



Our Ref: T23_011_C1

6th November 2025

Anne McDonald
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Dear Anne,

RE: 20/01714/FP Foundation House, Icknield Way, Letchworth Garden City, Hertfordshire, SG6 1GD Non Material Amendment

Further to correspondence between yourself and my colleague Darren Mulhare, please find enclosed NMA application to vary the wording of condition 17 at the above named site.

Condition 17 of the planning permission is currently worded as follows:

17. Prior to the first occupation of the development hereby permitted any disused accesses shall be closed and the footway shall be reinstated along the frontage of the site to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction. Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

The S278 application associated with the works described above was submitted in December 2023, with Technical Approval finally being issued by Highways on 29th May 2025.

It was our intention to complete the works on site promptly following receipt of Technical Approval. However, the subsequent legal process has further delayed commencement of the works on site.

We have arranged signed engrossments to be couriered and returned to Highways twice now – both times this was turned around in under 48 hours. The second set of engrossments were delivered to Highways on 30th October 2025. Despite our efforts, we have been advised that Highways need the sealed agreement in order to commence their review of the road permit application.

The permit application was submitted to Highways in June 2025 and it still yet to be reviewed/approved.

Hill are the Main Contractor constructing this 100% Affordable Housing scheme on behalf of First Garden Cities Homes. The units are ready to be occupied, however, due to the aforementioned delays to the S278, our client is unable to move residents in to the development.

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Hill The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN

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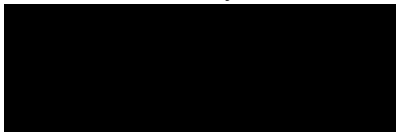


Following the above we propose to re word condition 17 as follows:

*17. Prior to the first occupation of **the 19th Unit** in the development hereby permitted any disused accesses shall be closed and the footway shall be reinstated along the frontage of the site to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction. Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).*

We trust the above is satisfactory to enable the NMA to be determined however please let us know if any additional information is required.

Yours Sincerely,



Harry Howard
Senior Technical Coordinator
Hill Partnerships

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