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North Hertfordshire Planning Department

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Our Ref:

27th March 2025

Dear Sir Madam,

RE: Planning application for 14 dwellings and associated infrastructure

Please find enclosed our submission in support of a full planning application by David Tait (the applicant) for:

"Full planning application for 14 dwellings and associated infrastructure."

This application is accompanied by the following reports and drawings:

Document Name	Author
Application Forms and Certificates	Strutt and Parker
Planning Statement incorporating Sustainability Statement and Draft Heads of Terms	Strutt and Parker
Design and Access Statement	Sapele Design
Energy Statement	Energist
Heritage Statement	GHC Archaeology and Heritage
Flood Risk, Surface Water and Drainage Assessment	Peter Dann
Arboricultural Impact Assessment	Arb Tech
Archaeological Evaluation	Archaeological Solutions Ltd
Preliminary Ecological Assessment	Cambridge Ecology
Biodiversity Net Gain Assessment	Cambridge Ecology
Tier 1 Contamination Assessment	JPC Environmental Services

Drawing Name	Drawing Number
Location Plan	S1017 PL01.P1.2
Master Site Plan Layout	S1017-PL15.P1.3
Proposed Roof Plan	S1017 PL23.P1.3
Visibility Splay Layout	S1017 PL25.P1.2

Street Elevations	S1017 PL30.P1
Proposed Floor Plans Type A	S1017 PL35.P1
Proposed Elevations Type A Sheet 1	S1017 PL36.P1
Proposed Elevations Type A Sheet 2	S1017 PL37.P1
Proposed Floor Plans Type B	S1017 PL38.P1
Proposed Elevations Type B + C Sheet 1	S1017 PL40.P1
Proposed Elevations Type B + C Sheet 2	S1017 PL41.P1
Proposed Floor Plan Type C	S1017 PL39.P1
Proposed Elevations Type D Sheet 1	S1017 PL43.P1
Proposed Elevations Type D Sheet 2	S1017 PL44.P1
Proposed Floor Plans Type D	S1017 PL42.P1
Proposed Elevations Type E	S1017 PL46.P1

As set out in the Planning Statement, it is not yet known whether a UU or S106 Agreement will need to be prepared. This will be prepared prior to a positive determination of the application.

We would be grateful if you could acknowledge receipt of this letter and enclosed documents and we look forward to moving this application forward with a positive determination.

Yours sincerely



Rosanna Metcalfe
MSc MRTPI
Associate Director