



North Herts Council
Development and Conservation
North Hertfordshire District Council
PO Box 10613
Nottingham
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Our ref: 12177
Date: 5 May 2026

For the attention of: Ben Glover

Application ref: 25/02064/OP
Location: Land Adjacent To 10 Hambridge Way Pirton Hertfordshire
Proposal/Description: Erection of up to 50 dwellings including affordable housing, together with amenity space, landscaping and all associated infrastructure and works (all matters reserved except means of access).

Thank you for consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

We previously provided consultation advise on this application dated 12th December 2025.

1.0. Review of the proposal/submitted information:

- 1.1. The Landscape and Visual Impact Assessment (LVIA) has not been updated in response to our previous consultation comments.
- 1.2. A wider buffer has been provided to Hambridge Way/Icknield Way which runs along the northern site boundary. A central green corridor has also been provided through the centre of the site, which is an enhancement to the connectivity and green space within the scheme. These are welcome amendments to the Land Use Parameter Plan.
- 1.3. The revised layout does not consider the recommendation to retain the central hedgerow. We consider that the retention of existing hedgerows/trees within the site will provide structure and maturity to the scheme. The trees located towards the western extent of the central hedgerow are larger and have more stature and would be a positive feature to retain within the site. We are therefore disappointed that this has not been addressed or considered within the revised proposals.
- 1.4. The central green link running east to west is aligned closely to the hedgerow/trees that are proposed for removal. We therefore re-emphasise the recommendation that this green link



could be realigned to the hedgerow orientation and provide opportunities for some of the trees to be retained.

- 1.5. As previously, no Arboricultural Impact Assessment (AIA) has been submitted for review which explicitly outlines the trees and vegetation proposed for removal. This information is useful for understanding the existing condition, size and species of trees and hedgerows which would inform the approved Land Use and Green Infrastructure Parameter Plans.

2.0. Summary

- 2.1. As per our previous advice, we consider that there is capacity for development within the application site. We also welcome some of the proposed amendments.
- 2.2. The submission of an Arboricultural Impact Assessment (AIA) is required to outline the proposed impacts to existing vegetation on site.
- 2.3. We advise that further consideration is given to the retention of the central hedgerow or some trees within the hedgerow, to provide structure and maturity to the scheme.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of North Herts Council

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.