



3rd March 2026

Anne McDonald
Development and Conservation
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Anne,

STATION ROAD, ASHWELL – 25/02547/FP

Please see attached amended plans and documents regarding the above planning application. These provide changes to the proposals following comments from statutory consultees and further to discussions with you about the proposals, to address the questions raised.

These amendments to the application proposals do not reflect a significant change from the initial submission, but deal with minor changes to address the matters that were considered during our discussions. They do not fundamentally alter the design approach taken to the development, but do make improvements to the specific details of some plots following comments made, and in general terms increase the benefits of the proposals and reduce potential impacts of the development.

The changes proposed through these discussions have resulted in the need to amend several plans, plus the addition of some new plans to amend house types on a few plots and provide additional requested information on new separate plans. We have explained the changes and listed the plans in detail below. This letter outlines the changes initially as they relate to the Character Areas detailed in the Design and Access Statement.

Farmstead Cluster

Plots 5-14

Following discussion regarding the design of this area of the proposal, the 'farmyard' cluster of properties is now proposed to be in two separate blocks, so plots 5-7 and plots 8-14 are now no longer connected. The gardens to plots 5-7 have also been increased in size as was requested. Additional details have also been provided showing the bin store and cycle storage to be made available to the farmstead cluster plots, on a new separate drawing. The wall enclosure details for this area is also shown in a new plan drawing.



Plots 35-36

These two plots, which are located opposite the main farmstead building have been reduced from two-storey properties to single-storey bungalows. Following a request to remove these plots from the development, the applicant highlighted that the position of buildings in this location was a key feature of the approach to the farmstead cluster of the development. To address the concern however they have instead been reduced in height to reduce the impact from the approach to the village, but to retain the approach detailed in the Design and Access Statement.

Eastern Fringe

Plots 25-27

Due to concerns regarding the amount of hardstanding around the dwellings in this area, including the footpath and pump station with parking, further consideration has been given to the three plots and the footpath to the eastern boundary that they connected with. The changes see the plots amended slightly in position on the layout and in orientation of the dwelling, which has been complemented by the removal of the substation (this has been confirmed as no longer required on site) and a decision made to remove the footpath to the east of these three plots, meaning there is no longer a need for natural surveillance to the eastern boundary in this location. All three properties now front the access road and are connected to the rest of the site via the path and road through the woodland, retaining their connection to the rest of the development.

Woodland Road and Wooded Edge

Questions were raised regarding the road through the woodland area and further information is provided as to the direct impact of the road on the existing woodland, with example photographs through that section of the woodland that will be cleared provided within this letter.

The area of trees to be removed represents as narrow a section as possible through the existing woodland. Additional planting is also proposed to replace the trees lost and **the biodiversity net gain (BNG) across the site is raised by more than 50%**, even accounting for the trees lost, which is a major uplift from the requirement for a 10% increase in BNG. Extensions to the woodland area were already proposed on its boundary in several locations, consistent with the approach taken on the adjacent development site, and the removal of the footpath from the eastern section of the Wooded Edge character area of the development will also provide for further additional boundary planting in addition to that originally proposed.

An estimate of the trees to be removed to provide the road and footway through the site, includes two dead trees, 14 beech, 5 pine, 4 oak and a sycamore tree. There is an understorey of smaller trees that do not

meet the British standard at their current size to be classed as trees. Of the trees to be removed, the beech trees average 120mm in diameter, with the oaks smaller than that. The pine trees (of which there are 5) are generally larger and average 320 mm in diameter. The majority of trees are young, with the larger pines being semi-mature.

Landscape Layout Notes

The Landscape Layout Plan has been updated to provide more clarity regarding the boundary treatments around each plot, which will be hedgerow of different heights to highlight the rear, side and front gardens of each plot and provide well defined boundaries. Additional detail showing pathed links from the main access to the front doors within each plot has also been added.

There is not proposed to be any boundary treatment to the adjacent site under construction development, as an existing post and rail fence is already in place on this boundary and was approved as part of those proposals.

Affordable Housing

As requested during discussions, we can confirm that all of the affordable housing plots comply with the Nationally Described Space Standards. A schedule is attached for information.

Drainage and FRA

The holding objection from the LLFA included reference to several questions, which have been considered by our consultant and a response provided. An updated FRA/Drainage Strategy with minor changes will also be provided.

Changes to the proposal to reflect the requests from the LLFA include details on the landscape layout relating to the SUDs area, and which confirm that these areas are not proposed to be fenced off.

Amended Plans

The following plans are now provided as updates.

Planning Layout **M3942-PA-01-V17**

Plots 5-14 FLOOR PLANS **25-167-P04 A**

Plots 5-14 ELEVATIONS **25-167-P05 A**

STREET SCENE **25-167-P51 A**



Plot 25 FLOOR PLANS **25-167-P26 A**

Plot 25 ELEVATIONS **25-167-P27 A**

Plot 26 FLOOR PLANS **25-167-P28 A**

Plot 26 ELEVATIONS **25-167-P29 A**

Plot 27 FLOOR PLANS **25-167-P30 A**

Plot 27 ELEVATIONS **25-167-P31 A**

Plot 35 & 36 FLOOR PLANS **25-167-P46 A**

Plot 35 & 36 ELEVATIONS **25-167-P47 A**

Superimposed Aerial Plan **M3942-PA-02-V05**

Viewpoint 11 Photomontages **M3942-PA-03-V02**

Artist's Impression Views **M3942-PA-04-V04**

Landscape Management Area Plan **M3942-PA-05-V05**

Landscape Layout with Key and Notes **M3942-PA-06-V07**

New Plans

The following plans are additional new plans.

Plots 8-14 FLOORS PLANS AND ELEVATIONS **25-167-P52**

Plots 1-14 BIN/CYCLE STORE DETAILS **25-167-P53**

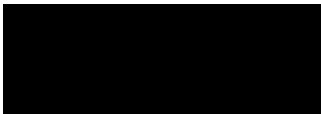
Plots 1-14 WALL DETAIL **25-167-P54**

Planning Statement

The amended plans have been provided with a view to satisfy those questions raised during consultation and through discussions with the Case Officer. They provide improvements to the design of the proposals that do not radically change the layout and approach to design and landscape taken by the applicant, and which are detailed in the original Design and Access Statement and the Planning Support Statement. The amendments proposed reflect those elements of the scheme that could be altered to provide improvements, and ensure consistency with Policy D1: Sustainable Design, of the adopted Local Plan.

The applicant's original planning submission was made on the grounds of being consistent with the relevant planning policies that were not considered to be out-of-date. Discussions during the course of the application have confirmed that the authority still cannot demonstrate a sufficient supply of housing sites with consent, and therefore the proposal would be determined on the basis of paragraph 11 of the National Planning Policy Framework. In this context, the amendments made through discussions during the course of the application provide added benefit to the proposals and reduce the potential adverse impacts further.

Yours sincerely,



Stuart Booth MRTPI
Associate



