

UPDATE 15 February 2026

Planning Control Committee Meeting 16 April 2026

Item 6

24/00326/FP Land at Campfield Way and Highover Road, Letchworth

Following publication of the committee report the following matters have been raised:

1. The stated 53% for social affordable housing tenure in para 4.8, 5.3.3(iv) and 5.13.4 of the affordable housing provision on site to be social rent should have read 51% social to 49% intermediate tenures. The change is requested by the applicant to enable a minimum 51% and flexibility for intermediate tenures to be built for social tenure instead. Officers were aware of the need for flexibility at the time of writing the report. This change does not affect the outcome of the planning balance.
2. The plans listed in paragraph 4.11 and 4.12 have been reviewed and should read as follows with changes highlighted in bold:
 - Location Plan CW-RTA-XX-XX-DR-A-00001 **PL03**
 - Existing site Plan CW-RTA-XX-XX-DR-A-00002 **PL02**
 - Existing site Plan with constraints CW-RTA-XX-XX-DR-A-00003 **PL02**
 - Existing Legal Ownership Plan CW-RTA-XX-XX-DR-A-00012 **PL02**
 - Existing site open spaces plan CW-RTA-XX-XX-DR-A-00013 **PL02**
 - Existing Bungalows-Elevations Sections & Plans CW-RTA-XX-XX-DR-A-00020 **PL02**
 - Existing Site Wide Elevations CW-RTA-XX-XX-DR-A-00030 **PL02**
 - Existing Site Wide Elevations CW-RTA-XX-XX-DR-A-00031 **PL02**
 - Bungalows Highover East & West Elevations CW-RTA-XX-XX-DR-A-00032 **PL02**
 - Existing Site Wide Elevations – Flat Icknield Way CW-RTA-XX-XX-DR-A-00033 **PL02**
 - Proposed Location Plan CW-RTA-XX-XX-DR-A-00100 **PL06**
 - Proposed Site Plan CW-RTA-XX-XX-DR-A-00101 PL13
 - Topographic CW-RTA-XX-XX-DR-A 00102 **PL06**
 - Constraints CW-RTA-XX-XX-DR-A 00103 **PL06**
 - Garden City Design Principle Overlay CW-RTA-XX-XX-DR-A-00104 **PL06**
 - Building Types Plan CW-RTA-XX-XX-DR-A 00112 PL07
 - Building Heights Plan CW-RTA-XX-XX-DR-A-00113 PL07
 - Parking Strategy CW-RTA-XX-XX-DR-A-00114 PL07
 - Amenity Strategy CW-RTA-XX-XX-DR-A-00115 PL07
 - Refuse Strategy CW-RTA-XX-XX-DR-A-00116 PL07
 - Fire Strategy CW-RTA-XX-XX-DR-A-00117 PL07
 - Existing site levels CW-RTA-XX-XX-DR-A-00118 PL03
 - Proposed Site Management Plan CW-RTA-XX-XX-DR-A-00119 PL03
 - Phasing Strategy CW-RTA-XX-XX-DR-A-00120 PL03
 - Hard & Soft Landscape Strategy CW-RTA-XX-XX-DR-A-00121, CW-RTA-XX-XX-DR-A-00122 and CW-RTA-XX-XX-DR-A-00123 **PL07**

