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**Lead Local Flood Authority
Growth and Environment
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Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 9 June 2025

Dear Mr Chaston

RE: 24/02907/RM – Application for approval of reserved matters relating to Phases 2 and 3 being appearance, landscaping, layout and scale pursuant to conditions 7, 8 and 9 of planning permission 21/00434/HYA for the erection of 48 dwellings and associated works – Land North of Pound Farm, London Road, St Ippolyts, Hertfordshire, SG4 7NE

Thank you for your consultation on the above site, received on 21 May 2025. We have reviewed the application as submitted and wish to make the following comments.

This Reserved Matters application relates to Phases 2 and 3 of the wider development at Land North of Pound Farm, London Road, St Ippolyts, Hertfordshire, SG4 7NE. The Reserved Matters application is for the appearance, landscaping, layout and scale pursuant to conditions 7, 8 and 9 of planning permission 21/00434/HYA for the erection of 48 dwellings and associated works.

The previous application, 21/00434/HYA, which was granted conditional permission on 19 March 2024, was a hybrid application for a residential development to provide up to 84 dwellings together with associated access from London Road, including provision of a roundabout, associated parking, landscaping, open space and ancillary works comprising: Phase 1 – Application for full planning permission for the erection of 36 dwellings; Subsequent Phases – Application for outline planning permission all matters reserved except for access on the remaining part of the site for the erection of up to 48 dwellings.

Whilst we acknowledge the documentation that has been submitted under this planning reference (24/02907/RM) and that there is an outstanding condition from the original application (Condition 14 of 24/00434/HYA), we require the applicant to submit detailed drainage information for Phase 2 and 3 of this development. It is important that detailed drainage information for Phase 2 and 3 is submitted at this stage of the planning process

as changes to the drainage design at a later stage could have implications on the layout of the development. This could create issues with the any approved Reserved Matters information.

Therefore, we **object** to this planning application in the absence of an acceptable Drainage Strategy and supporting information relating to:

- The proposed SuDS may increase the risk of flooding elsewhere.
- The development is not in accordance with NPPF, PPG or North Hertfordshire District Council local policies including Policy NE8, NE9 and SP12.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraphs 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

We will consider reviewing this objection if the following issues are adequately addressed.

1. A final detailed drainage strategy should be submitted to support this Reserved Matters application.
2. Detailed hydraulic calculations for the confirmed drainage strategy should be submitted using the correct parameters. These are to include the use of FEH data, a CV value of 1, a 10% allowance for urban creep and appropriate climate change values to be added to the 3.33% AEP and the 1% AEP events.
3. Information and justification surrounding the chosen SuDS features for Phases 2 and 3. The LLFA would expect to see above ground features and source control SuDS where appropriate.
4. Confirmation on the surface water drainage connectivity between Phases 2 and 3 and the previously approved drainage for Phase 1 of the development.
5. Appropriate infiltration testing and ground investigations for any proposed infiltration features.

Please note if, you the Local Planning Authority review the application and decide to grant planning permission, notify the us (the Lead Local Flood Authority), by email at FRMConsultations@hertfordshire.gov.uk.

Yours sincerely

Alex

Alex Jones
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed.

- Report: Surface Water Drainage Strategy, Wintech, 13 December 2024, E22-032, Issue 1.
- Report: Pound Farm, London Road, St Ippolyts Surface Water Drainage Summary, Wintech
- Drawing: Proposed Site Layout (Roof Level), OSP Architecture, 21 May 2025, 24113, Revision G
- Drawing: Phases 2 and 3 Coloured Masterplan, OSP Architecture, May 2025