



Site LG3, Letchworth

DESIGN & ACCESS STATEMENT

Presented by
HTA Design LLP on behalf of
David Wilson North Thames

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Revision A



Letchworth
Garden City
Heritage Foundation



DAVID WILSON HOMES
WHERE QUALITY LIVES



1.	Introduction	03	6.	Proposed Landscape	45
	Key Stakeholders and Project Timeline	05		Masterplan	46
	The Site	06		Gateway Green	47
2.	Vision	07		Village Green	48
				Eastern Green Streets	50
3.	Assessment	09		Western Green Streets	51
	Planning Context	10		South-East SuDS basin	52
	Local Context	12	7.	Photobook	53
4.	Design Concept and Development	17			
	Concept	18			
	Frameworks	19			
	Engagement with LGCHF	26			
	Engagement with NHDC and HCC	28			
5.	Proposed Layout and Appearance	29			
	Proposed Layout	30			
	Character Areas	39			
	Appearance	40			

1. INTRODUCTION

Introduction

AN EXEMPLAR SUSTAINABLE COMMUNITY

Our proposals for new homes on Site LG3 developed with extensive and detailed feedback from Letchworth Garden City Heritage Foundation's (LGCHF) Governors and consultants, and with input from North Herts Council's (NHC) Planning and Design officers and Hertfordshire County Council's Highways officer.

We are confident the proposed design of open spaces and streets, and of new energy efficient homes, will create a positive addition to the historic Garden City, and a healthy and sustainable environment for new residents.

DAS SCOPE

This Design and Access Statement describes the process of Assessment, Design Concept, Design Development and Developed Proposals used to create the submission.

The project timeline and the unique relationship with the LGCHF are summarised on the following pages.



KEY STAKEHOLDERS

The Letchworth Garden City Heritage Foundation (LGCHF) is a unique place-based foundation with a vision to make the world's first Garden City a great place for everyone to live, work and visit.

The Foundation is made up of professionals and lay members elected from residents, and manages assets and investments to care for the Garden City estate, including the development of the LG3 Site. The Foundation employed Allies and Morrison Urban Practitioners to review our proposals for LG3 at key points during design development.

Letchworth Garden City is in North Herts District and the Council has identified site LG3 in its North Hertfordshire Local Plan 2011-2031. Planning Officers and other relevant Council stakeholders reviewed proposals as they developed, and provided feedback during and after a pre-application meeting on 9th July. Hertfordshire County Council are responsible for highways advice, and were also consulted in the run up to submission.

PROJECT TIMELINE

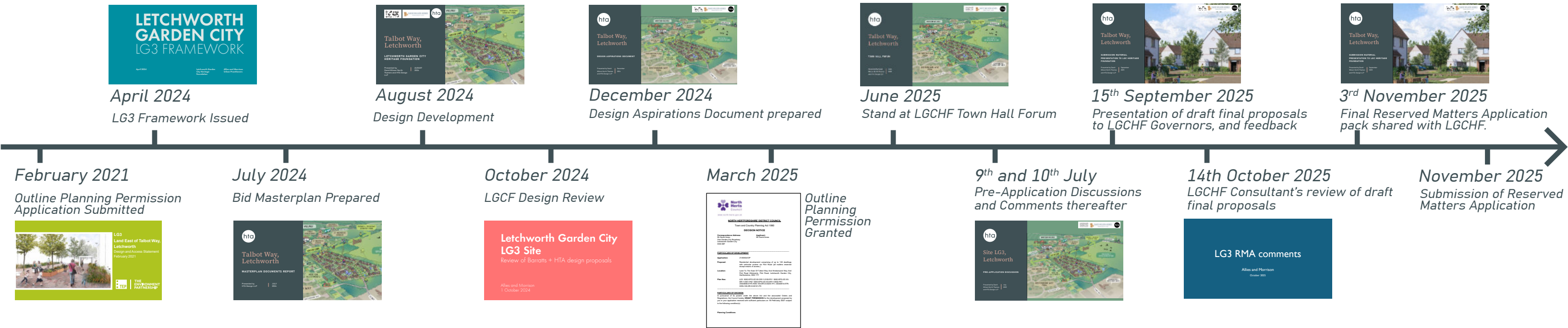
Outline Planning Permission for 120 homes with all matters reserved except Access was applied for in 2021 and granted in March 2025. As part of this, a site layout Framework document was issued by the Foundation in April 2024.

