

Our Reference: St Ippolyts

2nd December 2025

Development Control,
North Herts Council,
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sir/Madam,

Re: APPROVAL OF CONDITION, Condition 3 – Materials Samples, 22 – CEMP, 27 – Cycle Stores, 30 – Root Protection, 31 and 32 – Surface Water Drainage (in relation to full planning permission 20/02412/FP), Waterdell Lane, St Ippolyts, Hertfordshire

Please see below a list of the following documentation submitted to planning.control@north-herts.gov.uk in relation to the referenced conditions on the above named site:

- Application Form.

Condition 3 – Materials

- 1062 – 002 rev C – Materials Plan
- Materials Images

Condition 22 – CEMP

- 1062 – 017 – Traffic Management Plan
- Construction Management Plan – First Issue

Condition 27 – Cycle Stores

- 1062 – 008 rev A – Cycle Storage Plan

Condition 30 – Tree Root Protection

- 1062 – 012 – Tree Protection Plan
- 1331 – 06 – 00 rev A – External Works Overall Plan
- 1331 – 06 – 05 rev A – External Works Details

Condition 31 and 32 – Surface Water Drainage

- 1331 – 03 – 01 – rev A – Adoptable Drainage Layout
- 1331 – 03 – 04 – Drainage Details sheet 1
- 1331 – 03 – 05 - Drainage Details sheet 2
- 1331 – 03 – 06 - Drainage Details sheet 3
- 1331 – 03 – 07 - Drainage Details sheet 4
- 1331 – 03 – 08 - Drainage Details sheet 5
- 1331 – 04 – 01 – Longitudinal Sections – sheet 1
- 1331 – 04 – 02 rev A - Longitudinal Sections – sheet 2
- 1331 – 04 – 03 rev A – Adoptable Drainage, Manhole Schedules and Pond Details
- 1331 – 05 – 00 rev A – Engineering Layout Overall
- 1331 – 05 – 01 rev A – Engineering Layout sheet 1
- 1331 – 05 – 02 rev A – Engineering Layout sheet 2
- 1331 – 05 – 03 rev A – Engineering Layout sheet 3
- 1331 – 05 – 04 rev A – Engineering Layout sheet 4
- Drainage Calculations

Please note that a payment for £298 to allow registration of the application has been paid by BACs on 02/12/2025 under reference **St Ips-Full-Conds-12/25**

I trust the above is in order and look forward to receiving confirmation of the applications registration in due course, however if there is anything that you wish to discuss in more detail or you require any additional information or clarification, please do not hesitate to contact me.

Yours sincerely

Lucy Walden
Planning Manager
PERSIMMON HOMES & CHARLES CHURCH MIDLANDS

E: lucy.walden@persimmonhomes.com

Encs.