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Date: 27 March 2025

Ref: 33313452500/A5/PD

Naomi Reynard

North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Naomi,

PLANNING APPLICATION 24/02889/FP: ROUNDWOOD, BACK LANE, GRAVELEY

I write on behalf of Croudace Homes with regards to planning application 24/02889/FP at Roundwood, Back Lane. Following the receipt of consultation responses, we have undertaken a review of the application and made some minor changes in line with those comments received. This letter therefore supports an amendment package for the Council to consider in relation to the application, and also responds to further points raised.

Amendment Content

The table below sets out the plans supported as part of this amendment package. It should be read in conjunction with the list of submitted documents within Appendix 2 of the original Planning Statement.

Original Plan	Description	New Plan
DES-716-101-0	Site Layout Plan	DES-716-101-1
DES-716-102-0	Tenure Locations Plan	DES-716-102-1
DES-716-103-0	Housing Mix Plan	DES-716-103-1
DES-716-104-0	Housing Typologies Plan	DES-716-104-1
DES-716-105-0	Storey Heights Plan	DES-716-105-1
DES-716-106-0	Elevational Materials Plan	DES-716-106-1
DES-716-107-0	Roof Materials Plan	DES-716-107-1
DES-716-108-0	Enclosures Plan	DES-716-108-1
DES-716-109-0	Surface Materials Plan	DES-716-109-1
DES-716-110-0	Parking Locations Plan	DES-716-110-1

DES-716-111-0	Refuse Servicing Plan	DES-716-111-1
DES-716-112-0	Indicative Services and Lighting Plan	DES-716-112-1
DES-716-113-0	The Green Collection Locations Plan	DES-716-113-1
N/A	Fire Appliance Access Plan	DES-716-114-1
DES-716-227-0	House Type ROSE Plans & elevations – plots 276 as 259 273 275 Handed	DES-716-227-1
DES-716-259-0	House Type WAGTAIL Plan & Elevations – plots 88 as 114 Handed	DES-716-259-1
DES-716-260-0	Flat Block Type A and B Plans – Plots 64-81 93-101 121-138 150-158 228-245	DES-716-260-1
DES-716-266-0	Carports Plans and Elevations Sheet 1	DES-716-266-1
DES-716-267-0	Carports Plans and Elevations Sheet 2	DES-716-267-1
DES-716-268-0	Garage Plans and Elevations Sheet 1	DES-716-268-1
DES-716-301-0	Street Scene Sheet 2 of 2	DES-716-301-1
10666 NPA XX XX DR L 3010 S4 P05	Landscape GA Plan	10666 NPA XX XX DR L 3010 S4 P06
10666 NPA XX XX DR L 4102 S04 P01	Landscape Section Sheet 2	10666 NPA XX XX DR L 4102 S04 P02
10666 NPA XX XX DR L 4103 S04 P01	Landscape Section Sheet 3	10666 NPA XX XX DR L 4103 S04 P02
10666-NPA-XX-XX-DR-L-5101-S4-P0	Planting Plan Sheet 1	10666-NPA-XX-XX-DR-L-5101-S4-P02
10666-NPA-XX-XX-DR-L-5102-S4-P01	Planting Plan Sheet 2	10666-NPA-XX-XX-DR-L-5102-S4-P02
10666-NPA-XX-XX-DR-L-5103-S4-P01	Planting Plan Sheet 3	10666-NPA-XX-XX-DR-L-5103-S4-P02
10666-NPA-XX-XX-DR-L-5104-S4-P01	Planting Plan Sheet 4	10666-NPA-XX-XX-DR-L-5104-S4-P02
10666-NPA-XX-XX-DR-L-5105-S4-P01	Planting Plan Sheet 5	10666-NPA-XX-XX-DR-L-5105-S4-P02

