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Ref: DF / PL-0710
Number: [REDACTED]
Email: david.fletcher@ceresproperty.co.uk
Date: 5th June 2026

Dear Peter,

Re: 26/00631/REM – Reserved Matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space pursuant to Outline Planning Permission 17/01955/1 (As varied by associated Section 73 application 26/00587/S73)

At: Ickleford Mill, Arlesey Road, Ickleford

This letter has been prepared by Ceres Property on behalf of Hill Group, in relation to the above reserved matters application for the erection of 55 dwellings at Ickleford Mill.

Further to our recent correspondence and meetings I am pleased to enclose an updating drawing pack, which has been prepared to respond to consultation responses from statutory consultees.

I can provide an overview of the proposed amendments as follows:

Road & Footway and Car Parking Layout Updates

Further to the consultation responses received from your Transport Officer, Ecology Officer, Urban Design and the Highway Authority we have accommodated the following changes into the road, footway and car parking layout:

1. We have reviewed the ramp locations. The shared surface has been extended to accommodate ramps in suitable locations within the site. This includes adjacent to plot 51 where a ramp is provided to enable a transition between the carriageway and the shared surface levels.
2. Where feasible we have increased the shared driveway widths to 6.7 metres between dwellings
3. The width of the shared surface has decreased to 5.5 metres where feasible
4. Additional rest spots are provided to the south of the river
5. The two visitor car parking spaces originally located to the south-west of the pumping station have been relocated as requested. This has resulted in the spaces now being situated outside of the 10

metre ecological buffer. It also provides for a more balanced distribution of car parking spaces across the development.

6. The width of the hoggan footpath on the north side of the river has been reduced from 2 metres to 1.5 metres to the south of plots 8, 12, 13 and 18. This has resulted in this footpath being a further 0.5 metres from the river.
7. In respect to cycle parking, the development provides for 97 cycle parking spaces across the development, which is an overprovision of 42 against the adopted cycle parking standards and includes provision for visitor cycle parking throughout the site. This has included the provision for a new Sheffield Cycle stand adjacent to the play area.

In relation to the footpath connection to the adjacent development, the location of this link is shown on the indicative link drawing to the north-west of the development. Further to our discussions, we would accept a suitably worded planning condition which requires a scheme for the delivery of this footpath link to be submitted to and delivered prior to the final occupation of a dwelling on the site. In accordance with our discussions, we would be agreeable to providing a link of 1.5 metres width with a hoggan path or equivalent. We would propose that this path is of a gradient of 1:14, in order to utilise the existing topography, and of no dig construction. Provision of a path that has a 1:20 gradient would result in the need for tree removal and it will also result in the need for a retaining structure, which is not considered to be preferable.

Refuse & Recycling

In response to the comments from the Highway Authority and further to our meeting we have reviewed the refuse and recycling collection points to respond to the operational requirements. In this regard as shown on drawing number 185-PS-105 Rev C refuse collection points are now proposed to 10 plots. The drag distances to residents is within the maximum distance of 25 metres and allows for kerb side collection by operatives. The only exception to this is plot 17, which requires an operative drag distance of 5 metres. This accords with condition 31 of the Outline Consent which set out that bin collection points are required to be within 5 metres of the kerbside.

Landscaping & Ecology

In response to the consultation responses from your ecology and urban design officer we have made updated to the hard and soft landscaping plans, along with the boundary treatment plan and planting schedule.

The amendments that we have made are as follows:

- Planting schedule and landscape plans updated to increase provision for native species, particularly along the river front. This has also included replacing the amenity grass areas with seeded biodiverse amenity grassland areas and providing fruit tree areas within the nature area adjacent to the attenuation basin to the west of the site.
- Provision for 3 insect houses within the landscaping
- Inclusion of a nature stage and associated seating

- Introduction of multi seating unit in the form of an additional picnic bench to the south of the river
- Additional bollards provided to the north of the main site access
- Play on the way to the south of the river has been replaced with outdoor gym equipment
- Play equipment amended to include for toddler swing and sensory panel. Spinner within the play area has been replaced with a wheel chair carousel.
- Rubber mulch added to the plan and identified as safety surfacing.

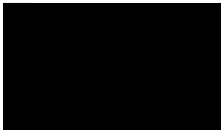
In this regard the size of the formal play area has increased from 713 square metres up to 737 square metres, or 778 square metres if the outdoor gym area and nature stage is included.

For completeness, in addition to the updated drawing pack, the Arboricultural Impact Assessment and tree protection plan has also been updated to ensure that it relates to the latest layout plan.

In conclusion, the proposed development constitutes a high quality, design led development, which fully responds to the requirements of policies SP9, SP10, SP12, D1, D3, NE2 and NE6 of the Adopted Plan.

I hope this letter provides sufficient information for you to determine this application.

Yours sincerely,



David Fletcher

Partner

Mobile: 