

Tom Rea
North Hertfordshire District Council
Planning Control & Conservation
Council Offices Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Our ref: NE/2025/138224/01
Your ref: 25/00947/DOC

Date: 23 June 2025

Dear Tom,

The Foundry, Stevenage Road, St Ippolyts, Hitchin, SG4 7NX

Details reserved by Condition 25 (Topographic survey) of planning permission reference 22/00754/FP granted on 05.09.2023.

Thank you for consulting us on the above application on 3 June 2025. As part of the consultation, we have reviewed the following documents:

- Location Plots, for Development on land at Henry Issac Mews, prepared by Jarvis Homes of Distinction, drawing no. PC/DV0093/L25, dated March 2025.
- C17 Levels Drawing, for Development on land at Henry Issac Mews, prepared by Jarvis Homes of Distinction, ref. PC/DV0093/L17, dated September 2023, submitted under planning ref. 23/02620/DOC.
- C26 Fencing plan, for Development on land at Henry Issac Mews, prepared by Jarvis Homes of Distinction, ref. PV/DV0093/F26A, dated November 2023, submitted under planning ref. 23/02620/DOC.

Environment Agency Position

Based upon a review of the above information, **we are unable to recommend the discharge of Condition 25 (Topographic Survey)**. Although the drawing includes some spot levels, it does not constitute a comprehensive post-development topographic survey as required by the condition.

The submitted drawing indicates that the entire extent of the gardens for plots 2, 3, 4, 5, 6, and 7 has been set at a uniform level of 70.45mAOD. However, the approved C17 Levels Drawing (Drawing Ref. PC/DV0093/L17), submitted under application ref. 23/02620/DOC, shows lower ground levels within parts of the gardens adjacent to Ippolyts Brook.

This discrepancy suggests that ground levels have been raised within the gardens of plots 2, 3, 4, and 5. Such alterations could impede floodwater conveyance, reduce floodplain storage capacity, and potentially increase flood risk elsewhere. If ground levels have indeed been elevated adjacent to Ippolyts Brook, they must be restored to pre-development levels to ensure no loss of floodplain storage and no increase in flood risk.

It should also be confirmed whether the boundary fencing installed is of an open post-and-rail design, consistent with the approved fencing drawing (Ref.

PV/DV0093/F26A, dated November 2023) submitted under planning ref 23/02620/DOC and the requirements of Condition 26.

Furthermore, the topographic survey drawing must clearly delineate the 1% annual probability flood extent, including an allowance for climate change (i.e. 70.94mAOD). This is essential to demonstrate the post-development extent of the floodplain and to ensure that no ground level raising has occurred within the floodplain for the lifetime of the development.

Advice to Applicant

We strongly encourage applicants to seek our pre-application advice to ensure environmental opportunities are maximised and to avoid us not recommending discharge of conditions on future applications. If the applicant had come to us we could have worked with them to resolve these issues prior to submitting their planning application. The applicant is welcome to seek our advice now to help them overcome their condition discharge refusal via

HNL.SustainablePlaces@environment-agency.gov.uk.

Further information on our charged planning advice service is available at;
<https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Lauren Clayton-Spencer
Planning Advisor

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