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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

THURSDAY, 18TH JUNE, 2026

SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No	Item
5.	<u>25/03084/RM LAND TO THE EAST OF TALBOT WAY AND KRISTIANSAND WAY AND FLINT ROAD ALLOTMENTS , FLINT ROAD, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 1TY</u> (Pages 3 - 8)

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/00504/OP granted 03.04.2025 for residential development comprising of up to 120 dwellings with vehicular access via Flint Road.

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Agenda Item 5

<u>Location:</u>	Land To The East Of Talbot Way And Kristiansand Way And Flint Road Allotments Flint Road Letchworth Garden City Hertfordshire SG6 1TY
<u>Applicant:</u>	Barratt David Wilson Homes (North Thames)
<u>Proposal:</u>	Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/00504/OP granted 03.04.2025 for residential development comprising of up to 120 dwellings with vehicular access via Flint Road
<u>Ref. No:</u>	25/03084/RM
<u>Officer:</u>	Peter Bull

REPORT ADDENDUM

The application proposals are set out in the following updated plans and documents -

- Application Form
- Final Planning Statement
- Design & Access Statement Revision A (November 2025)
- Arboricultural Implications Assessment Revision C (May 2026)
- Arboricultural Method Statement Revision D (May 2026)
- BAR-LGC_HTA-A_RP_Rural Edge Design Code_Rev-C
- BAR-LGC-001_HTA-A_RP_Photoalbum_Rev-C
- Planning Statement (November 2025)
- 2502330-ACE-XX-XX-RP-C-0301 Drainage Tech Note - with appendices Rev C
- 2502330-ACE-XX-00-RP-C-0101B Talbot Way, Letchworth - Transport Technical Note (Rev C)
- BAR-LGC-001_HTA-A_DR_0001_Site Location Plan_A4_1-2500_Rev--
- BAR-LGC-001_HTA-A_DR_0010_Existing Site Plan_A0_1-500_Rev--
- BAR-LGC-001_HTA-A_DR_0100_Proposed Site Layout-A0_1-500_Rev-I
- BAR-LGC-001_HTA-A_DR_0102_Illustrative Masterplan_A0_1-500_Rev-D
- BAR-LGC-001_HTA-A_DR_0103_Parameter Plan with Proposal_A0_1-500_Rev-C
- BAR-LGC-001_HTA-A_DR_0104_Sales Arena_A3_1-200_Rev-B
- BAR-LGC-001_HTA-A_DR_0120_Car and Cycle Parking Strategy-A0_1-500_Rev-F
- BAR-LGC-001_HTA-A_DR_0121_Refuse Strategy-A0_1-500_Rev-F
- BAR-LGC-001_HTA-A_DR_0122_Tenure Distribution-A0_1-500_Rev-F

