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Planning
Portal ref: PP-11448282
Our ref: 898 / J0048902

Mr Sam Dicocco - Major Projects
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

19 December 2024

Dear Sam

LAND NORTH OF POUND FARM, LONDON ROAD, HITCHIN

Further to our recent correspondence, please find enclosed an application, submitted on behalf of our clients Elivia Homes Limited, relating to Phases 2 and 3 of the above site. The reserved matters application relates to layout, scale, appearance and landscaping and is hereby submitted pursuant to Conditions 7, 8 and 9 of the outline planning permission granted under the hybrid application 21/00434/HYA.

A description of the proposal is provided as follows:

Application for approval of reserved matters relating to Phases 2 and 3 being appearance, landscaping, layout and scale pursuant to conditions 7, 8 and 9 of planning permission 21/00434/HYA for the erection of 48 dwellings and associated works.

In addition to addressing the reserved matters, the application also seeks to discharge the following conditions of the outline consent:

- Condition 10 – Secured/Covered Cycle Parking

The Phase 2 and 3 area includes minor adjustments along the central spine road area to adjust landscape details and areas of visitor parking to align with the detailed housing layout. In all other respects the central spine road remains as previously consented. The need for a Non-Material Amendment (NMA) to the Hybrid consent to reflect these minor adjustments has been discussed with NHDC during the pre-application process. If necessary, a further submission to that effect will follow the submission of this application, alongside further applications to discharge the remaining planning conditions, including the detailed technical drainage designs, required by conditions 14 and 16 of the consent.

The application comprises the following:

DOCUMENT	PRODUCED BY
Covering letter	Carter Jonas
Planning Application Forms	Carter Jonas
Planning Application Fee of £30,022.00 (assuming the RM delivers 48 new homes, based upon a submission via the Planning Portal, inclusive of VAT and Portal admin fee)	Elivia Homes
Planning Statement	Carter Jonas
Drawing Issue Sheet	OSP
Schedule of Accommodation	OSP
Planning Application Drawings, comprising: • Site Location Plan • Site Layout Plan • Coloured Masterplan • Streetscenes • Car and Cycle Parking (Condition 10 & 11) – illustrated on the layout and coloured masterplan drawings • Floor plans and elevations for the plots • Boundary Treatment Plan – shown within the Design and Access Statement • Materials Plan – within the Design and Access Statement	OSP
Landscape Drawings, comprising: • Hardscape Overview Plan • Detailed Hardscape Plans (2 sheets) • Planting Overview Plan • Detailed Planting Plans (2 sheets) • Landscape Specification • Landscape Management Plan	Aspect
• Arboricultural Report, inc Tree Constraints Plan, Arboricultural Impact Assessment	Sharon Hosegood Associates
Design and Access Statement	OSP
Phase 2 and 3 Drainage Strategy • To capture/respond to outline strategies	SDP

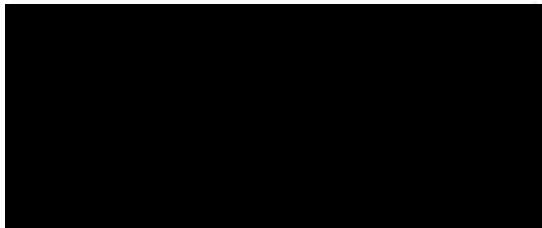
Transport Statement

iTransport

- To capture/respond to outline strategies etc,
including requirements of Conditions 10 & 11

We look forward to receiving confirmation that the application has been registered as valid. However, please do not hesitate to contact me should you require any additional information or wish to discuss the proposal.

Yours sincerely



Mike Osbourn
Associate Partner



Enc.