

Phase 2 Planning
Mr Lewis Halliday
270 Avenue West
Skyline 120
Great Notley
Braintree
CM77 7AA

Our Ref: 25/00592/DOC

Contact: Anne McDonald
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Date: 19 December 2025

Dear Sir/Madam

Details of Condition : Details reserved by condition 17 (Drainage) of planning permission reference no 24/02563/S73 granted 10.01.2025.

Land At Turnpike Lane And Adjacent To 4 Manor Close, Turnpike Lane, Ickleford, Hertfordshire, ,

Please quote the following reference: 25/00592/DOC on all correspondence.

I refer to your application received on **3 March 2025**, which seeks approval of condition 17, drainage details, imposed on planning permission reference number **24/02563/S73**.

Following consultation with the HCC LLFA team, I can confirm that the details provided in the Design Calculations, the site investigations, the Civil Engineering Design Calculations and the sewer connection details, are considered acceptable and hereby approved. Please note the following comment made by the LLFA team:

"If infiltration features are proposed to be included in the drainage design, we ask that the bases of the features are at least 1m above the seasonally high groundwater level on the site. The site investigation took place in July 2025 - the maximum groundwater level is usually found around March/April and so the levels found are not likely to be seasonally high groundwater level. It appears the base of some of the soakaways may not be at least 1m above the groundwater levels picked up in the site investigation – this could affect the performance of the drainage scheme".

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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