- Character Areas - The Avenues CW-RTA-XX-XX-DR-A 00130 PL07
- Character Areas - The Lanes CW-RTA-XX-XX-DR-A-00131 PL07
- Campfield East and West Elevations CW-RTA-XX-XX-DR-A-00141 PL07
- Campfield North and South Elevations CW-RTA-XX-XX-DR-A 00142 PL04
- Campfield 'Accent' E&W Elevations CW-RTA-XX-XX-DR-A-00143 **PL03**
- Campfield 'Footpath' N&S Elevations CW-RTA-XX-XX-DR-A-00144 PL04
- Highover East and West Elevations CW-RTA-XX-XX-DR-A-00145 **PL03**
- Highover North and South Elevations CW-RTA-XX-XX-DR-A-00146 **PL03**
- 'Accent' North and South Elevations CW-RTA-XX-XX-DR-A-00147 **PL03**
- Highover East and West Elevations (Bungalows) CW-RTA-XX-XX-DR-A-00148 **PL03**
- Proposed Site Wide Elevations- Icknield Way CW-RTA-XX-XX-DR-A-00149 **PL03**
- Visualization Axonometric View 1 CW-RTA-XX-XX-DR-A-00161 **PL03**
- Visualization Axonometric View 2 CW-RTA-XX-XX-DR-A-00162 **PL03**
- Construction phasing CW-RTA-XX-XX-DR-A-00180 **PL06**
- Bldg A- Ground, First Floor and Roof Plans CW-RTA-XX-XX-DR-A-00210-
- Bldg A- North and East Elevations and Section CW-RTA-XX-XX-DR-A-00212-
- Bldg A- Southeast and West Elevations and Section CW-RTA-XX-XX-DR-A-00213
- Bldg F- Ground and First Floor Plans CW-RTA-XX-XX-DR-A-00220 **PL08**
- Bldg F- Second Floor and Roof Plans CW-RTA-XX-XX-DR-A-00221 **PL08**
- Bldg F- South & West Elevations and Sections CW-RTA-XX-XX-DR-A-00222 **PL09**
- Bldg F- North & East Elevations and Sections CW-RTA-XX-XX-DR-A-00223 **PL08**
- Bldg J- Ground, First Floor and Roof Plans CW-RTA-XX-XX-DR-A-00230 **PL08**
- Bldg J- South & Northeast Elevations and Sections CW-RTA-XX-XX-DR-A-00231 **PL09**
- Bldg J- North & West Elevations and Sections CW-RTA-XX-XX-DR-A-00232 **PL08**
- Bldg Type H,L Ground, First Floor & Roof Plans CW-RTA-XX-XX-DR-A-00240 **PL08**
- Bldg Type H,L Street, Elevations and Sections CW-RTA-XX-XX-DR-A-00241 **PL09**
- Bldg Type H,L Courtyard, Elevations and Sections CW-RTA-XX-XX-DR-A-00242 **PL08**
- Bldg P- Ground, First Floor & Roof Plans-.pdf CW-RTA-XX-XX-DR-A-00243 **PL02**
- Bldg P- Elevations CW-RTA-XX-XX-DR-A-00244 **PL03**
- Bldg Q- Ground, First Floor Plans CW-RTA-XX-XX-DR-A-00250 **PL09**
- Bldg Q- Second floor and Roof Plans CW-RTA-XX-XX-DR-A-00251 **PL08**
- Bldg Q- North & East Elevations and Sections CW-RTA-XX-XX-DR-A-00252 P11
- Bldg Q- South & West Elevations and Sections CW-RTA-XX-XX-DR-A-00253 **PL09**
- Bldg R- Ground Floor Plan & First Floor Plan CW-RTA-XX-XX-DR-A-00260 **PL09**

- Bldg R- Second Floor & Roof Plan CW-RTA-XX-XX-DR-A-00261 **PL09**
- Bldg R- North & East Elevations and Sections CW-RTA-XX-XX-DR-A-00262 P11
- Bldg R- South & West Elevations and Sections CW-RTA-XX-XX-DR-A-00263 **PL09**
- Bldg S- Plans, CW-RTA-XX-XX-DR-A-00270 **PL09**
- Bldg S- Elevations and Sections CW-RTA-XX-XX-DR-A-00271 **PL01**
- Bungalow Type B6 CW-RTA-XX-XX-DR-A-00280 **PL09**
- Bungalow Type B7 CW-RTA-XX-XX-DR-A-00281 **PL09**
- Bungalow Type B8 CW-RTA-XX-XX-DR-A-00282 **PL10**
- Bungalow Type B9 CW-RTA-XX-XX-DR-A-00283 **PL10**
- House Type HH CW-RTA-XX-XX-DR-A-00285 **PL10**
- Terrace T1 HB,HD CW-RTA-XX-XX-DR-A-00290 **PL09**
- Terrace T2 HB,HA,HD CW-RTA-XX-XX-DR-A-00291 P11
- Terrace T3 HE,HE CW-RTA-XX-XX-DR-A-00292 **PL09**
- Terrace T4 HC1,HC2,HC1 CW-RTA-XX-XX-DR-A-00293 PL10
- Terrace T5 HG,HF CW-RTA-XX-XX-DR-A-00294 **PL09**
- Terrace T6 HG,HG CW-RTA-XX-XX-DR-A-00295 **PL10**
- Terrace T7 B1,B2,B3 CW-RTA-XX-XX-DR-A-00296 **PL09**
- Terrace T7 B1,B2,B3 sections CW-RTA-XX-XX-DR-A-00297 **PL01**
- Terrace T8 B4,B5 CW-RTA-XX-XX-DR-A-00298 **PL10**
- Terrace T9 HA,HD CW-RTA-XX-XX-DR-A-00299 **PL02**
- Ancillary Bins and Substations 1 CW-RTA-XX-XX-DR-A-00310 **PL02**
- Ancillary Bins and Substations 2 CW-RTA-XX-XX-DR-A-00311 PL02
- Appearance 1 of 3 CW-RTA-XX-XX-DR-A-00300 **PL02**
- Appearance 2 of 3 CW-RTA-XX-XX-DR-A-00301 **PL04**
- Appearance 3 of 3 CW-RTA-XX-XX-DR-A-00302 **PL04**
- Appearance Details 9-16 CW-RTA-XX-XX-DR-A-00303 **PL01**
- Material Strategy CW-RTA-XX-XX-DR-A-00305 **PL03**
- Landscape Masterplan LOV23738 10I M
- Soft Landscape Proposals LOV23738 11 K-Sheet 1-6 revs S, and Whole Site S
- Hard Landscape Proposals LOV23738 12 G-Sheets 1-6 ACD revs J
- Proposed External Lighting 220113-ZZ-ZZ-DR-E-21001_S3_ P12
- Overland flow plan 11895_1104 GTA Civils Rev 5
- Site Levels 11895_1102 GTA Civils Rev 9
- Drainage strategy 11895_1101 GTA Civils Rev 10
- Phase 1 Drainage Strategy 11895_1103_P5 GTA Civils **Rev P8**
- Construction Traffic & Environmental Management Plan **Rev G** with appendices by Lovell

