

Development & Conservation Manager
North Hertfordshire District Council
PO Box 10613
Nottingham
NG6 6DW

XXth June 2024

Lanpro Project Number – 5411/P

via online submission

Dear Sir or Madam,

Full Planning Permission: Erection of 14 dwellings including affordable housing provision, creation of vehicular access off Ashwell Street, footpath link to Lucas Lane, associated public open space, landscaping and infrastructure
Land North Of Ashwell Street, Ashwell, Hertfordshire

I write on behalf of my client, Manor Oak Homes, to submit a full planning application for residential development at the above site.

In support of this application, I set out below a schedule of the documents and plan that comprise this application:

Document/Drawing	Ref/Rev/Date	Consultant
Arboricultural Impact Assessment	Ref: 220715 22043 AIA V1c	Origin Environmental
Archaeology DBA and Trial Trenching Report	Report no.19/93 and 19/120	MOLA
Design and Access Statement	June 2024 rev B	AT Architecture Ltd
Drainage Strategy	Ref: 190-FRA03F	Martin Andrews Consulting
Ecological Impact Assessment	Ref: 1335EcoApp.002	Blackstone Ecology Ltd
Biodiversity Statement and Excel Metric	Ref: 1335.BNG.002	Blackstone Ecology Ltd
Flood Risk Assessment	190-FRA-02-A June 2024	Martin Andrews Consulting
Geo-Environmental Desk Study Report	Ref: GE17963-DSR-FEB19 rev 1.0	Geo-Environmental
Heritage Statement	Ref: 9758 June 2024	Asset Heritage Consulting Ltd
Landscape and Visual Impact Assessment 1.2 and 2.2	Ref: 7615.LVIA.007 rev A	Aspect Landscape Planning
Planning Statement (separate Draft Heads of Terms and Certificate B notice)	June 2024	Lanpro Services Ltd
Transport Note	Ref: 190-TN-01-C	Martin Andrews Consulting

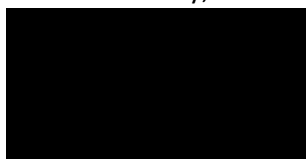
Technical Note Lucas Lane	Ref: 190-TN-05-A	Martin Andrews Consulting
Travel Plan	Ref: 190-TP-01-0	Martin Andrews Consulting
Services Appraisal	Ref: 190-SA-01-0	Martin Andrews Consulting
Plans		
Location Plan	EX100	AT Architecture Ltd
Proposed Access	190-TA10 Rev G	Martin Andrew Consulting
Proposed Site Plan	A2133_PL100 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 1	A2133_PL201 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 2	A2133_PL202 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 3	A2133_PL203 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 4 & 5	A2133_PL204-5 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 6 & 7	A2133_PL206-7 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 8	A2133_PL208 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 9	A2133_PL209 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 10	A2133_PL210 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 11	A2133_PL211 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 12	A2133_PL212 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 13	A2133_PL213 June 2024	AT Architecture Ltd
Proposed Floor Plans - Plot 14	A2133_PL214 June 2024	AT Architecture Ltd
Proposed Elevations - Plot 1-2	A2133_PL301-2a June 2024 A2133_PL301-2b June 2024	AT Architecture Ltd
Proposed Elevations - Plot 3-5	A2133_PL303-5a June 2024 A2133_PL303-5b June 2024	AT Architecture Ltd
Proposed Elevations - Plot 6-7	A2133_PL306-7 June 2024	AT Architecture Ltd
Proposed Elevations - Plot 8 & 9	A2133_PL308-9a June 2024 A2133_PL308-9b June 2024	AT Architecture Ltd
Proposed Elevations - Plot 10-12	A2133_PL310-2a June 2024 A2133_PL310-2b June 2024	AT Architecture Ltd
Proposed Elevations - Plot 13-14	A2133_PL313-4a June 2024 A2133_PL313-4b June 2024	AT Architecture Ltd
Proposed Parking Plan	A2133 PL110	AT Architecture Ltd
Proposed Tenure Plan	A2133 PL120	AT Architecture Ltd
Proposed Inclusivity Plan	A2133 PL130	AT Architecture Ltd
Proposed House Size Plan	A2133 PL140	AT Architecture Ltd
Proposed Scale Plan	A2133 PL150	AT Architecture Ltd

Proposed Surfaces Plan	A2133 PL160	AT Architecture Ltd
Proposed Boundaries Plan	A2133 PL170	AT Architecture Ltd
Site Context Plan	A2133 PL180	AT Architecture Ltd
Proposed Waste Collection Plan	A2133 PL190	AT Architecture Ltd
Illustrative View from Site Entrance	A2133 PL410	AT Architecture Ltd
Landscape Strategy Plan	7615/ASP3 Rev A	Aspect Landscape Planning

I trust the submissions documents are in order and the planning application can be validated at the earliest opportunity. However, if any information is missing then please contact me at the earliest opportunity. The Biodiversity Net Gain Metric 3.1 Excel spreadsheet by Blackstone Ecology Ltd will be submitted separately as Planning Portal does not accept Excel documents.

In the meantime, I look forward to receiving your acknowledgement of this application and details of the case officer in due course.

Yours faithfully,



Sav Patel

Associate Director