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Ref: DF / PL-0710
Number: 07523 685710
Email: jack.millar@ceresproperty.co.uk
Date: 6 March 2026

Dear Peter,

Re: 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 Section 73 Planning Permission) at: Ickleford Mill, Arlesey Road, Ickleford

This Cover Letter has been prepared by Ceres Property, on behalf of Hill Group, regarding:

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 Section 73 Planning Permission) at: Ickleford Mill, Arlesey Road, Ickleford

The purpose of this Cover Letter is to provide some context for the proposed Reserved Matters Application, as well as a Drawings and Document Register (Appendix 1).

Context

This Reserved Matters Application follows the grant of Outline Planning Permission 17/01955/1 which was granted on 11 March 2024 for:

Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).

This Reserved Matters Application has been submitted concurrently with a Section 73 Planning Application which seeks to amend Outline Planning Permission 17/01955/1. The proposed amendments submitted in respect of the Section 73 application primarily relate to the relocation of the emergency access on Arlesey Road to approximately 15 metres to the south of its approved location under the original Outline Planning Permission. The Section 73 Application also proposes a minor change to the approved Developable Areas Plan to ensure improved alignment with residential garden boundaries. The full scope of the Section 73 Application is set out on a separate Section 73 Application Cover Letter, prepared by Ceres Property. The intention is that the Section 73 Application will be approved prior to the issue of the Decision Notice for the Reserved Matters Application.

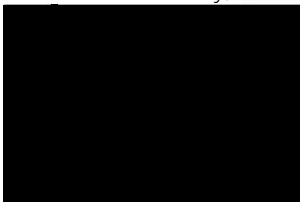
This Reserved Matters Application follows a current Non-Material Amendment Application (NMA) 25/02832/NMA which proposes amendments to the wording of conditions 3, 8, 9, 24, 25, 26, 29, 36 and 38, to allow demolition of the existing buildings on site. This NMA application is at an advanced stage and is due to be issued for determination in early March 2026.

This Reserved Matters Application is accompanied by a Statement of Community Involvement, prepared by Meeting Place, which sets out the pre-application engagement carried out with key stakeholders including the public, elected officials, statutory consultees, and North Hertfordshire District Council. The Statement of Community Involvement also explains how this engagement has shaped and influenced the proposed development.

This Reserved Matters Application is also accompanied by a Planning Statement which provides a detailed assessment of the Reserved Matters proposals having regard to the relevant national and local planning policies and other material considerations. As set out in the statement, the proposed development is in full accordance with the Outline Planning Permission and national and local planning policy and should be granted consent.

I hope the submitted documentation is sufficient to validate this application, however, please do not hesitate to contact me if it would help to discuss the application.

Yours sincerely,



Jack Millar
Associate
Mobile: 07523 685710

Appendix 1: Drawings and Document Register



Drawings and Documents Register

Drawings

Drawing Name	Drawing Number	Revision
Site Location Plan	185-PS-100	A
Block Plan	185-PS-102	A
Proposed Site Layout	185-PS-103	A
Propose Material Plan	185-PS-104	A
Proposed Refuse Plan	185-PS-105	A
Proposed Parking & Cycle Plan	185-PS-106	-
2B 4P House – Detached	185-PS-200	-
2B 4P House – Semi – Purbeck	185-PS-201	-
2B 3P House – Wenlock	185-PS-210	-
3B 5P House – Detached – Farleigh	185-PS-220	-
3B 5P House – Semi – Farleigh	185-PS-221	-
3B 4P House – Kings	185-PS-230	-
3B 4P House – Detached - Haddington	185-PS-240	-
3B 4P House – Semi – Haddington	185-PS-241	-
4B 8P House – Brick	185-PS-250	-
4B 8P House – Render	185-PS-251	-
4B 7P House – Alderin	185-PS-260	-
4B 7P House – Alderin	185-PS-261	-
5B 8P House	185-PS-270	-
5B 8P House	185-PS-280	-
5B 9P House	185-PS-290	-

Drawing Name	Drawing Number	Revision
5B 7P House – Eldon	185-PS-300	-
5B 7P House – Cherhill	185-PS-310	-
Apartment Block	185-PS-400	-
2B 4P House - Semi - Old Mill Area	185-PS-410	-
2B 4P House - Semi	185-PS-411	-
2B 4P House	185-PS-420	-
3B 6P House - Semi	185-PS-430	-
3B 6P House - Terrace	185-PS-431	-
4B 6P House	185-PS-440	-
Single Garage	185-PS-500	-
Electric Substation	185-PS-510	-
Shed	185-PS-520	-
Entrance-Brick-Wall	185-PS-530	-
Bridge 1 Wall-Railings	185-PS-531	-
Bridge 2 Wall-Railings	185-PS-532	-
Bridge 3 Wall-Railings	185-PS-533	-
Proposed-Site-Sections	185-PS-610	B
Indicative Pedestrian Link		
Site Location Plan	25033-GUA-XX-XX-DR-L-0001	P05
Outline Hard Landscape Proposals	25033-GUA-XX-XX-DR-L-1001	P04
Outline Hard Landscape Proposals	25033-GUA-XX-XX-DR-L-1002	P03
Outline Hard Landscape Proposals	25033-GUA-XX-XX-DR-L-1003	P03
Outline Hard Landscape Proposals	25033-GUA-XX-XX-DR-L-1004	P03
Outline Soft Landscape Proposals	25033-GUA-XX-XX-DR-L-2001	P03
Outline Soft Landscape Proposals	25033-GUA-XX-XX-DR-L-2002	P03

Drawing Name	Drawing Number	Revision
Outline Soft Landscape Proposals	25033-GUA-XX-XX-DR-L-2003	P03
Outline Soft Landscape Proposals	25033-GUA-XX-XX-DR-L-2004	P03
Boundary Treatment Plan	25033-GUA-XX-XX-DR-L-3001	P05
Planting Schedule and Outline Specification	25033-GUA-XX-XX-DR-L-4001	P04
Preliminary External Levels Strategy	25355-SUS-XX-XX-DR-C-00020	P02

Documents

Document Name	Document Number	Revision
Landscape Strategy Document	25033-GUA-XX-XX-DOC-L-0001	P02
Statement of Community Involvement	-	February 2026
Transport Statement	-	2
Arboricultural Impact Assessment and Method Statement Report	SHA 1948	February 2026
Design and Access Statement		February 2026
Planning Statement		March 2023