

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

St Jacobs Hall
Laxfield
Woodbridge
IP13 8HY

18 November 2025

Dear Sir/Madam

Reference: 23/02221/FP – Change of Use of Field to Dog Walking Field Including Installation of Fencing. Retention and Completion of Existing Agricultural Track & Visitor Parking Area (As Amended by Plan Received 15th November 2023)

Address: Land to the West of High Street, Graveley, Stevenage, Herts, SG4 7LE

S73 Application for the Variation of Condition 5:

Condition 5 of Planning Permission 23/02221/FP is worded as follows:

Prior to the first use of the development hereby permitted the vehicular access improvements, as indicated on drawing number GROWWS-1-1-003, shall be completed and thereafter retained in accordance with details/specifications submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The site shall be operated as in line with the procedures set out in the applicant's Highway Response Letter without restricting booking for non-motorised users.

Reason: To ensure construction of a satisfactory access and satisfactory operation of the site in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

This application seeks the variation of Condition 5 to be worded as follows:

The vehicular access improvements, as indicated on drawing number GROWWS-1-1-003B, shall be completed and thereafter retained for the duration that the site operates as a dog walking field. The site shall be operated in line with the procedures set out in the applicant's Highway Response Letter without restricting booking for non-motorised users.

Reason: To ensure construction of a satisfactory access and satisfactory operation of the site in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

Submitted Documents

Plan Reference GROWWS-1-1-003B

Applicant's Highways Response Letter

Following permission, the applicants completed the construction of the access track, visitor parking area and fencing in line with details shown in Plan Reference GROWWS-1-1-003B.

The Graveley site opened on 12 April 2024 and has been operated in line with the Highways Response Letter referred to in Condition 5 and submitted as part of this application.

The site has therefore been operating in compliance with Condition 5 however, the discharge of the original condition was overlooked. As the site is operational and the terms of the condition require discharge prior to first use, we are unable to discharge this condition retrospectively.

The re-wording of this condition would therefore maintain the compliance requirement and fulfil the reason for the condition and we therefore dutifully request that this variation of condition application be permitted.

Yours faithfully



Deborah Rice
Director

SBRice Ltd

