

14<sup>th</sup> August 2025

**Delivered by email**

Mr Ben Glover  
North Hertfordshire District Council  
Planning Department  
PO Box 10613  
Nottingham  
NG6 6DH

Dear Mr Ben Glover

**OUTLINE PLANNING APPLICATION (PLANNING PORTAL REFERENCE: PP-14173547)  
LAND EAST OF WALNUT TREE ROAD, PIRTON**

We write on behalf of our client, Blakeney Homes Limited to submit an outline planning application for residential development on Land East of Walnut Tree Road, Pirton.

The application seeks outline planning permission for residential development with all matters reserved except for access. The proposed description of development is as follows:

*"Outline planning application with all matters reserved except for vehicular access for a high quality, sustainable scheme comprising up to 50 new homes, including affordable housing, together with amenity space, landscaping and all associated infrastructure and works".*

The illustrative Site Layout (Drawing No: 22130 (D) 025) submitted in support of this application demonstrates how the site could be developed within the parameters detailed in the following drawings:

- Site Location Plan (Drawing reference: 22130(B) 010);
- Concept / Parameters Plan (Drawing reference: 2213 (D) 015 Rev A);
- Land Use Parameter Plan (Drawing reference: 22130 (D) 020);

In addition to the proposed preliminary access arrangements into the site are set out within the Proposed Access Road Extension Site Access (Drawing reference: 2210-050 PL01), Proposed Hambridge Way Emergency Access (Drawing reference: 2210-050 PL02), and Proposed Hambridge Way Junction Improvements (Drawing reference: 2210-050 PL03 Rev A) produced by TPA. Whilst the layout is only illustrative, the maximum number of dwellings proposed would be 50.

**Application Submission**

The application has been submitted via the Planning Portal (under reference: PP-14173547) and includes the following plans and documents:

Level 5  
Transmission  
6 Atherton Street  
Manchester, M3 3GS  
T 0161 233 7676 [turley.co.uk](http://turley.co.uk)

- Application form, including Ownership Certificates;
- Covering Letter produced by Turley
- Historic Environment Desk Based Assessment produced by Cotswold Archaeology
- Geophysical Survey produced by Sumo GeoSurveys
- Ground Investigation Report by Listers Geotechnical Consultants Ltd
- Preliminary Ecological Appraisal produced by MKA Ecology
- Great Crested Newt Environmental DNA Survey by MKA Ecology
- Preliminary Roost Assessment produced by MKA Ecology
- Design Stage Biodiversity Net Gain Assessment, produced by MKA Ecology
- Appendix 2 Statutory Biodiversity Net Gain Metric, produced by MKA Ecology
- Reptile Report, produced by MKA Ecology
- Natural England District Level License Application
- Statement of Community Involvement, produced by Turley
- Sustainability, Energy and Waste Management Statement, produced by Turley
- Transport Assessment, produced by TPA
- Tree Survey and Constraints Plan produced by Haydens Arboricultural Consultants
- Topographical Survey produced by Chinery Land Surveys
- Landscape and Visual Impact Assessment, produced by Greenlight Environmental Consultancy
- Landscape Strategy, produced by Greenlight Environmental Consultancy
- Pirton A3 Figure Volumes, produced by Greenlight Environmental Consultancy
- Planning, Design and Access Statement, including Affordable Housing Statement, produced by Turley
- Flood Risk and Drainage Assessment, produced by Stomer
- Noise Impact Assessment by Cass Allen

The application has been submitted via the Planning Portal (PP-14173547) and the fee of £16,914.00 (including the service fee) has been paid directly to the Planning Portal by the Applicant. I trust you have all the necessary information to validate and consider this application.

Please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely



Charlotte Bailey  
**Senior Planner**

