

Mr T Rea
Planning Department
North Herts Council
PO Box 10613
Nottingham
NG6 6DW

2 October 2025

My Ref: 2023/319
Your Ref: 25/00947/DOC

Dear Tom

RE: DETAILS RESERVED BY CONDITION 25 (AS BUILT TOPO) OF PLANNING PERMISSION REFERENCE NO. 22/00754/FP GRANTED 05.09.2023 - FORMER THE FOUNDRY, STEVENAGE ROAD, ST IPPOLYTS, HERTFORDSHIRE, SG4 7NU

In response to the Environment Agency's comments of 29 August 2025, please find enclosed a technical note from JBA, drawing TS25_513_1_revA_Terrain Asbuilt levels survey_with flood area and drawing JH_Henry Isaac Site Base Layout_fence evidence_150.

I note the Environment Agency's comments about the fencing but it has been installed in accordance with approved drawing PC/DV0093/F26B.

The model used for the planning application to quantify the impact of the development has been updated and re-run using as built levels and the fences on site. We trust that this resolves the concerns expressed.

The condition only requires the submission of a post-development topographic survey, the condition does not require this survey to indicate anything in particular. The reason for the condition is to ensure that landscaping works are undertaken in accordance with the approved floodplain compensation scheme and ensure there is no ground level raising within the gardens that could result in a loss of floodplain. The information submitted demonstrates that peak water levels remain similar to those documented in the 2023 report and the proposed would not increase flood risk off-site.

We have requested a meeting with the Environment Agency to discuss the submitted information. Such a meeting will not be required if the EA are able to confirm that the condition can be safely discharged.

Yours sincerely

Vicki Davies

Vicki Davies
Development Planning Manager