The site was marketed in spring 2024 and Barratt's bid with designs by HTA was selected as preferred bidder in August 2024. The layout was reviewed by LGCHF's consultants in October, and a Design Aspirations Document recording Barratts commitments to layout and building design was prepared in December 2024 with further feedback provided by LGCHF consultants and a final Document agreed and issued in March 2025.

A stand with showing emerging proposals was displayed to residents at the annual LGCHF Town Hall Forum in June 2025, and a pre-application meeting with HCC's Highways officers held on the 9th of July and with NHDC Planning officers held on the 10th July with formal comments provided shortly after.

The adjusted proposals were presented to LGCHF Governors on the 15th September, with feedback from the Governors provided then and from LGCHF's consultants on 14th October.

Both sets of feedback have been addressed in the final proposals shared with the Foundation on 3rd November, and which are presented in this document.



Introduction

THE SITE

The site location map shows the site's relationship with the village of Norton and Letchworth Garden City. The site is greenfield, near the junction of Icknield Way (one of the oldest routeways in Britain) located south of the village of Norton beyond the eastern edge of the Garden City. The site is separated from nearby development by a strip of allotments which first appear in the field in a map from 1937-39. The site is bounded by hedgerows on the northern and western boundaries and native woodland planted in the 2000's inside the site against the eastern and southern boundaries.



Site Location in Letchworth



Site Location near Norton

2. VISION

Vision

A WELL-CONNECTED NEIGHBOURHOOD ON THE GARDEN CITY'S EDGE

Our initial vision for a well-connected neighbourhood of new homes on LG3 is shown here.

The submitted proposals look very similar: changes have been either to reinforce the Garden City character following feedback from LGCHF and NHDC, or refinements to satisfy specific technical matters such as drainage, levels and highways.



3. ASSESSMENT

Assessment

Approved Outline Application Parameter Plan

ALL MATTERS RESERVED EXCEPT ACCESS

The Outline Planning Application considered how development on LG3 might be laid out.

The approved Parameter Plan is shown on the right.

