

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

Our ref: NE/2025/138224/03

Your ref: 25/00947/DOC

Date: 14 October 2025

Dear Tom,

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

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

Thank you for re-consulting us on the above Discharge of Condition application.

Environment Agency Position

Based on the information submitted we remain **unable to recommend** discharge of condition 25.

Comments

We have reviewed the following information submitted with this application:

- Letter from DLA Town Planning dated 2 October 2025
- Technical Note dated 22 September 2025
- Fencing Layout drawing, ref. PP/DV0093/150, dated September 2025
- As-built Level Survey, ref. TS25-513-1, dated July 2025

The technical note includes details of updated modelling that has been undertaken to include the as-built site levels and representation of the different types of fences on site.

The model results shown in Figures 3-2, 3-3 and 3-4 indicate that there will be a negligible impact on flood levels outside the red line boundary of the site, except for some very small areas of land adjacent to the site that show increases up to 10cm.

However, table 3-1 of the technical note does not include both baseline and post-development modelled flood levels for a number of model nodes outside the red line boundary. In addition, figures 3-2, 3-3 and 3-4 show a significant increase in flood depths within plots 2 and 3, which was not shown in the approved flood risk assessment (FRA). This could have an impact on the risk of internal flooding and the availability of safe access and escape for these plots.

The technical note also includes updated floodplain compensation calculations using the as-built site levels, which are shown in Table 3-2. This table indicates that the development has resulted in a 48.3m³ net increase in floodplain storage volume

during the design flood event. However, this table also indicates that there is a loss of floodplain storage of 161.8m³ within the top 200mm level band, which is a significantly greater loss of floodplain to that shown in the approved FRA. It is unclear why it has not been possible to provide level-for-level compensation within this top 200mm band.

We are unable to recommend the discharge of condition 25 until the following additional information has been provided:

- An assessment of the impact of the increase in flood depths within plots 2 and 3 on the safety of the development. This should include an assessment of whether the finished floor levels of these plots are raised high enough to ensure there is no risk of internal flooding during the design flood event and whether/how safe access and escape is available.
- A table showing the difference in modelled flood levels between the baseline and post-development model scenarios for model nodes outside the red line boundary, both upstream and downstream of the site. This is required to clearly demonstrate there will be no significant increase in flood risk elsewhere.
- An explanation of why it has not been possible to provide level-for-level floodplain storage within the top 200mm level band.

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,

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Planning Specialist

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