

Mrs S Kasparian
Planning Department
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Our ref: SRS/503/55/1/Let

Date: 13 December 2024

Dear Sarah,

Re: Highover Farm, Hitchin – Submission of Infrastructure Reserved Matters (RM) Application in Respect of 18/01154/OP and the Discharge of Associated Conditions

I am instructed by Barratt David Wilson to submit the first reserved matters application following the grant of outline planning permission, 18/01154/OP. The application is for the strategic infrastructure – the spine road (known as The Avenue) and site drainage (infiltration basin, attenuation pond, swales and drainage runs) – and is referred to as the Infrastructure Reserved Matters (RM) Application within the submission documents.

In addition, the application includes the required details to effect the partial discharge of conditions 7, 9, 11, which are specifically identified as reserved matters where relevant details have to be submitted as part of each reserved matter application, as agreed in discussion with yourself. Conditions 10 (waste management) and 12 (sustainability strategy) are not considered relevant to this Infrastructure RM Application.

The portal reference for the submission is pp-13302859.

The application comprises –

- The relevant forms and certificates
- This covering letter
- A Planning, Design and Access Statement
- An Environmental Impact Assessment Technical Note
- Design Code
- Tree Survey
- All necessary plans – these are detailed in full on the accompanying Documentation Table

The strategic infrastructure detail contained within this RM Application is in accordance with both the principles set in the outline planning permission, the approved Strategic Masterplan Framework and the subsequent Design Code.

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Separate S278 and S38 submissions as necessary, have already been made to the Highway Authority and are going through that approval process.

For the avoidance of doubt, in respect of the partial discharge of conditions, the following should be noted –

- A partial discharge of conditions 7, 9, 11 are herein applied for – partial because each reserved matter application is required to provide the relevant detail under these conditions – it is recognised that these three conditions will not be fully discharged until all reserved matters have been submitted and approved.
- The relevant plans and documents pertaining to each of these conditions are referenced and specifically noted within the Planning, Design and Access Statement accompanying this application.
- Conditions 10 – waste management, and condition 12 – sustainability strategy, are concerned with matters that do not affect or are not considered relevant to the provision of strategic infrastructure. No details or information is therefore supplied in respect of these conditions as part of this Infrastructure RM Application.

I look forward to receiving reserved matters consent and associated condition discharges in due course. Should you have any queries with the submission, please do not hesitate to contact me.

Yours sincerely,

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