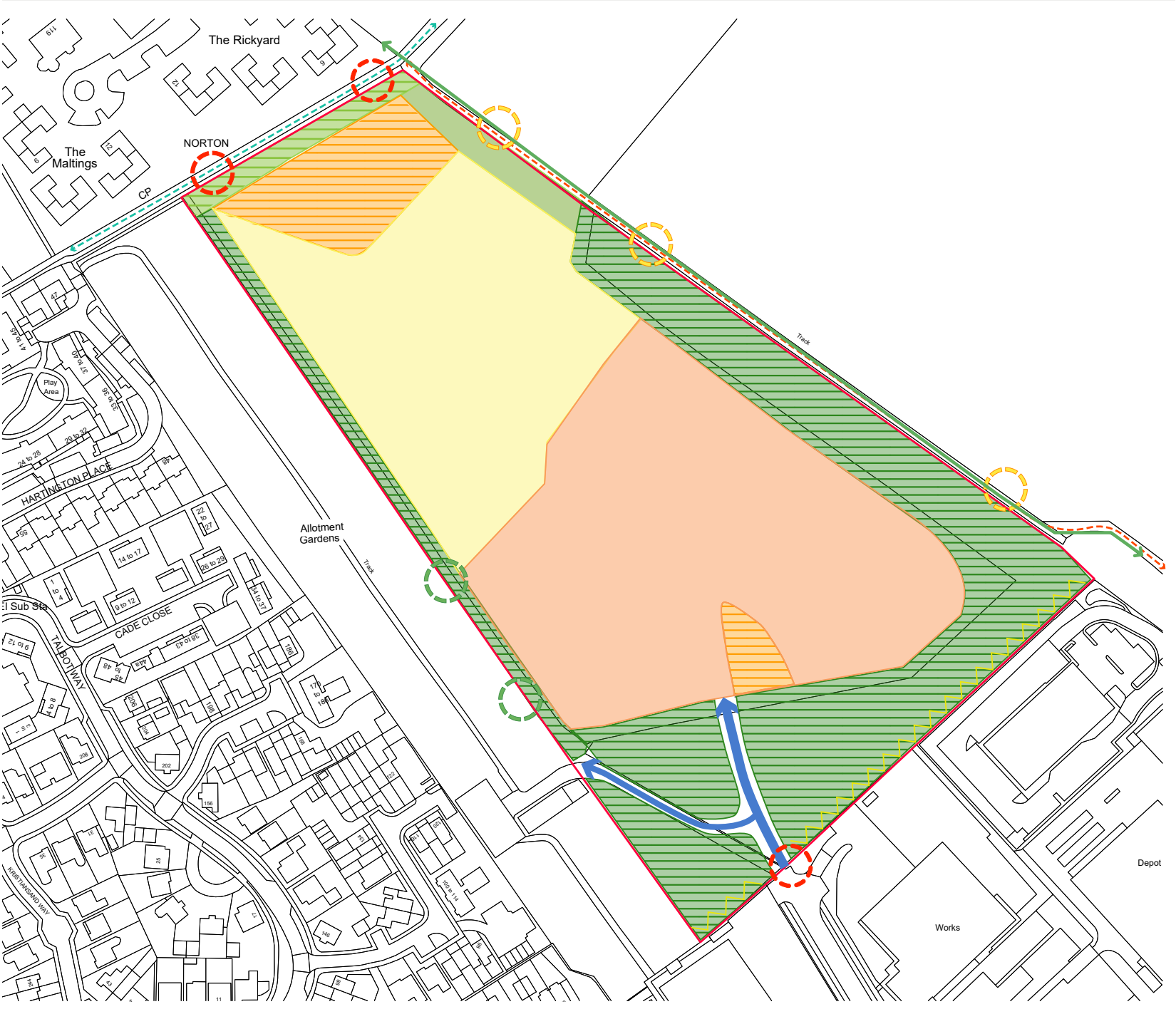
It proscribes access, land use and building heights. Key elements are:.

- Two Greens - A larger Village Green to the north and a smaller Gateway Green to the south.
- 2-2.5 storey residential development
- 2-3.5 storey residential development
- Existing native woodland planting and 6m buffer zone
- Existing hedgerow on allotment boundary and 6m buffer
- 12m buffer zone from hedgerow beyond northern boundary
- Vehicle Access and re-aligned junction to allotment access road
- Potential pedestrian access points to adjacent footpaths

Please note the Outline Application includes a Heritage Statement that confirms, development would have no impact on heritage assets including views

Regarding the 6m and 12m buffer zones, Section 4 ('Green Infrastructure Framework') of the LG3 Development Framework Documents states that:

- *A buffer of 12m will be maintained adjacent to northern boundary existing hedgerow (priority habitat) to accommodate a corridor for habitat connectivity and functionality. Similarly, existing hedgerows along the west and existing woodland on the eastern and southern sides of the site will have a buffer of c 6m. No housing will be located within the buffer; gardens may be permitted.*



Key:

- Outline planning application boundary
- Existing PRow (026) to be upgraded
- Existing permissive path to be upgraded
- Existing woodland and scrub including 6m buffer zone
- Existing hedgerow (priority habitat) including 12m buffer zone
- Location of site access road and allotment access road
- Location of pedestrian access points
- Location of potential/future pedestrian access subject to future agreement with NHDC.
- Location of potential single point of gated access to allotments, subject to agreement with NHDC and allotment association - two possible alternative locations have been identified for consideration
- Residential development area on higher ground, up to a maximum of 2.5 storeys
- Residential development area on lower ground, primarily 2 storeys with some limited locations up to a maximum of 3-3.5 storeys (see urban design framework)
- New woodland planting
- Village green and Gateway green (exact form and location to be determined through RMA)
- Potential acoustic barrier

Multi-functional open space, play provision, outdoor sports and allotments will be provided in accordance with the Council's Open Space standards.

Diagram showing key features of the Design Concept