

Alex Howard
North Hertfordshire District Council
Development and Conservation
PO Box 10613
Nottingham
NG6 6DH

20th June 2024

Dear Alex,

Hillcrest and land at Tussocks, The Causeway, Therfield

Full planning application for the demolition of existing dwelling and outbuildings at Hillcrest, and, erection of 7 No. residential dwellings at Hillcrest and land at Tussocks, including new vehicular access and footpath along The Causeway, parking, landscaping and associated works.

Please find enclosed a full planning application for the proposed development at Hillcrest and land at Tussocks, Therfield.

Accompanying this application are the following supporting documents:

- Planning application forms including ownership certificate
- Location plan
- Existing topographical survey
- Existing and proposed plans
- Planning Statement
- Design and Access Statement
- Heritage Impact Assessment
- Archaeological Desk Based Assessment
- Arboricultural Impact Assessment and Method Statement
- Landscape plan
- Ecology Report (including Great Crested Newts and Bats survey results)(June 2024)
- Statutory Metric Biodiversity Net Gain Assessment
- Transport Statement
- Flood Risk Assessment and SuDS Statement
- Desk Top Study Report

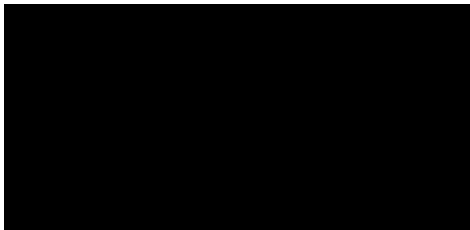
1st & 2nd Floor, 2 West Street, Ware, Herts, SG12 9EE
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The Planning Statement sets out the planning case for the proposed development and should be read in conjunction with the application form, set of submitted plans and other supporting documents listed.

Further to the registering of the application and undertaking the required statutory consultation process, the applicant and myself would welcome the opportunity to discuss the application with officers.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,



Peter Biggs BSc (Hons) DIP TP MRTPI
Director
PJB Planning