10666-NPA-XX-XX-DR-L-5107-S4-P01	Planting Plan Sheet 7	10666-NPA-XX-XX-DR-L-5107-S4-P02
10666-NPA-XX-XX-DR-L-5108-S4-P01	Planting Plan Sheet 8	10666-NPA-XX-XX-DR-L-5108-S4-P02
10666-NPA-XX-XX-DR-L-5110-S4-P01	Planting Plan Sheet 10	10666-NPA-XX-XX-DR-L-5110-S4-P02
25521-ENV-0401 October 2023	Air Quality Assessment	25521-ENV-0401 Rev A March 2025
25521-ENV-0402 October 2023	Acoustics Assessment	25521-ENV-0402 Rev B March 2025
Within Transport Assessment	General Arrangement	2105-037.PL100(B)
Within Transport Assessment	Proposed Internal Junction Locations Overview Plan	2105-037.PL104(B)
Within Transport Assessment	Proposed Internal Junctions Design Sheet 1 of 3	2105-037.PL105(B)
Within Transport Assessment	Proposed Internal Junctions Design Sheet 2 of 3	2105-037.PL106(B)
Within Transport Assessment	Proposed Internal Junctions Design Sheet 3 of 3	2105-037.PL107(B)
Within Transport Assessment	Site Overview with Speed Limit Changes	2105-037.PL109(A)
Within Transport Assessment	Junction Visibility Plan	2105-037.VS01(A)
Within Transport Assessment	Junction Forward Visibility Plan	2105-037.VS02(A)
Within Transport Assessment	Tracking RCV	2105-037.SP04(C)
-	Tracking RCV Northbound	2105-037.SP07
-	Tracking RCV Southbound	2105-037.SP08

For the avoidance of doubt, no other plans or technical documents that formed part of the original submission have been amended.

Proposed Amendments

The amendment package makes a number of minor changes to the layout of the proposal, and all plans have been updated to ensure consistency. A summary of the changes is set out in the table points below:

Plot Number Reference / Location / Drawing Reference	Amendment
Plot 3, 8, 184, 259, 262, 270-276, 278, 279, 281	Visitor spaces annotation removed from driveways and allocated as on-plot parking space for the individual home
Plots 3 & 5	Shared surface between plots extended slightly to accommodate fire appliance turning
Plots 6 & 7	Adjacent road and verge width amended. Road widened to 4.6m for fire appliance turning. Visitor parking space added
Plots 11-14	Road width amended and parking adjusted to suit. Tree added opposite Plot 13
Plots 15-18	Road and verge width amended for fire appliance turning
Plots 59 & 113	Carport and parking arrangement to the rear of plots garden amended. Adjustments to frontage landscape for refuse turning. Carport drawing references updated to suit
Plots 88 & 114	Building location adjusted to suit above and private bin store added adjacent to plot (to the north of the building). DES-716-259-1 House Type WAGTAIL Plans and Elevations drawing amended to suit
Flat Block A (Plot 64-72) Parking Court	Additional parking space added for wheelchair home. Note, Wheelchair parking spaces have been identified for all parking courts. Annotation added to building to identify location of wheelchair home to plot 66. Flat Block General Arrangement drawing updated to illustrate 1 bed WCH home as required
Plots 82 & 92	Green Spine east-west pedestrian link widened slightly to allow fire appliance access and turning to access plots
Plot 169, 173, 177, 192, 196, 217-219	Rear garden boundary amended to omit acute angle/unusable space where possible
Plots 172-174	Carports reorganised following feedback from Sales. Plot 174 garden increased in length
Plots 174 & 195	Emergency access widened slightly to accommodate fire appliance turning/access
Flat Block H (Plot 228-236)	Building handed to meet fire hose distance requirements. Landscape adjusted slightly to suit. Flat block general arrangement drawing reference updated (DES-716-260-1 Flat Block Type A and B Plans)
Plot 263	Road to front adjusted for fire appliance access
Plots 271 & 272	Position of buildings adjusted slight carriageway geometry amended to accommodate refuse tracking turning
Plot 275	Garage position amended slightly to accommodate fire appliance turning
Plots 279-281	Road width adjusted slightly to accommodate visitor parking and pedestrian footpath location adjusted to suit

Plots 254 & 255	Junction geometry adjusted to suit refuse vehicle turning
Drawing: DES-716-107 Roof Materials Plan, DES-716-301 Street Scene Sheet 2 of 2 and DES-716-227 House Type ROSE Plans and Elevation	Roof colours updated to plots 259, 273, 275 and 276. Street scene drawing updated to suit along with associated house type
Drawing: DES-716-108 Enclosures Plan	Western boundary fence specification, to Roundwood, updated as requested
Drawing: DES-716-110 Parking Locations Plan	Amended to illustrate to visitor space relocation and re-provision of on-plot spaces
Drawing: DES-716-111 Refuse Servicing Plan	Refuse tracking added for clarity
Drawing: DES-716-114 Fire Appliance Access Plan	Drawing added to illustrate compliance with Building Regulation Approved Document B5 (Fire Appliance access)

The changes as described are reflected on the layout plans provided, and the landscape plans have been updated accordingly.

