



3rd February 2026
Our Ref: 24.5075

120 Bermondsey Street
London
SE1 3TX

North Herts Council
Council Offices
Gernon Rd
Letchworth Garden City
SG6 3JF

Dear Peter,

Re: Approval of details pursuant to Conditions 9, 10, 11 and 22 of planning application ref: 21/00504/OP at Land to the East of Talbot Way and Kristiansand Way and Flint Road Allotments, Flint Road, Letchworth Garden City, Hertfordshire, SG6 1TY

On behalf of our clients, BDW North Thames, we hereby submit details pursuant to the full discharge of Conditions 9, 10, 11 and 22 of the above outline planning permission 21/00504/OP.

Condition 9

Condition 9 reads:

"The development hereby approved shall not be occupied until additional plans have been submitted to and approved in writing by the Local Planning Authority, which show the detailed engineering designs and construction of the vehicle access and associated highway works, as shown indicatively on drawing number D7906.001 Landscape GA plan. These works shall be constructed in accordance with the approved details and the development shall not be occupied until they are fully completed.

Reason: To ensure the provision of a vehicle access which is safe, suitable and sustainable for all highway users and in accordance with Policy T1 of the North Hertfordshire Local Plan 2011-2031."

To support the full discharge of Condition 9, a Site Access Plan has been prepared by Ardent Consulting Engineers and is submitted alongside this application.

Conditions 10 & 11

Condition 10 reads:

"The development hereby approved shall not be occupied until additional plans



have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the highway improvement works to Flint Road and Blackhorse Road, as shown indicatively on drawing number 23045815-STR-HGN100-DR-D-00101 Rev P0. This includes pedestrian dropped kerbs and tactile paving at side roads along the route and widening of the existing footway to 2 metres unless otherwise agreed in writing. These works shall be constructed in full and in accordance with the approved details prior to the occupation of the development.

Reason: To ensure users of the development can travel safely, freely and sustainably to key destinations and to comply with Policies T1, SP6 and SP9 of the North Hertfordshire Local Plan."

Condition 11 reads:

"Prior to commencement of above ground works, a detailed scheme for the upgrading of the two existing bus stops closest to the site along Green Lane (just to the north of the junction with Blackhorse Road), to include raised Kassel kerbing and shelters shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include timing of implementation of the works.

Reason: To encourage users of the development to use sustainable modes of transport in accordance with Policy SP6 of the North Hertfordshire Local Plan 2011-2031"

Detail to satisfy the requirements to fully discharge both conditions 10 and 11 is contained within the General Arrangement Plan prepared by Ardent Consulting Engineers and is submitted alongside this application.

Condition 22

Condition 22 reads:

"No dwelling shall be occupied until a scheme setting out details of all on-site household refuse and recycling storage and collection facilities (and including details of any enclosures or screening) to serve each dwelling have been submitted to and approved in writing by the local planning authority. The scheme shall also include arrangements for management of any other waste generated by the development. All such facilities shall be provided in accordance with the approved details prior to the first occupation of the corresponding dwellings and shall be maintained and retained thereafter

Reason: To facilitate refuse and recycling collection. To protect the amenities of nearby residents and occupiers in the interests of visual amenity and to comply with Policies D1 and D3 of the North Hertfordshire Local Plan 2011-2031."



To support the full discharge of condition 22, a Refuse Strategy Plan and Refuse Store Plan has been prepared by HTA Design LLP and is submitted alongside this application.

I trust you have everything you need to discharge these conditions in full. However please do not hesitate to contact me if you have any queries or if there is anything further you need.

Yours sincerely

Jordan Davies
Planner

