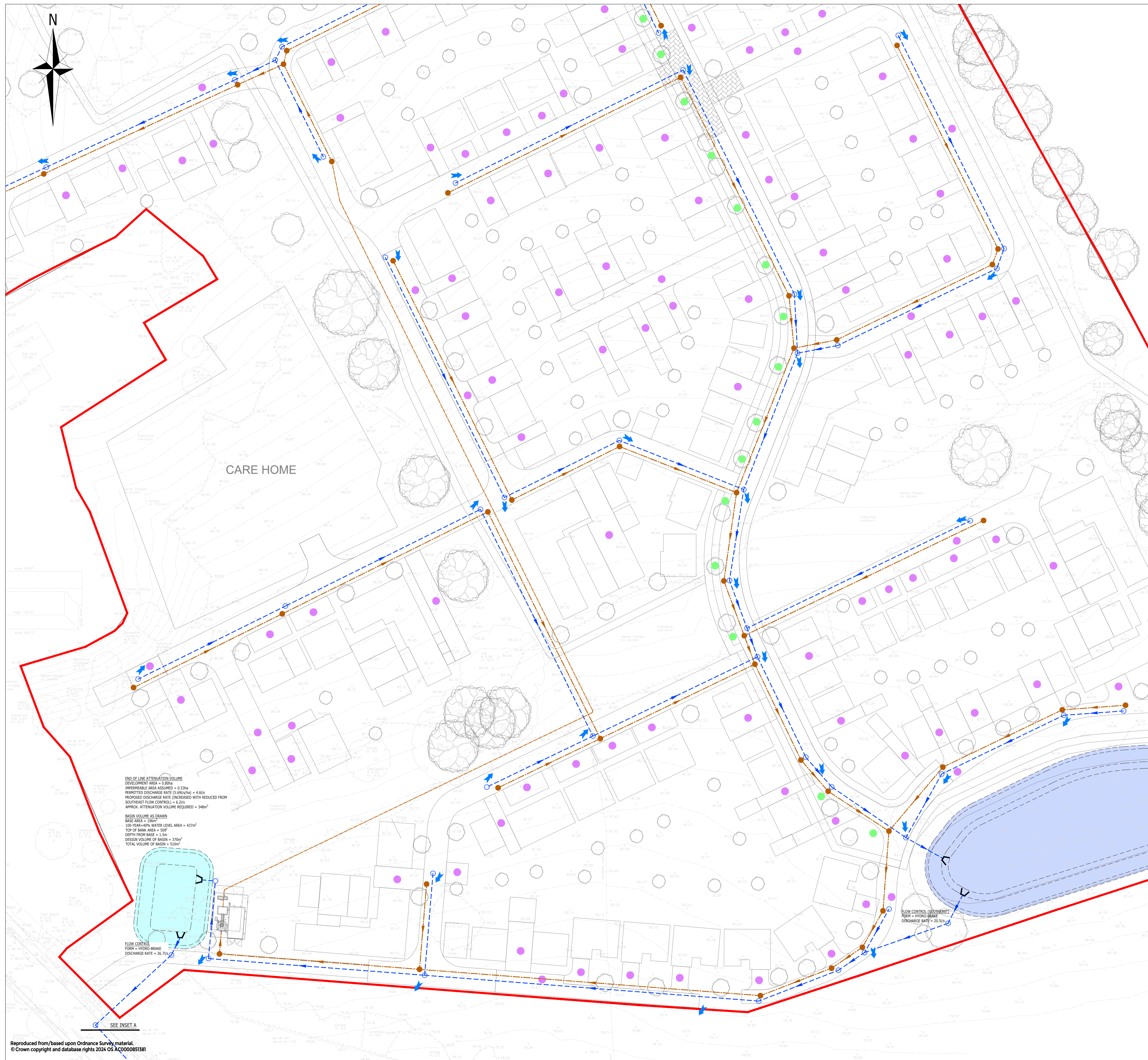
The provided drawing 2403160-ACE-XX-XX-DR-C-0602 is to be substituted with the appended revision C that illustrates the updated route of connection to the watercourse.

As noted above, this alternative route of connection as illustrated on the revised drawing is provided with no change to the wider principles of the design nor alteration in upstream proposals. Therefore, beyond replacement of the single drawing, the reporting and supporting calculations remain current and correct.

