



**North
Herts**
Council

Correspondence address:

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000**Application for Outline Planning Permission with some matters reserved****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Please refer to Planning Statement.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

EC1N 8FH

Contact Details

Primary number

[Redacted]

Secondary number

Fax number

Email address

[Redacted]

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- ☒ Access
- ☐ Appearance
- ☐ Landscaping
- ☐ Layout
- ☐ Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

"Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.

Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.

The outline application area, for which all matters are reserved except means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure."

Has the work already been started without planning permission?

- ☐ Yes
☒ No

Site Area

What is the measurement of the site area? (numeric characters only).

62.93

Unit

Hectares

Existing Use

Please describe the current use of the site

The Site comprises eight arable fields/parts of arable fields, two fields/parts of fields used for grazing, and two woodland blocks, as well as an area of recreational land located under the pylon and overhead powerline corridor, which leads east towards the Site from Mendip Way. Please refer to the Planning Statement.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☒ Yes
☐ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☒ Yes
☐ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☒ Yes
☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☒ Yes
☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to Planning Statement, parameter plans, detailed plans and framework plans.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

1200

Difference in spaces:

1200

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

Please refer to DAS.

Existing materials and finishes:

Proposed materials and finishes:

Please refer to DAS.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to DAS.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to drainage strategy submitted with this planning application.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
- ☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
- ☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
- ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☒ Yes
☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

138.06

Please provide the date the onsite pre-development biodiversity value was calculated

17/07/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Calculation completed in July 2025.

When was the version of the biodiversity metric used published?

28/03/2023

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

Statutory Metric

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☒ Yes

☐ No

Please provide details

Please refer to BNG calculation.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes

☐ No

If Yes, please provide details:

Please refer to Site Waste Management Plan submitted with this application. This will be considered further in future reserved matters.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Please refer to Site Waste Management Plan submitted with this application. This will be considered further in future reserved matters.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
- ☒ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☒ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Other
1 Bedroom: 0
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 378
Total: 378

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	0	378	378

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type:
Other

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
0

4+ Bedroom:
0

Unknown Bedroom:
256

Total:
256

Proposed Social, Affordable or Intermediate Rent Category Totals	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
	Total	Total	Total	Total	Bedroom Total	
	0	0	0	0	256	256

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type:
Other

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
0

4+ Bedroom:
0

Unknown Bedroom:
6

Total:
6

Proposed Self-build and Custom Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom	Unknown	Total
				Total	Bedroom Total	
	0	0	0	0	6	6

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	640
Total existing residential units	0
Total net gain or loss of residential units	640

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Use Class: F1 - Learning and non-residential institutions Existing gross internal floorspace (square metres) (a): 0 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 0 Net additional gross internal floorspace following development (square metres) (d = c - a): 0
Use Class: F2 - Local community uses (essential shops, meeting places, sport, and recreation) Existing gross internal floorspace (square metres) (a): 0 Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0 Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 0 Net additional gross internal floorspace following development (square metres) (d = c - a): 0

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	0	0

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- ☒ Yes
☐ No

If yes, please provide details of the tradable floor area:

Use Class:

F2 - Local community

Existing tradable floor area (square metres) (e):

0

Tradable floor area to be lost by change of use or demolition (square metres) (f):

0

Total tradable floor area proposed (including change of use) (square metres) (g):

0

Net additional tradable floor area following development (square metres) (h = g - e):

0

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	0	0

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Ms

First Name

Naomi

Surname

Reynard

Reference

Date (must be pre-application submission)

06/03/2023

Details of the pre-application advice received

Date refers to PPA agreement. Please refer to Planning Statement and Design and Access Statement for full details.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

Homes and Communities Agency

House name:**Number:****Suffix:****Address line 1:**

Homes England of The Lumen, 2nd Floor, St James Boulevard, Newcastle Helix, Newcastle Upon Tyne

Address Line 2:**Town/City:****Postcode:**

NE4 5BZ

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:**Name of Owner/Agricultural Tenant:**

Stevenage Borough Council

House name:**Number:****Suffix:****Address line 1:**

Daneshill House, Danestrete, Stevenage, Hertfordshire

Address Line 2:**Town/City:****Postcode:**

SG1 1HN

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:**Name of Owner/Agricultural Tenant:**

Croudace Homes Limited

House name:**Number:****Suffix:****Address line 1:**

Croudace House, Tupwood Lane, Caterham

Address Line 2:**Town/City:****Postcode:**

CR3 6XQ

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:**Name of Owner/Agricultural Tenant:**

Timothy Mark Alexander Farr and Andrew Edward Dagless

House name:

Number:

Suffix:

Address line 1:

Botanic House, 100 Hills Road, Cambridge

Address Line 2:

Town/City:

Postcode:

CB2 1PH

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

Vistry Homes Limited

House name:

Number:

Suffix:

Address line 1:

11 Tower View, Kings Hill, West Mailing, United Kingdom

Address Line 2:

Town/City:

Postcode:

ME19 4UY

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

North Hertfordshire District Council

House name:

Number:

Suffix:

Address line 1:

Gernon Road, Letchworth Garden City, Hertfordshire

Address Line 2:

Town/City:

Postcode:

SG6 3JF

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

Picture SRL

House name:

Number:

Suffix:

Address line 1:

Via A. Da Giussano 24, 16145, Milan, Italy

Address Line 2:

Town/City:

Postcode:

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

Lo Faro Giovanni, Lo Faro Emanuele

House name:

Number:

Suffix:

Address line 1:

Via Fortunato Costa 37, 16038 S. Margherita Ligure, Genova, Italy

Address Line 2:

Town/City:

Postcode:

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

Weston Park Farms

House name:

Number:

Suffix:

Address line 1:

Darnalls Hall Farm, Green End, Weston, Hitchin

Address Line 2:

Town/City:

Postcode:

SG4 7AL

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

TAYLOR WIMPEY DEVELOPMENTS LIMITED

House name:

(in respect of subsoil of adopted highway)

Number:

Suffix:

Address line 1:

Gate House, Turnpike Road, High Wycombe, Buckinghamshire HP12 3NR and of DX96000, High Wycombe

Address Line 2:

Town/City:

Postcode:

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

C.C.B. (Stevenage) Limited

House name:

(in respect of subsoil of adopted highway)

Number:

Suffix:

Address line 1:

Croudace House, Tupwood Lane, Caterham, Surrey

Address Line 2:

Town/City:

Postcode:

CR3 6XQ

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

Picture Estates

House name:

Number:

Suffix:

Address line 1:

Ensors Chartered Accountants First Floor, Victory House, Vision Park, Chivers Way, Histon, Cambridge

Address Line 2:

Town/City:

Postcode:

CB24 9ZR

Date notice served (DD/MM/YYYY):

25/11/2025

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Ms

First Name

Silke

Surname

Gruner

Declaration Date

28/11/2025

☒ Declaration made

Declaration

I/We hereby apply for Outline planning permission: Some matters reserved as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Silke Gruner

Date

28/11/2025