3. Paragraph 5.2.2 should read: *'It requires the main role of key settlement, such as **Letchworth** to be the main focus for new development.'*
4. Paragraph 5.2.3 should read: *'Letchworth is planned to accommodate around 2,000 in total between **the** Strategic Housing Site, other smaller site allocations for housing, sites within the existing urban area and any other 'windfall sites'.'*

5. In para. 5.3.3 (vi) it is noted that on site BNG provision would provide 8.13% and the remaining 1.87% would be delivered off site. This will be secured by conditions and legal obligations.
6. Paragraph 5.4.1 should read: *Section **71 and 72** of The Planning (Listed Building and Conservation Area) Act 1990 (the LBCA Act) stipulates that when considering whether to grant planning permission for development which affects a conservation area, or its setting, special regard shall be had to the desirability of preserving **or enhancing the character and appearance of that area**. Effect upon **the conservation area** therefore should be given considerable importance and weight. Relevant factors include the extent of assessed harm and the heritage value of the heritage asset in question.*
7. Paragraph 5.4.20-5.4.22 should be replaced with the following text:

5.4.20 The Historic Environment office at the County Council has identified the Area of Archaeological Significance (AAS) no.88 and Scheduled Monument of Wilbury Hill (SM29387) and two bowl barrows (SM20636), which reflect prehistoric features and neolithic flint tools, Romans finds and medieval burials. As there is potential; for archaeological remains on this site in close proximity, the site has been the subject of a desk-based assessment and pre-determination trial trenching investigations.

5.4.21 On submission of a report on pre-determination trial trenching, HCC Historic Environment have confirmed that they do not object to the proposals because the investigations did not reveal any heritage assets with archaeological significance that would prevent development, but that the site does retain potential for heritage assets to exist and should be investigated and reported. The County Archaeologist states: 'The site lies on the top of a hill within a rich archaeological landscape. Roman occupation is often found at approximately 1km intervals and a recently discovered Roman settlement to the south of the railway line at Highover Farm supports this theory. Our site is in an ideal location to host similar archaeology. Recent communication from North Herts Museum Service notes that archaeological investigations were conducted to the south of the site in 1974... These found heritage assets that may date from the Bronze or Iron Ages and include archaeological features which appear to continue towards the site.' Conditions are recommended should permission be granted and set out below, to ensure the WSI is agreed for below ground archaeology, and for the recording of standing structures.

5.4.22 Overall, as there were no significant finds found on the site during trail trenching, the proposed conditions following pre-determination trial trenching are proportionate and a balanced response. The proposals are therefore in accordance with NPPF paragraph 199 and 203 and NHLP Policy HE4. This matter weighs as neutral in the planning balance.

8. The HCC Growth and Infrastructure team noticed an additional contribution in the table of heads of terms at para 5.13.4 which reflects a previous version of comments. This line of the table is to be deleted:

Waste Service (HCC)	Indicative contributions of £125,624 (to be index linked) towards increasing capacity at Letchworth Recycling Centre or provision to serve the development and/or provision serving the development	As above
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9. The table in paragraph 5.14.5 should be updated to reflect the discussion in proceeding sections of the committee report, with corrections to the increased weight given to masterplan and urban design and flood risk and drainage, highlighted in bold in the following replacement table. This adds further weight to the benefits of the proposals compared to paragraph 6.1.2, with no further or increased weight given to the harm, and so the conclusion of Officers remains the same.

Issue	Effect	Weight
Provision of 157 affordable homes	Benefit*	Very significant
Masterplan and urban design	Benefit*	Significant
Sustainability credentials	Benefit*	Moderate
Ecology	Benefit*	Moderate
Flood risk and drainage	Benefit*	Moderate
Heritage	Less than substantial harm*	Great
Planning obligations	Neutral*	None
Trees and Greenspaces	Neutral*	None
Archaeology	Neutral*	None
Highways	Neutral*	None
Environmental health	Neutral*	None
Residential amenity	Neutral*	None
Primary healthcare	Neutral*	None

10. Further to paragraph 8.1 and 10.1(c) Officers confirm that the applicant has now given their written agreement to pre-commencement conditions meaning that the resolution at paragraph 10.1 can remove point C) and read as follows:

That outline planning permission is resolved to be GRANTED subject the following:

A) The completion of a satisfactory legal agreement, and the applicant agreeing to extend the statutory period in order to complete the agreement if required; and

B) Providing delegated powers to the Development and Conservation Manager to finalise a NHS contribution, and to update conditions and informatives with minor amendments as required;

C) ~~The written agreement of the applicant to pre-commencement conditions; and~~

D) Conditions as set out below:... (see committee report)