

Planning Department  
East Hertfordshire District Council  
Wallfields  
Pegs Lane  
Hertford  
SG13 8EQ

Our Ref: RW/ 097/ 15 012024

15 January 2024

Dear Sir/ Madam,

**Re: Land East of High Road, High Cross – Planning Portal Ref: PP- 12638489**

Please see below, the following information, which is submitted by the joint applicants M Scott Properties Ltd and Messrs R, C & G Parkins in support of an outline application on Land East of High Road, High Cross for the following development:

*“Outline planning application, with all matters reserved save for means of access, for C3 residential development (up to 95 dwellings) and associated landscaping, open space, pedestrian and cycle linkages, internal roads, drainage and sewerage (including SU DS) and associated infrastructure, together with land for cemetery, education and allotment uses”*

The application has been submitted via the Planning Portal and has been given reference PP-126 38489 . The application fee has been paid by Faster Payment to the Planning Portal. I have completed the online form to the best of my ability, however, as there is space for only a single applicant’s name, please do note that this application is made in the joint names of “M Scott Properties Ltd and Messrs R, C & G Parkins”.

The scheme and planning case is articulated in the accompanying Planning Statement and Design & Access Statement. The following table provides a list of the supporting documentation , which having reviewed the requirements stated on the national and local validation lists for East Hertfordshire District Council, we believe provides the necessary information to register and validate the application.

Documents
Application Form, Notice and Covering Letter
Air Quality Assessment by Mayer Brown
Arboricultural Survey by Geosphere Environmental
Archaeological Desk Based Assessment by RPS
Biodiversity Questionnaire by Scott Properties
Preliminary Ecological Assessment and Protected Species Survey by Geosphere Environmental
Flood Risk Assessment / Surface Water Drainage Strategy by Cannon Consulting Engineers
Health Impact Assessment by Scott Properties
Heritage Statement by Smith Jenkins Planning & Heritage

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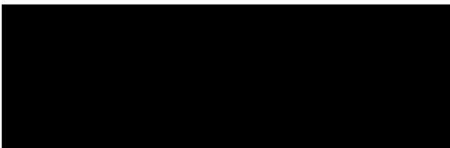
Landscape Visual Impact Assessment by Nicholsons
Agricultural Land Classification Survey by Terra Analytical UK
Noise Impact Assessment by Quantum Acoustics
Phase 1 Desk Study by Geosphere Environmental
Statement of Community Involvement by Scott Properties
Topographical Survey by BBS Surveys Ltd
Transport Assessment and Framework Travel Plan by Cannon Consulting Engineers
Design and Access Statement by Thrive Architects
Planning Statement (incorporating Affordable housing Statement and Draft S106 HoT) by Lichfields
Sustainability Checklist by Scott Properties
Sustainable Construction, Energy and Water Statement by Scott Properties

The application is also supported by the following drawings:

Drawings
70-10 Parameter Plan 1: Land Use and Landscape
70-11 Parameter Plan 2: Access and Movement
70-12 Parameter Plan 3: Building Heights and Density
70-13 Location Plan
ICMP-01 P1 Illustrative Concept Masterplan
UE321-PL-SK-201 P05 Proposed Access Plan

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

Yours Sincerely,



**Richard Winsborough MRTPI**  
 Planning Director

