

Planning Department
North Hertfordshire District Council
Development and Conservation,
PO Box 10613
Nottingham
NG6 6DH

30/06/2025

Dear Sir/Madam

Re: Outline application for the erection of up to 130 dwellings with public open space, landscaping and sustainable drainage system (SuDS), with all matters reserved save for access.

I hereby notify you that we have today submitted an outline planning application with all matters reserved via the Planning Portal reference PP-14137486. We have submitted the reports shown below:-

1. Duly completed application forms and certificates
2. Location Plan
3. Development Framework Plan
4. Planning Statement
5. Design and Access Statement
6. Ecology Impact Assessment
7. Flood Risk Assessment
8. Archaeology Desk based Assessment
9. Phase 1 Desk Study
10. Noise Screening Report
11. Transport Assessment
12. Travel Plan
13. Access Drawing
14. Arboricultural Impact Assessment Report
15. Landscape and Visual Impact Assessment
16. Energy, Sustainability & Waste Statement
17. Statutory Biodiversity Metric
18. Statement of Community Involvement
19. Socio-Economic Statement
20. Affordable Housing Statement
21. Heritage Statement
22. Air Quality Assessment

The sum of £23,718.00 plus service charge has been paid via the Planning Portal.



Please note that the Statement of Community Involvement (Item 17 on the above list) contains complete copies of all correspondence received during the pre-application consultation. Some of the correspondence includes personal details such as names, addresses and e-mail addresses and have been provided in an unaltered form to ensure full transparency. A Fair Processing Notice was included on the consultation leaflets and website, which made it clear to members of the public providing this data that it would be forwarded to the LPA as part of an application, and that the Council may publish it online. The Council will of course need to handle this information in line with its own data protection policies.

Your validation checklist requires the following items, and we have indicated which documents submitted relate to these using our numbering from above:-

NHDC Requirement	Applicant document submitted
Application Form	Item 1
Application Fee	Item 1
Ownership Certificate and Agricultural Land Declaration Completed	Item 1
Covering Letter	Item 1
Location Plan	Item 2
Site Plan	Item 3
Section 106 Heads of Terms	Item 4
Design and Access Statement	Item 5
Biodiversity Survey/Ecological Report	Item 6
Environmental Impact Assessment (EIA)	Not applicable for an outline application
Town Centre Impact Assessment and sequential test	Not applicable
Flood Risk Assessment and Drainage Assessment	Item 7
Site Archaeological Evaluation	Item 8
Preliminary Risk Assessment Contaminated Land	Item 9
Noise Impact Assessment	Item 10
Open Space Assessment	Item 3 & 5
Structural Survey and Method Statement	Not applicable for an outline application
Transport Assessment (TA)	Item 11
Travel Plan (TP)	Item 12
Access Plan	Item 13
Tree Survey/Planting Plan/Landscape Appraisal	Item 14 & 15
Sustainability Statement	Item 16
Daylight and Sunlight Test	Not applicable for an outline application
External Lighting Survey	Not applicable for an outline application
Waste Management Details	Item 16
Statutory Biodiversity Metric Calculation	Item 17
Energy Statement	Item 16
Statement of Community Involvement	Item 18
Affordable Housing Statement	Item 20
Air Quality Assessment	Item 22

We trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity, however, should you have any queries or require any further information please do not hesitate to contact the writer. We also reiterate our willingness to work with the council through the application process and would welcome discussions and/or meetings in connection with our proposals.

Yours faithfully



James Denton

Project Manager

On behalf of Gladman Developments Ltd

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