- BAR-LGC-001_HTA-A_DR_0123_Boundary Materials-A0_1-500_Rev-E
- BAR-LGC-001_HTA-A_DR_0124_Wall and Roof Materials-A0_1-500_Rev-F
- BAR-LGC-001_HTA-A_DR_0125_Proposed Levels Strategy-A0_1-500_Rev-A
- BAR-LGC-001_HTA-A_DR_0150_Enclosure Details_A3_1-50_Rev--
- BAR-LGC-001_HTA-A_DR_0160_Single Garage_A3_1-100_Rev-A
- BAR-LGC-001_HTA-A_DR_0161_Double Garage_A3_1-100_Rev-A
- BAR-LGC-001_HTA-A_DR_0162_Shared Garage_A3_100_Rev-A
- BAR-LGC-001_HTA-A_DR_0165_Cycle Store_A3_1-100_Rev--
- BAR-LGC-001_HTA-A_DR_0166_Refuse Store_A3_1-100_Rev-A
- BAR-LGC-001_HTA-A_DR_0167_Substation_A3_1-100_Rev-A
- BAR-LGC-001_HTA-A_DR_0300_Street Elevations 1_A0_1-200_Rev-C
- BAR-LGC-001_HTA-A_DR_0300_Street Elevations 2_A0_1-200_Rev-C
- BAR-LGC-001_HTA-A_DR_0300_Street Elevations 3_A0_1-200_Rev-C
- 2000-2199 House Type Elevations
- BAR-LGC-001_HTA-A_DR-2100_Rainham_Gateway_Elevations-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2101_Rainham_Avenue_Elevations-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2105_Skomer_Gateway_Elevations-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2106_Skomer_Gateway_Var_Elevations-1-50_A1_Rev-D
- BAR-LGC-001_HTA-A_DR-2110_Whitlingham_Gateway_Elevations-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2115_Blackwater_Woodland_Elevations-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2120_Beckingham_Elevations-1-50_A1_Rev-D
- BAR-LGC-001_HTA-A_DR-2125_Conwy_Woodland_Elevations-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2130_Fairburn_Woodland_Elevations-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2145_YH50_Terrace_Elevations-1-50_A1_Rev-D
- BAR-LGC-001_HTA-A_DR-2146_YH50_Semi_Detached_Elevations-1-50_A1_Rev-E
- BAR-LGC-001_HTA-A_DR-2150_YH52_Eaves_Fronted_Elevations-1-50_A1_Rev-E
- BAR-LGC-001_HTA-A_DR-2151_YH52_Attached_to_YH55_Elevations-1-50_A1_Rev-D
- BAR-LGC-001_HTA-A_DR-2152_YH52_Gable_Fronted_Elevations-1-50_A1_Rev--
- BAR-LGC-001_HTA-A_DR-2155_YH54_Elevations-1-50_A1_Rev-E
- BAR-LGC-001_HTA-A_DR-2160_YH55_End_Avenue_Elevations-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2165_Blackthorn_Allotment_Elevations-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2170_Cottage Flats_Elevations-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2175_Watford_Semi_Elevations-1-50_A1_Rev-D
- BAR-LGC-001_HTA-A_DR-2176_Watford_Terrace_Elevations-1-50_A1_Rev-D
- BAR-LGC-001_HTA-A_DR-2180_Stanford_Semi-detached_End_Allotment_Elevations-1-50_A1_Rev-B

- BAR-LGC-001_HTA-A_DR-2181_Stanford_Detached_Woodland_Elevations-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2185_Kelham_Woodland_Elevations-1-50_A1_Rev-
- BAR-LGC-001_HTA-A_DR-2000_Rainham_Plans-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2005_Skomer_Plans-1-50_A1_Rev-A
- BAR-LGC-001_HTA-A_DR-2010_Whitlingham_Plans-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2015_Blackwater_Plans-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2020_Beckingham_Plans-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2025_Conwy_Plans-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2030_Fairburn_Plans-1-50_A1_Rev-A
- BAR-LGC-001_HTA-A_DR-2045_YH50_Plans-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2050_YH52_Plans-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2055_YH54_Plans-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2060_YH55_Plans-1-50_A1_Rev--
- BAR-LGC-001_HTA-A_DR-2065_Blackthorn_Plans-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2070_Cottage Flats_Plans-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2075_Watford_Plans-1-50_A1_Rev-C
- BAR-LGC-001_HTA-A_DR-2080_Stanford_Plans-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2081_Stanford_Detached_Plans-1-50_A1_Rev-B
- BAR-LGC-001_HTA-A_DR-2085_Kelham_Plans-1-50_A1_Rev--
- BAR-LGC-001_HTA-A_DR-2200_Apartment Block Private_Plans_A1_1-100_Rev-B
- BAR-LGC-001_HTA-A_DR-2201_Apartment Block Affordable_Plans_A1_1-100_Rev-D
- BAR-LGC-001_HTA-A_DR-2202_Apartment Block Affordable_Main Door Entry_Plans_A1_1-100_Rev-A
- BAR-LGC-001_HTA-A_DR-2203_Apartment Block Private_Elevations_A1_1-100_Rev-C
- BAR-LGC-001_HTA-A_DR-2204_Apartment Block Affordable_Block 1_Elevations-_A1_1-100_Rev-C
- BAR-LGC-001_HTA-A_DR-2205_Apartment Block Affordable_Block 2_Elevations-_A1_1-100_Rev-
- BAR-LGC-001_HTA-A_SC_Accommodation Schedule_260506_Rev-O
- Landscaping Drawings
- P25-0636_EN_0002_S1_B Detailed Public Open Space Landscape Proposals
- P25-0636_EN_0002_S2_B Detailed Public Open Space Landscape Proposals
- P25-0636_EN_0002_S3_B Detailed Public Open Space Landscape Proposals
- P25-0636_EN_0003_S1_B Detailed Soft On-Plot Landscape Proposals
- P25-0636_EN_0003_S2_B Detailed Soft On-Plot Landscape Proposals
- P25-0636_EN_0003_S3_B Detailed Soft On-Plot Landscape Proposals
- P25-0636_EN_0003_S4_B Detailed Soft On-Plot Landscape Proposals
- P25-0636_EN_0004_B Detailed Hard Landscape Proposals
- P25-0636_EN_0005_D Landscape Masterplan
- P25-0636_EN_0006_S1_B Play Space And Green Street Details
- P25-0636_EN_0006_S2_B Play Space And Green Street Details
- P25-0636_EN_0006_S3_B Play Space And Green Street Details
- 2502330-ACE-XX-00-DR-C-0101G Levels Strategy
- 2502330-ACE-XX-00-DR-C-0151F Drainage Strategy

