

ITEM NO:	
1	Location: Land To The East Of Talbot Way And Kristiansand Way Flint Road Letchworth Garden City Hertfordshire SG6 1TY Applicant: Barrat David Wilson Homes (North Thames) Proposal: Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/00504/OP granted 03.04.2025 for residential development comprising of up to 120 dwellings with vehicular access via Flint Road Ref.No: 25/03084/RM Officer: Peter Bull

Date of expiry of statutory period : 19.03.2026

Reason for Delay (if applicable)

Reason for Referral to Committee (if applicable)

Submitted Plan Nos

BAR-LGC-001_HTA-A_DR_0001_Site Location Plan_A4_1-2500_Rev- BAR-LGC-001_HTA-A_DR_0010_Existing Site Plan_A0_1-500_Rev- BAR-LGC-001_HTA-A_DR_0100_Proposed Site Layout-A0_1-500_Rev-I BAR-LGC-001_HTA-A_DR_0102_Illustrative Masterplan_A0_1-500_Rev-D BAR-LGC-001_HTA-A_DR_0103_Parameter Plan with Proposal_A0_1-500_Rev-C BAR-LGC-001_HTA-A_DR_0104_Sales Arena_A3_1-200_Rev-B BAR-LGC-001_HTA-A_DR_0121_Refuse Strategy-A0_1-500_Rev-F BAR-LGC-001_HTA-A_DR_0122_Tenure Distribution-A0_1-500_Rev-F BAR-LGC-001_HTA-A_DR_0123_Boundary Materials-A0_1-500_Rev-E BAR-LGC-001_HTA-A_DR_0124_Wall and Roof Materials-A0_1-500_Rev-F BAR-LGC-001_HTA-A_DR_0125_Proposed Levels Strategy-A0_1-500_Rev-A BAR-LGC-001_HTA-A_DR_0150_Enclosure Details_A3_1-50_Rev- BAR-LGC-001_HTA-A_DR_0160_Single Garage_A3_1-100_Rev-A BAR-LGC-001_HTA-A_DR_0161_Double Garage_A3_1-100_Rev-A BAR-LGC-001_HTA-A_DR_0162_Shared Garage_A3_100_Rev-A BAR-LGC-001_HTA-A_DR_0165_Cycle Store_A3_1-100_Rev-- BAR-LGC-001_HTA-A_DR_0166_Refuse Store_A3_1-100_Rev-A BAR-LGC-001_HTA-A_DR_0167_Substation_A3_1-100_Rev-A BAR-LGC-001_HTA-A_DR_0300_Street Elevations 1_A0_1-200_Rev-C BAR-LGC-001_HTA-A_DR_0300_Street Elevations 2_A0_1-200_Rev-C BAR-LGC-001_HTA-A_DR_0300_Street Elevations 3_A0_1-200_Rev-C 2502330-ACE-XX-00-DR-C-0101G Levels Strategy 2502330-ACE-XX-00-DR-C-0151F Drainage Strategy 0003G-Highway Layout 0004G - Refuse Vehicle Swept Path Analysis 0005G - Fire Tender Swept Path Analysis 0006E -Proposed Site Access 0011 - Fire Tender Swept Path Analysis on Rural Edge BAR-LGC-001_HTA-A_SK-260616-001 - Max Fire Hose Length Distance Arboricultural Method Statement Revision D (May 2026) Arboricultural Implications Assessment Revision C (May 2026) 2502330-ACE-XX-XX-RP-C-0301 Drainage

