



Talbot Way, Letchworth

RURAL EDGE DESIGN CODE

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November 2025
Revision B

Letchworth
Garden City
Heritage Foundation



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WHERE QUALITY LIVES





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INTRODUCTION

Introduction

DOCUMENT PURPOSE

The Purpose of this Design Code is to control the appearance of new development on site LG3 in accordance with Condition 16 of Outline Planning Permission 21/00504/OP.

IMPORTANCE OF EDGE OF SETTLEMENT

The edge of Letchworth Garden City has particular distinctive qualities that this Design Code aims to preserve in new development at site LG3 in accordance with policies SP9 and D1 in the North Hertfordshire Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework.

WHERE DOES THE PARCEL CODE APPLY TO

The area that the Rural Edge Design Code applies to is shown on the right. The Code focuses on elements that have a significant relationship to the Woodland Edge and which will define the qualities of the appearance and experience of encountering the edge of Letchworth Garden City from the surrounding countryside.



Location of Site LG3 on the North-East edge of Letchworth Garden City



The area covered by the Rural Edge Design Code is outlined in red dashed line in the illustration above.

CODE REQUIREMENTS

The full text of Condition 16 is shown on the right, and each point is addressed in this Code.

Related points are addressed together in sections as shown in the second column.

Condition 16

Prior to or concurrent with the submission of any reserved matters application a Design Code for the rural edge lane and adjacent block design as indicated on Figure 35 shall be submitted to and approved in writing by the Local Planning authority to build upon the submitted Masterplan Framework.. The Design Code shall include details of the following:

Cross sections and long sections for:

- Building line
- Building typologies and heights
- Setbacks and gardens
- Spaces between buildings
- Building alignment
- Architectural principles and materials palette
- Boundary treatments
- Parking typologies and design
- Parcel edge landscaping
- Sustainable urban drainage details
- Carriageway and shared surfacing treatment/design
- Details of intersections with secondary streets
- Location and species of plot and street tree planting/landscaping
- Peripheral edge planting
- New woodland planting
- Lighting design

Reason: To ensure good quality design in accordance with Policies SP9 and D1 of the North Hertfordshire Local Plan 2011-2031 and in accordance with the Section 12 of the National Planning Policy Framework.

