

From: Stuart Booth <sbooth@jwpc.co.uk>
Sent: 11 December 2025 15:59:59 UTC+00:00
To: "Anne McDonald" <Anne.McDonald@north-herts.gov.uk>
Cc: "Kerry Andrews" <kerry.andrews@north-herts.gov.uk>; "Helen Watson" <helen.watson@north-herts.gov.uk>
Subject: RE: 25/02547/FP Land South And West Of Senuna Park, Station Road, Ashwell
Attachments: 2025.12.04 Station Road, Ashwell Flood Risk Assessment-Rev B.pdf

Anne,

Apologies for this but attached is the correct updated version of the FRA – Rev B. This is to replace the one I submitted to your colleagues previously in e-mail 5 of 5 on the 4th December.

Stuart

From: Stuart Booth
Sent: 11 December 2025 15:08
To: 'Anne McDonald' <Anne.McDonald@north-herts.gov.uk>
Subject: RE: 25/02547/FP Land South And West Of Senuna Park, Station Road, Ashwell

Thanks Anne, can confirm this.

Stuart

From: Anne McDonald <Anne.McDonald@north-herts.gov.uk>
Sent: 11 December 2025 14:32
To: Stuart Booth <sbooth@jwpc.co.uk>
Subject: RE: 25/02547/FP Land South And West Of Senuna Park, Station Road, Ashwell

Hi Stuart

Thanks for your email below and further to our conversation I confirm that this EoT is until the end of February to allow time for the re-consultations on the information you have already submitted to run over the Christmas break. Please confirm that you are happy to proceed on this basis.

Many thanks



Anne McDonald MRTPI
Development Management Team Leader

01462 474634



www.north-herts.gov.uk

Working days: Mondays – Thursdays

From: Stuart Booth <sbooth@jwpc.co.uk>

Sent: 11 December 2025 12:22

To: Anne McDonald <Anne.McDonald@north-herts.gov.uk>

Subject: RE: 25/02547/FP Land South And West Of Senuna Park, Station Road, Ashwell

Hi Anne,

I've spoken with the applicant and we could agree to that but could you please set out the intended timeframe for this extension of time. Is this to make a specific committee and are you willing to meet with us prior to discuss any issues you may have with the proposal?

Stuart

From: Anne McDonald <Anne.McDonald@north-herts.gov.uk>

Sent: 09 December 2025 09:35

To: Stuart Booth <sbooth@jwpc.co.uk>

Subject: RE: 25/02547/FP Land South And West Of Senuna Park, Station Road, Ashwell

Hi Stuart

Please can you agree an EoT to the end of February so that I can accept this information on to the case.

Many thanks



Celebrating 50 years



Anne McDonald MRTPI

Development Management Team Leader

01462 474634

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Working days: Mondays – Thursdays

From: Stuart Booth <sbooth@jwpc.co.uk>

Sent: 04 December 2025 12:46

To: Kerry Andrews <kerry.andrews@north-herts.gov.uk>; Helen Watson <helen.watson@north-herts.gov.uk>

herts.gov.uk>

Subject: 25/02547/FP Land South And West Of Senuna Park, Station Road, Ashwell

E-mail 1 of 5

Please see attached updated reports and plans for the above application on Land South and West of Senuna Park, Station Road, Ashwell.

An update to the drainage design has slightly changed the suds basins and therefore the Drainage Strategy, FRA and plans have been updated accordingly, which I believe will also address the questions raised by the LLFA and Anglian Water.

Please note, the layout of the proposed houses, roads and plots has not changed, but there has been an amendment to the landscaping and therefore the Layout, Landscape Plan, DAS and BNG Report and Matrix have been amended accordingly.

Also, the Ecological report has been updated with dormouse and bat survey data and the Utilities Assessment has also been updated.

The plans and documents are listed below with the updated versions referenced. These are attached to this and the following e-mails.

Ingent

Flood Risk Assessment Updated with Appendices
ST001 Drainage Strategy
ST002 Exceedance Flow Route
ST005 Basic Sections
ST050 Private Permeable Paving Details

aLyne Ecology

Ecological Impact Assessment Report Updated with Bat and Dormouse surveys
BNG Design Stage Report Updated
BNG Matrix updated in PDF and XLS formats

Barnes Walker

M3942-PA-01-**V15** Planning Layout
M3942-PA-02-**V03** Superimposed Aerial Plan
M3941-PA-05-**V02** Landscape Management Area Plan
M3942-PA-06-**V05** Landscape Layout with Key & Notes
M3942-LVA-25.10-01-**V4** Landscape & Visual Appraisal
M3942-DAS-25.10-01-**V3** Design & Access Statement

Brookbanks

Utilities Assessment Rv3

Any questions please get in touch.

Stuart Booth BSc (Hons) MA MRTPI
ASSOCIATE

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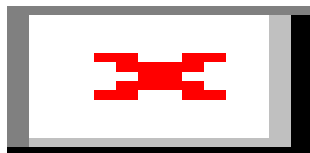


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