

From: [REDACTED]
Sent: 11 August 2025 10:57
To: Andrew Driver
Subject: 2020s1280 - St Ipps - As-built VS proposed ground levels
Attachments: TS25_513_1_Terrain Asbuilt levels survey_with flood area.pdf

Dear Andrew,

Thank you for sending us a copy of your as-built (post-construction) site levels.... which also represented our post-development 100-year with (+19%) climate change modelled flood extent (i.e. the 'design' flood extent). A comparison with the proposed ground levels shown in our FRA report dated February 2023 and topo survey levels dated 2021 show that the excavation depths within the property back gardens are generally lower than those consented by the Council. This means your development currently provide more floodplain storage than initially intended (and approved by the EA).

As a result, I would recommend forwarding these attachments to the Council in order to discharge Condition 25.

Kind regards,

Olivier Saillofest
Technical Director | JBA Consulting
[REDACTED]