

Paul Chaston
Local Planning Authority
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**Lead Local Flood Authority
Growth and Environment
Hertfordshire County Council
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Farnham House,
Six Hills Way, Stevenage
HERTFORDSHIRE, SG1 2ST
www.hertfordshire.gov.uk**

Contact: Flood Risk Management Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 22 July 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 17 June 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.

We acknowledge the documentation has been submitted under this planning reference (24/02907/RM) and that there is an outstanding condition from the original application (Condition 14 of 241/00434/HYA). The information that has been provided shows that Phase 2 and 3 can be appropriately drained through the drainage network provided within Phase 1 without increasing flood risk to the site. Therefore, we have **no objection** to this Reserved Matters application.

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
Senior SuDS and Watercourses Support Officer
Growth and Environment