- 2502330-ACE-XX-00-DR-C-0003G – Highway Layout
- 2502330-ACE-XX-00-DR-C-0004G – Refuse Vehicle Swept Path Analysis
- 2502330-ACE-XX-00-DR-C-0005G – Fire Tender Swept Path Analysis
- 2502330-ACE-XX-00-DR-C-0006E – Proposed Site Access
- 2502330-ACE-XX-00-DR-C-0011 – Fire Tender Swept Path Analysis on Rural Edge
- BAR-LGC-001_HTA-A_SK-260616-001 - Max Fire Hose Length Distance

Other documents submitted as part of the application but are dealt with as conditional matters from the outline permission (OP) and are therefore not approved as part of this application comprise –

- Sustainability Statement
- Preliminary Ecological Appraisal (October 2025)
- Biodiversity Net Gain Assessment: Design Stage (May 2026)
- Biodiversity Enhancement Strategy Revision D
- Biodiversity Statutory Metric (May 2026)
- Habitat Management and Monitoring Plan – CSA/7316/06/B
- 2502330-ACE-XX-XX-RP-C-0301 Drainage Tech Note appendices Rev C
- 2502330-ACE-XX-XX-RP-C-0601 Land at Talbot Way, Letchworth - Noise Assessment (Rev B)
- 02973 Land off Talbot Way Letchworth Sustainability Statement 130526
- 2502330-ACE-XX-00-RP-C-0101B Talbot Way, Letchworth - Transport Technical Note (Rev C)
- Sustainability Statement
- Sustainability update prepared by Turley (June 2026)
- Rural Edge Design Code (1-5)

Key Issues

Layout

Movement and access

Herts CC Highways have provided an updated response and this requested additional tracking drawings to illustrate that a fire tender can pass along the rural edge lane (now proposed at 3m wide). The applicant provided tracking drawings earlier this week and these have been shared with Herts CC Highways. Members are asked that in the event they resolve to approve the application, that this matter be delegated to officers to agree.

Refuse strategy

A response from the Waste Services Team has not been received. Officers consider that the proposed waste collection arrangements are broadly acceptable. Condition 22 on the outline permission requires waste storage and collection arrangements to be agreed prior to occupation of any dwellings. This matter can therefore be agreed via the condition.

Surface water drainage

Pursuant to conditions 3, 4 and 5 of the outline permission, the LLFA has now confirmed the submitted surface water details are satisfactory. These conditions can therefore be formally agreed as delegated matters. The matter of surface water drainage therefore does not require further consideration in context to the RM proposals under consideration.

Sustainability

An addendum to the Sustainability Statement submitted pursuant to condition 19 of the outline permission has been provided. This confirms that dwellings will include Air Source Heat Pumps and four no. solar PV panels per house. These measures will mean that the

development will exceed current building Regulations and include technologies that will be required in the emerging Future Homes Standard which comes into force 24th March 2027. As set out in the main report, this is a conditional matter from the outline permission. It does not form part of the considerations of this RM application and is provided for Members information only.

Other matters

Some of the elevation drawings omit side elevation details. The applicant has confirmed that the side elevations on these units will be mirrored to match the proposed elevation provided. An additional condition is therefore recommended to secure this matter and is set out below.

Recommendation

That reserved matters be APPROVED subject to:

- A) providing delegated powers to the Development and Conservation Manager to resolve outstanding highway matters;
- B) the updated plans and drawings listed above; and
- C) conditions as previously set out plus the additional conditions:

4. Approved elevation dwellings which do not include a fourth (side) elevation detailing shall be mirrored to match the side elevation provided.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development.

5. Any conditions recommended by Herts CC Highways.

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