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Naomi Reynard
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Gernon Road
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15 January 2026

MR – 22/268

BY EMAIL

Dear Naomi,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

HYBRID PLANNING APPLICATION FOR GA2, LAND NORTH OF GREAT ASHBY

This cover letter has been prepared by Iceni Projects on behalf of Picture Estates Limited (the 'Applicant') in support of an application for hybrid planning permission for the site at 'GA2, *Land North of Great Ashby*'.

GA2 is one of six Strategic Housing Sites allocated in the Local Plan (Policy SP18), defined as sites providing 500 or more homes and making a substantial contribution towards housing requirements. These six sites collectively contribute 7,700 homes to NHDC's housing strategy.

Following receipt of a letter from NHDC on 11 December, minor amendments have been made to the drawings and documents. Further to an email from NHDC on 19 December, additional minor amendments have been to the description of development, the drawings and the documents. Please refer to Table 1 for the final set of drawings and documents.

The final description of development is provided within this letter and should be treated as the definitive version as agreed during our MS Teams call on 19 December. For efficiency, this description has not been updated across every submitted planning document.

a. Description of Development

For the avoidance of doubt, the description of the 'Proposed Development' is as per below. The planning application boundary (site area: 62.93ha) is appended to this letter.

"Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.

Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.

The outline application, for which all matters are reserved except for means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure."

b. Collaboration with North Herts District Council

Over the past two years, the applicant team has undertaken an extensive and collaborative programme of engagement with North Herts District Council.

As documented in the Design and Access Statement, the design has evolved through a long sequence of structured officer workshops, design review sessions and technical meetings held under a Planning Performance Agreement.

These sessions directly shaped key elements of the scheme. A Strategic Masterplan Framework was developed jointly with officers and formally adopted by the Council on 29 November 2024. This provides the foundation for the proposals now submitted, and the application has been prepared to reflect that shared spatial vision in full.

In addition, the Applicant has proactively shared draft layouts, technical assessments, illustrative material and full submission documents with officers prior to submission, allowing comments to be incorporated early and ensuring that the scheme aligns with the Council's expectations for this strategic allocation.

Given this sustained engagement, the clear conformity with Policy SP18, and the close adherence to the adopted Strategic Masterplan, the Council is already deeply familiar with the content of the application.

We therefore consider that the proposals are fully prepared for timely determination and trust that the application can be approved without delay in accordance with Paragraph 11 (c) of the NPPF.

c. Application Documentation and Fee

The planning application has been submitted via the Planning Portal (ref: PP-14496448) and the accompanying fee is paid via the Portal.

A letter received from NHDC (ref: 24/02414/PPA, 13 June 2025) listed the plans and documents to be submitted with the application. These are relisted below, with our comments in red.

1. Location Plan
- ~~2. Site Plan (refer to 1, Location Plan)~~
- ~~3. Plan to show what matters are being reserved and what matters are being unreserved (refer to 1, Location Plan)~~
4. Parameter Plans
 - a. Developable Area Parameter
 - b. Access Parameter
 - c. Building Heights Parameter
5. Framework Plans
 - a. Land Use Framework
 - b. Built Form Framework
 - c. Building Typology Framework
 - ~~d. Landscape Character Framework (appended to Chapter 11 of the Environmental Statement)~~
 - e. Recreation Framework
 - f. Rights of Way Framework
 - g. Drainage Framework

- h. Active Travel Framework
- i. Public Transport Framework
- j. Vehicular Movement Framework
- k. Phasing Framework
- l. Habitats and Ecology Framework
- m. **Green Infrastructure Framework**
- n. **Ecology Mitigation Framework**
- 6. Unreserved: Means of Access
 - a. Merrick Close
 - b. Emergency Access
- 7. Full Application – Mendip Way Drawings
 - a. Means of access (which clearly shows the extent of unreserved matters) *(refer to Mendip Way Access plans)*
- 8. Supporting Documents
 - a. Environmental Statement
 - b. Planning Statement
 - c. Design and Access Statement (with cameo plans and place-making principles)
 - d. Illustrative proposal
 - e. **Illustrative location of Recreational Open Space and Equipped Play Areas**
 - ~~f. Illustrative Gateway Park and Access Sketch~~ *(submitted as Illustrative Proposal for Mendip Way Park)*
 - g. Habitat Management and Monitoring Plan
 - h. Statutory Biodiversity Metric Calculation (PDF version and working Excel version) *(appended to Chapter 9 of the Environmental Statement)*
 - i. Ecological Report *(included as Chapter 9 in the Environmental Statement)*
 - j. Flood Risk Assessment and Drainage Strategy *(appended to Chapter 16 of the Environmental Statement)*
 - k. Affordable Housing Statement
 - l. Health Impact Assessment (also included in ES) *(included in Environmental Statement)*
 - m. Transport Assessment *(included in Environmental Statement)*
 - n. Accessibility Audit *(appended to Chapter 15 of the Environmental Statement)*
 - o. Green Travel Plan
 - p. Agricultural Land Survey *(included as Chapter 14 of the Environmental Statement)*
 - q. Heritage Impact Assessment *(included as Chapter 8 of the Environmental Statement)*
 - r. Sustainability Statement
 - s. Energy Statement
 - t. Landscape Environmental Management Plan *(Landscape and Ecological Management Plan appended to the Landscape ES chapter)*

