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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 7 February 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 13 January 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), we require the applicant to submit the required documentation and information for the discharge of Condition 14 for Phase 1 (24/00690/DOC) and the subsequent applications for Phases 2 and 3 of the development. At this stage, we are not

in a position to pass comment on this reserved matters application until all of this information has been submitted and approved by the LLFA.

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

Chris

Chris Bowyer
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.
- Drawing: Proposed Site Layout (Roof Level), OSP Architecture, 11 December 2024, 24113, Revision C