

North Herts Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

BY ELECTRONIC SUBMISSION VIA PLANNING PORTAL

17th September 2025

Dear Sir / Madam

LAND SOUTH OF TURNPIKE LANE, ICKLEFORD **PLANNING PORTAL REFERENCE: PP-14340493**

We write on behalf of Hawridge Strategic Land Ltd and W.J. Rendell Ltd (the 'Applicant'), to submit the enclosed outline planning application for residential development of Land South of Turnpike Lane, Ickleford (the 'Site'). The proposed development, as stated on the planning application form is, as follows:

Outline planning application for residential development with means of access from Turnpike Lane for consideration and all other matters reserved for subsequent approval; demolition of all existing structures; associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works.

Proposed Development

The proposal comprises a development of up to 100 dwellings, including 50% affordable housing (fully compliant with North Herts Council policy) public open space, sustainable urban Drainage Systems (SuDS) and vehicular access from Turnpike Lane. The outline planning application comprises the following documents required for national and local validation:

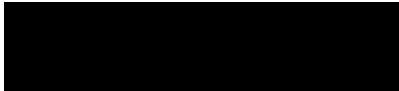
Plans	Reference
- Site Location Plan	SLP-01 R3
- Concept Masterplan	CMP-01

Plans	Reference
- Parameter Plan	PPL-01 R1
- Site Access Plan	8550-IMI-RGP-XX-XX DR-T-005 Rev 03
Documents	Author
- LVIA / Green Belt Appraisal	EDP
- Arboricultural Impact Assessment	Merewood
- Tree Protection Plan	Merewood
- Tree Constraints Plan	Merewood
- Arboricultural Method Statement	Merewood
- Ecological Impact Assessment	Clarkson & Woods
- BNG Report	Clarkson & Woods
- BNG metric	Clarkson & Woods
- Heritage Statement	FWA Heritage and Design
- Archaeological Desk Based Assessment	Orion
- Geophysical Report	Sumo
- Transport Assessment	RGP
- Travel Plan	RGP
- Flood Risk Assessment and Drainage Strategy	Create Consulting
-- Ground Investigation	CK Consulting and Geotechnical
- Noise Assessment	Hawkins Environmental
- Energy and Sustainability Assessment	Daedalus Environmental
- Design and Access Statement	Insitu Design
- Planning Statement	Twenty5 Planning

Taken together, these application documents and plans provide a full and detailed justification for the proposal.

We trust the Council has sufficient information to register and determine the enclosed outline planning application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours faithfully,



KATHRYN VENTHAM
Senior Director