

## Agenda Item 5

<u>Location:</u>	<b>Land To The East Of Talbot Way And Kristiansand Way And Flint Road Allotments Flint Road Letchworth Garden City Hertfordshire SG6 1TY</b>
<u>Applicant:</u>	<b>Barratt David Wilson Homes (North Thames)</b>
<u>Proposal:</u>	<b>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</b>
<u>Ref. No:</u>	<b>25/03084/RM</b>
<u>Officer:</u>	<b>Peter Bull</b>

### 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 24<sup>th</sup> 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.