

Ben Glover
Senior Planning Officer
North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

02 September 2024

Dear Ben

RE: S73 application to vary Condition 3 of planning permission 18/01502/OP at Land Between Royston Road and Cambridge Road, Barkway

Please find enclosed an application to vary Condition 3 attached to planning permission 18/01502/OP for the erection of up to 140 dwellings and a new shop, that was approved on 25th July 2023. Redrow Homes have now purchased this site and have engaged in pre-application discussions with the Council to inform the reserved matters proposals.

As part of the pre-application process it has become apparent that the part of Condition 3 requiring the development to be '*carried out wholly in accordance with the details specified in the [outline] application and supporting, approved documents and plans...*' is unduly restrictive. There are a number of elements shown in the outline application documents and plans that are no longer feasible or desirable to carry forward, such as the location of the attenuation features and the play area.

There are a number of elements of the outline application that it is important to ensure that the reserved matters application and subsequent development to accord with, such as the overall design philosophy and the size and distribution of land uses. It is considered that this would be appropriately secured via a very minor change to the wording of the condition, as shown below:

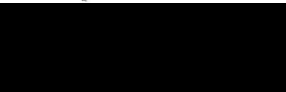
The development hereby permitted shall be carried out wholly in accordance with the ~~details specified in the application and supporting, approved documents and plans~~ Location Plan (dwg ref 1797-30-110), the Land Use Plan (dwg ref 1797-30-101E) and the Site Access Plans (dwg refs 163462-006A and 163462-007A) and broadly in accordance with the Proposed Access Arrangements Plan (dwg ref 163462-005A), the offsite highway works plans (dwg refs 163462-002A, 163462-004B and 163462-008), the Access and Movement Plan (dwg ref 1797-30-103E), the Urban Design Parameter Plan (dwg ref 1797-30-104A), the Landscape Parameter Plan (dwg ref 1797-30-105A), the Illustrative Masterplan (dwg ref 1797-30-100G) and the

Masterplan Summary Document (dated March 2022), together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

I would be grateful if you could confirm receipt of this application and please let me know if you require any additional information.

Yours sincerely

For Redrow Homes Limited



Alice Kirkham

Senior Planning Manager

Email: alice.kirkham@redrow.co.uk