

Date: 26 September 2024  
Our Ref: 21.1012

Crowthorne House  
Nine Mile Ride  
Wokingham  
Berkshire  
RG40 3GZ

Melissa Tyler  
Senior Planning Officer  
North Hertfordshire District Council  
Gernon Road  
Letchworth Garden City  
SG6 3JF



Dear Melissa,

## **Submission under the Town and Country Planning Act 1990 (as amended) for a Full Planning Application**

### **Land at Green Lane, Ashwell**

On behalf of our client, Osprey Homes, we are pleased to submit a Full planning application for residential development in relation to Land at Green Lane, Ashwell.

The application seeks Full planning permission for new residential development. The description of development, as set out on the application form, is as follows:

*“Erection of 7 homes, with associated access, landscaping and parking”*

### **The Site**

The application site comprises of 0.38 hectares and is located within the settlement boundary for Ashwell. The site comprises maintained grass and trees, forming part of the private garden of an existing residential property. The site is relatively level and includes three small sheds.

The site is largely enclosed by a significant tree and hedge line, and beyond the western, northern and eastern site boundaries are arable agricultural fields. The southern boundary abuts a residential parcel with the dwelling set back from the boundary, and the eastern boundary runs alongside Green Lane.

The site is currently accessed from Green Lane which connects to Station Road.

### **The Proposed Development**

The proposed housing will range in size from 2-4 bedroom homes and would address the identified housing need in NHDC as well as the local need in Ashwell. Each home would be built to a high quality, set back from the access road with a private rear garden.



Each home would be two storeys, set back within the plot, and of a traditional high-quality design. Each home will be of a unique design, which together will create a cohesive and characterful development, and will be in keeping with the local character and vernacular. Materials to be used include red and buff brickwork, painted render, tile hanging and plain tiled or slated roofs.

The majority of boundary trees are to be retained with substantial new planting around the boundaries to ensure the development is set within a high quality landscape setting.

Pre-application advice has been received from North Hertfordshire District Council (NHDC) and Hertfordshire County Council (HCC) Highways team and has shaped the proposals that are submitted with this application.

### **Application Documents and Application Fee**

The application documents are submitted in support of this application:

*Table 1: Documents*

| Document Title                                     | Responsible Consultant |
|----------------------------------------------------|------------------------|
| Application Forms and Certificates                 | Boyer                  |
| Covering Letter                                    | Boyer                  |
| Planning Statement                                 | Boyer                  |
| Design and Access Statement                        | ADTC                   |
| Preliminary Ecological Assessment                  | HDA                    |
| Reptile Survey                                     | HDA                    |
| Biodiversity Net Gain Assessment                   | HDA                    |
| Energy Statement                                   | Abbey Consultants      |
| Transport Statement                                | i-Transport            |
| Foul and Surface Water Drainage Strategy           | SDP                    |
| Drainage Construction Details Sheet 1 of 2         | SDP                    |
| Drainage Construction Details Sheet 2 of 2         | SDP                    |
| Arboricultural Method Statement (inc. Tree Survey) | Bernie Haverson        |

The following drawings are submitted in support of the application:

*Table 2: Drawings*

| Drawing Title                                       | Drawing Reference |
|-----------------------------------------------------|-------------------|
| Site Location Plan                                  | -                 |
| Site Layout                                         | GLA-P-01          |
| Plots 1 and 2 - Plans                               | GLA-P-06          |
| Plots 1 and 2 – Roof Plan                           | GLA-P-07          |
| Plots 1 and 2 – Front and Left Hand Side Elevations | GLA-P-08          |
| Plots 1 and 2 – Rear and Right Hand Side Elevations | GLA-P-09          |
| Plot 3– Plans                                       | GLA-P-10          |
| Plot 3 – Roof Plan                                  | GLA-P-11          |
| Plot 3 – Front and Left Hand Side Elevations        | GLA-P-12          |
| Plot 3 – Rear and Right Hand Side Elevations        | GLA-P-13          |
| Plot 4 – Plans                                      | GLA-P-14          |
| Plot 4 – Roof Plan                                  | GLA-P-15          |
| Plot 4 – Front and Left Hand Side Elevations        | GLA-P-16          |
| Plot 4 – Rear and Right Hand Side Elevations        | GLA-P-17          |
| Plots 5-7 – Plans                                   | GLA-P-18          |
| Plots 5-7 – Roof Plan                               | GLA-P-19          |
| Plots 5-7 – Front and Left Hand Side Elevations     | GLA-P-20          |
| Plots 5-7 – Rear and Right Hand Side Elevations     | GLA-P-21          |
| Site Street Scene                                   | GLA-P-05          |
| Sketch CGI View 1                                   | GLA-P-02          |
| Sketch CGI View 2                                   | GLA-P-03          |
| Sketch CGI View 3                                   | GLA-P-04          |
| Landscape Layout                                    | 1139.2-01B        |

|                             |                     |
|-----------------------------|---------------------|
| Strategy Site Drainage Plan | E21-011-1000 rev P2 |
| Drained Areas Plan          | E21-011-1001 rev P2 |
| Tree Constraints Plan       | BJH 01/02           |
| Tree Protection Plan        | BJH 03/04           |

The application fee of £4,046 has been paid in respect of this application via the Planning Portal.

### Summary

The submitted suite of application documents demonstrates that the proposed development will accord with national and local planning policies in order to achieve sustainable development.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to consider the proposals and support the grant of planning permission.

Should you require any additional information or wish to discuss, please do not hesitate to contact me on the details below.

Yours sincerely



**Mandy Owen**  
**Associate Director**