Tech Note - with appendices Rev C 2502330-ACE-XX-00-RP-C-0101B Talbot Way,
 Letchworth - Transport Technical Note (Rev C) BAR-LGC-001_HTA-A_DR_0120_Car and
 Cycle Parking Strategy-A0_1-500_Rev-F BAR-LGC-001_HTA-A_DR-
 2100_Rainham_Gateway_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-
 2101_Rainham_Avenue_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2105_Skomer_Gateway_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2106_Skomer_Gateway_Var_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-
 2110_Whitlingham_Gateway_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2115_Blackwater_Woodland_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2120_Beckingham_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-
 2125_Conwy_Woodland_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2130_Fairburn_Woodland_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-
 2145_YH50_Terrace_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-
 2146_YH50_Semi_Detached_Elevations-1-50_A1_Rev-E BAR-LGC-001_HTA-A_DR-
 2150_YH52_Eaves_Fronted_Elevations-1-50_A1_Rev-E BAR-LGC-001_HTA-A_DR-
 2151_YH52_Attached_to_YH55_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-
 2152_YH52_Gable_Fronted_Elevations-1-50_A1_Rev-- BAR-LGC-001_HTA-A_DR-
 2155_YH54_Elevations-1-50_A1_Rev-E BAR-LGC-001_HTA-A_DR-
 2160_YH55_End_Avenue_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-
 2165_Blackthorn_Allotment_Elevations-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2170_Cottage_Flats_Elevations-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-
 2175_Watford_Semi_Elevations-1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-
 2176_Watford_Terrace_Elevations- 1-50_A1_Rev-D BAR-LGC-001_HTA-A_DR-
 2180_Stanford_Semi-detached_End_Allotment_Elevations-1-50_A1_Rev-B BAR-LGC-
 001_HTA-A_DR-2181_Stanford_Detached_Woodland_Elevations-1-50_A1_Rev-B BAR-
 LGC-001_HTA-A_DR-2185_Kelham_Woodland_Elevations-1-50_A1_Rev- BAR-LGC-
 001_HTA-A_DR-2000_Rainham_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2005_Skomer_Plans-1-50_A1_Rev-A BAR-LGC-001_HTA-A_DR-2010_Whitlingham_Plans-
 1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2015_Blackwater_Plans-1-50_A1_Rev-B BAR-
 LGC-001_HTA-A_DR-2020_Beckingham_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2025_Conwy_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-2030_Fairburn_Plans-1-
 50_A1_Rev-A BAR-LGC-001_HTA-A_DR-2045_YH50_Plans-1-50_A1_Rev-C BAR-LGC-
 001_HTA-A_DR-2050_YH52_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2055_YH54_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-2060_YH55_Plans-1-
 50_A1_Rev-- BAR-LGC-001_HTA-A_DR-2065_Blackthorn_Plans-1-50_A1_Rev-C BAR-
 LGC-001_HTA-A_DR-2070_Cottage_Flats_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-
 A_DR-2075_Watford_Plans-1-50_A1_Rev-C BAR-LGC-001_HTA-A_DR-
 2080_Stanford_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-
 2081_Stanford_Detached_Plans-1-50_A1_Rev-B BAR-LGC-001_HTA-A_DR-
 2085_Kelham_Plans-1-50_A1_Rev-- BAR-LGC-001_HTA-A_DR-2200_Apartment Block
 Private_Plans_A1_1-100_Rev-B BAR-LGC-001_HTA-A_DR-2201_Apartment Block
 Affordable_Plans_A1_1-100_Rev-D BAR-LGC-001_HTA-A_DR-2202_Apartment Block
 Affordable_Main Door Entry_Plans_A1_1-100_Rev-A BAR-LGC-001_HTA-A_DR-
 2203_Apartment Block Private_Elevations_A1_1-100_Rev-C BAR-LGC-001_HTA-A_DR-
 2204_Apartment Block Affordable_Block 1_Elevations- A1_1-100_Rev-C BAR-LGC-
 001_HTA-A_DR-2205_Apartment Block Affordable_Block 2_Elevations- A1_1-100_Rev-
 BAR-LGC-001_HTA-A_SC_Accommodation Schedule_260506_Rev-O P25-
 0636_EN_0002_S1_B Detailed Public Open Space Landscape Proposals P25-
 0636_EN_0002_S2_B Detailed Public Open Space Landscape Proposals P25-
 0636_EN_0004_B Detailed Hard Landscape Proposals 2P25-0636_EN_0003_S1_B Detailed
 Soft On-Plot Landscape Proposals P25-0636_EN_0002_S3_B Detailed Public Open Space
 Landscape Proposals P25-0636_EN_0003_S2_B Detailed Soft On-Plot Landscape Proposals
 P25-0636_EN_0003_S3_B Detailed Soft On-Plot Landscape Proposals P25-
 0636_EN_0003_S4_B Detailed Soft On-Plot Landscape Proposals P25-0636_EN_0005_D
 Landscape Masterplan P25-0636_EN_0006_S1_B Play Space And Green Street Details

1.0 Policies

1. The development hereby permitted shall be carried out in accordance with the details specified in the application and supporting approved documents and plans listed above.
Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.
2. Within 6 months of the commencement of the development, full details of the play focal feature to the Gateway Green shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the focal feature shall be implemented in accordance with the approved details as part of the wider landscaping details approved as part of this application.
Reason: to ensure a satisfactory play opportunities on the site in the interests of public amenity.
3. Within 2 months of the commencement of development, full details of an entrance feature either adjacent to and /or including the approved substation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the focal feature shall be implemented in accordance with the approved details as part of the wider landscaping details approved as part of this application.
Reason: to ensure a satisfactory entrance to the site of the site in the interests of public and visual amenity.
4. Approved elevation dwellings which do not include a fourth (side) elevation detailing shall be mirrored to match the side elevation provided.
Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development.
5. Prior to the first occupation of the development hereby permitted, the site's vehicular access shall be provided and subsequently retained as shown on the approved plan (Ref: 2502330-ACE-XX-00-DR-C-0006 Rev E), and constructed in accordance with the highway specification under a Section 278 Agreement. Arrangements shall be made to ensure that surface water drainage is intercepted and discharged separately so that it does not flow onto or from the public highway.
Reason: To ensure a satisfactory means of access to the site and to prevent surface water or extraneous material from discharging onto the highway, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).
6. Prior to the first occupation of the development hereby permitted, all onsite car and cycle parking spaces, internal roads, and turning areas shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plans (Ref: HTA-A_DR_0100 Rev D) and thereafter retained for their intended purpose.
Reason: To ensure the construction of a satisfactory development and to maintain highway safety, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

Informative/s:

1. AN) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
2. AN) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
3. AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.
4. AN) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047
5. AN) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter

into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

6. AN) Roads to remain private: The applicant is advised that all new roads* / the access routes marked on the submitted plans * / the access routes [describe*] [*delete as appropriate] associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.
7. AN) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>
8. AN) Common Land: The [INSERT, e.g. existing / proposed access, vehicle crossover*] crosses land which forms part of registered common land [INSERT reference*]. The applicant shall be responsible for obtaining any necessary consents that may be required in accordance with the provisions of The Commons Act 2006 (or as subsequently amended). Further guidance can be obtained on the Government website at <https://www.gov.uk/common-land-village-greens> N.B. The applicant may need to consult with and obtain permission from other interested parties and there is guidance on the Government website at <https://www.gov.uk/guidance/carrying-out-works-on-common-land> and on the County Council's website at: <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/common-land-and-town-and-village-applications/common-land-and-town-and-village-green-applications.aspx>