- u. Ground Investigation Report/Preliminary Risk Assessment
- v. Noise Impact Assessment *(included as Chapter 12 of the Environmental Statement)*
- w. External Lighting Survey *(commentary included in DAS and LVIA considers night-time effects)*
- x. Air Quality Assessment *(included as Chapter 6 of the Environmental Statement)*
- y. Ecological Impact Assessment *(included as Chapter 9 of the Environmental Statement)*
- z. Archaeological Assessment *(included in Environmental Statement)*
- aa. Statement of Community Involvement
- bb. Landscape Visual Impact Assessment *(included as Chapter 11 of the Environmental Statement)*
- cc. Arboricultural Survey Report and Plan, Arboricultural Impact Assessment and Preliminary Arboricultural Statement and Tree Protection Plan *(appended to Chapter 11 of the Environmental Statement)*
- dd. Site Waste Management Plan and clear waste management strategy
- ee. Waste management details *(included in SWMP)*

d. Summary

We look forward to receipt of validation and should you have any queries in the meantime, please do not hesitate to contact our offices.

Yours sincerely,

Silke Gruner CMLI
Director - Landscape

Enc. As above



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Table 1: Submission Schedule

Title	Drawing Reference	Revision
Application Boundary Plan		
Application Site Plan	DL07	F
Full Application - Drawings		
Proposed Access Road Sections	19244-ASHB-5-SK009 19244-ASHB-5-SK0010	C B
Access off Mendip Way: Planting Plan and Schedules (5 sheets)	DL50-1, DL50-2, DL50-2, DL50-4, DL50-5	A
Mendip Way – Means of Access	19244-ASHB-5-SK005	G
Mendip Way – Proposed Refuse Tracking	19244-ASHB-5-SK012	-
Mendip Way – Proposed Bus Tracking	19244-ASHB-5-SK013	-
Mendip Way – Gully Catchment Plan	19244-ASHB-5-SK014	A
Outline Application - Unreserved: Means of Access		
Merrick Close	DL05	E
Emergency Access Lane	19244-ASHB-5-119	D
Outline Application - Parameter Plans		
Developable Area	DL19	B
Access	DL27	B
Building Heights	DL21	B
Framework Plans		
Land Use	DL20	B
Drainage	DL15	L
Habitats and Ecology	CSA/0993/154	A

Ecology Mitigation	CSA/0993/156	-
Phasing	DL18	L
Public Right of Way	DL26	L
Building Typology	DL22	B
Vehicular Movement	DL13	L
Active Travel	DL10	L
Public Transport	DL12	L
Green Infrastructure	DL23	B
Recreational Routes	DL27	L
Built Form	DL17	L
Illustrative Plans		
Illustrative Masterplan	DL03	O
Illustrative Recreation and Play	DL26	-
Illustrative Proposal for Mendip Way Park	DL67	B
Planning documents		
Habitat Management and Monitoring Plan		
Statutory Metric		
Green Travel Plan	Updated to reflect description of development.	
Statement of Community Involvement	Updated to reflect description of development.	
Ground Investigation Report	May 2023 redacted	
Ground Investigation Report – school site	July 2025 redacted	
Design and Access Statement	Revision D	
Environmental Statement	Updated to reflect description of development. Chapters updated:	

	• Ch1: Introduction; • Ch4: Description of Development; • Ch7: Archaeology; • Ch8: Built Heritage; and • Ch10: Climate Change and Greenhouse Gases; Appendices updated: • Appendix 4.1; • Appendix 4.2; • Appendix 7.1; • Appendix 8.1; • Appendix 13.2; • Appendix 15.1; • Appendix 15.2; and • Appendix 16.1. NTS updated.
Site Waste Management Plan	Updated to reflect description of development.
Outline CEMP	Updated to reflect description of development.
Energy Statement	Updated to reflect description of development.
Sustainability Statement	Updated to reflect description of development.
Planning Statement	Updated to reflect edits to drawings and description of development.
Affordable Housing Statement	Updated to reflect description of development.