Yours sincerely,



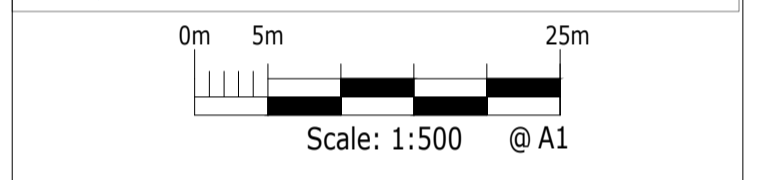
**Neil Chalmers**  
**Associate**



- NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
  2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
  3. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
  4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
  5. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
  6. ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

INFORMATION SUMMARY			
INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	PEGASUS	P24-2204-DE-003-A-01	18/02/25 Rev. -
TOPOGRAPHICAL SURVEY	ANTHONY BROOKS SURVEYS LTD	B452/13367/1 B	Oct 24 Rev. -

- KEY
- SITE BOUNDARY
  - PROPOSED SURFACE WATER SEWER
  - PROPOSED FOUL WATER SEWER
  - PROPOSED FOUL WATER RISING MAIN
  - EXISTING FOUL WATER SEWER & MANHOLE
  - EXISTING SURFACE WATER SEWER & MANHOLE
  - PROPOSED DETENTION (DRY) BASIN
  - PROPOSED RETENTION (WET) BASIN
  - PROPOSED GENERAL AREA OF PERMEABLE PAVING
  - PROPOSED GENERAL AREA OF SWALE OR BIO-RETENTION
  - EXCEEDANCE FLOW ROUTE



CARE HOME

END OF LINE ATTENUATION VOLUME  
 DEVELOPMENT AREA = 3,500m<sup>2</sup>  
 IMPERMEABLE AREA ASSUMED = 2,780m<sup>2</sup>  
 PERMITTED DISCHARGE RATE (5.69m<sup>3</sup>/ha) = 22.30l/s  
 PROPOSED DISCHARGE RATE (REDUCED WITH ADDITIONAL FLOW CONTROL) = 20.51l/s  
 APPROX. ATTENUATION VOLUME REQUIRED = 2,020m<sup>3</sup>

END OF LINE ATTENUATION VOLUME  
 DEVELOPMENT AREA = 0.80ha  
 IMPERMEABLE AREA ASSUMED = 0.53ha  
 PERMITTED DISCHARGE RATE (5.69m<sup>3</sup>/ha) = 4.62l/s  
 PROPOSED DISCHARGE RATE (INCREASED WITH REDUCED FLOW CONTROL) = 6.21l/s  
 APPROX. ATTENUATION VOLUME REQUIRED = 348m<sup>3</sup>

BASIN VOLUME AS DRAWN  
 BASE AREA = 1,565m<sup>2</sup>  
 100-YEAR FLOW WATER LEVEL AREA = 437m<sup>2</sup>  
 TOP OF BANK AREA = 507m<sup>2</sup>  
 DEPTH FROM BASE = 1.5m  
 DESIGN VOLUME OF BASIN = 370m<sup>3</sup>  
 TOTAL VOLUME OF BASIN = 510m<sup>3</sup>

FLOW CONTROL (SOUTHWEST)  
 FORM = HYDRO BRAKE  
 DISCHARGE RATE = 20.51l/s

Rev	Description	Drn	Chk	App	Date
C	CONNECTION TO WATERCOURSE VIA OXHEY LANE	NC	JC	SM	18.12.25
B	SE BASIN PERMANENT WATER AREA ADDED	NC	JC	DM	30.10.25
A	UPDATED FURTHER TO LFLA COMMENTS	TP	NC	DM	17.09.25
	ISSUED FOR PLANNING	TP	NC	DM	25.03.25

Purpose: PRELIMINARY Status: NOT YET APPROVED

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Client: BURLINGTON GROUP

Project Title: CARPENDERS PARK, WATFORD WD19

Drawing Title: DRAINAGE STRATEGY (SHEET 2)

Drawn by	Checked by	Approved by	Revision
TP	NC	DM	C
A1 Scale		Date	
1:500		12.03.25	

Drawing Number: 2403160-ACE-XX-XX-DR-C-0602

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