Nationally Prescribed Space Standards

To confirm, all dwellings proposed on the site are designed to meet the minimum size requirements set out within the Nationally Prescribed Space Standards. This is also set out in page 36 of the Design and Access Statement.

Parish Council Comments

Consultation comments have been received from Graveley and Weston Parish Council's as well as Great Ashby Community Council. Comments in response to these submissions are set out below:

Graveley Parish Council

The Parish Council has set out a number of suggestions for contributions to the Section 106 Agreement that could assist in mitigating any impact to Graveley village. All of the suggestions are considered to sit within strand 2 as defined by the Local Highways Authority. The proposal seeks the payment of a capped figure within strand 2, which will then be spent on identified projects. Control of that spending would fall to Hertfordshire County Council. The Section 106 Agreement would not therefore need to make specific reference to the six suggested schemes.

Matters regarding the impact upon Back Lane are covered within the Transport Assessment that formed part of the original submission.

Weston Parish Council

Weston Parish Council set out four key areas they wish to see addressed. Firstly, they query the traffic implications for Back Lane and Weston. The Transport Assessment has provided a detailed rationale behind the traffic figures used, and the methodology has been agreed with the Local Highways Authority. On the emergency access, the applicant is keen to ensure this feature will be secure and not allow for non-emergency vehicles to pass. Finalised details as to how to ensure its suitability can be secured through condition.

As per the comments relating to Graveley above, any contributions to road safety measures would come from the strand 2 pot.

Finally, the Parish Council seek to ensure that no delivery traffic approaches the site from the west or north. Detail of routing will be agreed through a Construction Environmental Management Plan, likely to be secured through a planning condition.

Great Ashby Community Council

The Great Ashby Community Council response identifies a number of areas of concern with regard the application. It is considered that a number of these queries are clearly set out within the documentation that supports this application. This is particularly the case regarding highway matters.

Comment is made in relation to the lack of GP surgery or school onsite. On school matters, it was agreed that a scheme of size would not necessitate a school of its own, and would make financial contributions to mitigate any harm caused. Hertfordshire County Council agree with this stance. It is noted that new primary schools are proposed at the GA2 and NS1 schemes. Regarding health services, the applicant has been in discussions with the NHS regarding local provision. It is agreed the site is not viable for a new facility and therefore financial contributions will be made, to be secured through the Section 106 Agreement.

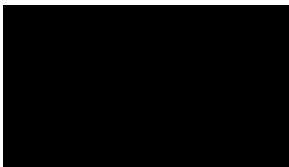
Regarding the multi-functional green infrastructure, the scheme involves a play-on-the-way scheme, which was devised in conjunction with officers during the pre-application process. The scheme also includes a walking route around the whole site, with further areas of open space and an orchard. It is noted that the southern mitigation basins are not suitable for children. That is given its practical function for drainage on site. The plan seeks to keep part of the basins as wet all year round to encourage biodiversity.

Regarding the repair to the Neighbourhood Centre car park, the applicant questions whether usage from the development would justify a full contribution in line with the relevant tests set out in national planning guidance. This is especially the case given the cycle link proposed to Botany Bay Lane, which will make cycling to the Neighbourhood Centre a viable alternative to the car. The applicant does not object to the principle of contributing to the Neighbourhood Centre. However, it must be a justified amount linked to the likely usage from the proposals or to a specific scheme on site, rather than a standard charge per head as recommended.

Regarding allotments, discussion continue regarding how contributions to allotment provision can come forward.

Other recommended contributions include a number of identified highway works. These would again fall within the Local Highway Authorities strand 2 category, where payment will be aimed at schemes to mitigate impacts from the development.

Yours sincerely,



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