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Our Ref: MB018

23rd September 2024

Alex Howard
Planning Services
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG63JF

Dear Alex,

Application Ref. 24/01496/FP - 3-5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH

This letter has been prepared by SPD Studio on behalf of the applicant Settle Group in connection with the planning application at 3-5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH (ref: 24/01496/FP) for the following development:

'Erection of one 3 storey building comprising of 15 dwellings with associated access, landscaping and parking following demolition of existing dwellings and garage.'

A number of statutory consultee comments have been received in connection to this application and this letter covers the applicant team responses to the issues raised.

Hertfordshire Constabulary - Secure by Design

The key comments are summarised as follows:

- Request to engage with Hertfordshire Constabulary's Crime Prevention Design Service.
- Concern over access to ground floor units, request for hostile planting in front of doors/windows to deter offenders.
- Concern regarding natural surveillance of the parking area from the proposed flats.

Applicant Team Response:

- The proposed landscaping drawings have been updated to incorporate hostile planting in relevant areas.
- The comments regarding natural surveillance of the parking area are acknowledged however the design of the building is required to work hard to deliver suitable living space, private amenity space, car parking and other communal facilities i.e. bin and bike store. We have located 'active rooms' in the most appropriate areas with bedrooms located away from the communal walkways in order to ensure privacy and reduce potential for noise disturbance. The bin store is required to be located adjacent to the car parking area in order to meet minimum drag distances. The central courtyard area



at ground floor and deck access on upper floors are also considered to provide a level of natural surveillance to the car parking areas, alongside 'active rooms' and balconies.

- The car parking along the northwestern boundary will also be visible from the highway and adjacent properties.

Hertfordshire County Council Highways

The key comments are summarised as follows:

- Given the relative number of residential units of the development, the proposal is not expected to have any significant/detrimental impact on the operation of the local highway network.
- The proposal could result in the loss of dedicated car parking spaces, the HA considers any loss of on-site car parking could lead to an overspill of parking onto the highway, therefore the loss of the garages need to be taken into consideration in any impact assessment and the following further information is required.
- Request to quantify the number of existing garages and parking bays within the red line boundary and substantiate actual usage of the garages.
- Quantify the net loss of garages from the proposed development and the potential displaced number of parking onto the local highway network. Are the lost garages being replaced by proposed new parking spaces, if so how many and what is the deficient number?

Applicant Team Response:

The existing garages (with the exception of two which remain in private ownership), are being demolished as they are low quality and no longer fit for purpose. The proposal will reprovide car parking spaces within the red line boundary. The proposal will not result in any loss in parking spaces and will in fact provide an uplift, quantified as follows:

- Existing Garages (to be demolished) - 18
- Proposed Parking Bays - 26

Please refer to the Proposed Site Layout Plan (ref. MB018.300.13) for the location of the proposed parking spaces. The submitted Design and Access Statement has also been updated to make this provision clearer.

Local Lead Flood Authority

The key comments are summarised as follows:

- FEH rainfall data should be used instead of FSR.
- Cv of 1 to be used as the coefficient.
- LLFA confusion over total impermeable area due to the external parking bays not being included.
- Further explanation is required as to why further SuDS have not been used.

Applicant Team Response:

An updated Flood Risk Assessment has been prepared to address these comments.

NHDC Urban Design

The key comments are summarised as follows:

- Queried the bin/cycle store size requirements
- Suggested improvements to the front entrance/façade to 'celebrate' the entrance
- Suggested changes to roof section and window treatment at 2nd floor
- Suggestion to add additional glazing to northern façade



Applicant Team Response:

The comments raised have been acknowledged and various changes have been made in response. It was agreed during our meeting on 11th September that the proposed changes are considered an appropriate response to the comments made and are reflected in the revised drawing pack that accompanies this letter.

It is noted that responses were also received from the following statutory consultees however no objections were raised subject to the inclusion of relevant conditions:

- Anglian Water
- Hertfordshire County Council Growth & Infrastructure Unit
- Hertfordshire County Council Minerals & Waste Policy Team
- North Herts Council Ecology Team
- North Herts Council Environmental Health Team
- North Herts Council Housing Supply Officer

Please find enclosed the following updated documentation, to be read alongside this letter, in response to the consultee comments:

- Drawings Pack - Prepared by SPD Studio;
- Design and Access Statement - Prepared by SPD Studio;
- Flood Risk Statement - Prepared by SPD Studio; and
- Landscaping Proposals (including specification and management plan) - Prepared by Open Spaces.

We trust that this additional information will satisfy any concerns raised by consultees. Should you have any queries or require any further information please do not hesitate to contact me.

Kind regards,

Ellen Nicholson
Senior Town Planner
SPD Studio