



North Herts Council
Development and Conservation
North Hertfordshire District Council
PO Box 10613
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Our ref: 15293
Date: 25 September 2026

For the attention of: Naomi Reynard

Application ref: 25/01696/OP
Location: Land South East Of Holwell Road And North Of Hambridge Way, Pirton, Herts
Proposal/Description: Outline application for the erection of up to 130 dwellings with public open space, landscaping, sustainable drainage system (SuDS), and associated works with all matters reserved save for 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 written comments (14th August 2025) and attended an in-person workshop (10th March 2026).

1.0. Review of the proposal/submitted information:

- 1.1. The revised Developable Area Parameter Plan (Dwg no. D_03-02 Rev. B) sets the southern boundary of the proposed residential development area back and increases the density from 32dph to 34dph. Following the workshop discussion, we do consider that the Parameter Plan is an improvement from previous iterations, with a more generous public open space (POS) offering to the south.
- 1.2. We also note the amended Access Parameter Plan. We recognise the constraints associated with a potential entrance to the north-western corner, and with no alternative options, we are therefore satisfied with the proposed access arrangements.
- 1.3. A Design and Access Statement Addendum (DAS) dated August 2026 has been submitted in light of the North Herts Design Code (2026) being formally adopted in June 2026. We welcome the specific reference to the policies within the Design Code and the compliance with such policies.



- 1.4. Given that this application is currently at Outline stage, many of the details included within the Design Code would be addressed and detailed at Reserved Matters, however we appreciate a review of the Amended Illustrative Masterplan (Figure 10) (not for approval) against the policies.

2.0. Recommended Submission Document(s):

- 2.1. If minded for approval, we advise the following documents are submitted:

- Landscape Strategy/GI Strategy. This document should set the overarching principles proposed as part of the scheme. This should include detail on mitigation measures (highlighted in the LVIA), retained landscape features, landscape enhancements and demonstrate how new green infrastructure links to existing GI/habitat corridors.
- Landscape and Ecological Management Plan (LEMP).
- Hard landscaping – The surface treatment to footpaths, public realm and highways should be aligned with the character of the development.
- SuDS strategy (including existing watercourses) – Basins, rain gardens, swales, etc.
- Planting strategy – High-quality planting along access roads, boundaries, public spaces.
- Ecological enhancements, bird/bat boxes and habitat hibernacula proposals.

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.



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