

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

30th April 2026

Dear Ben,

RE: Non-material Amendment of Outline Planning Permission reference 25/02234/S73 – Land between Royston Road and Cambridge Road, Barkway

On behalf of Redrow Homes South Midlands, I hereby submit to amend the wording of condition 17 (redundant points of access) of Outline Planning permission reference 25/02234/S73.

The applicant notes that works affecting the public highway will be secured through an agreement under Section 278 of the Highways Act 1980. Whilst such approval is required prior to the implementation of any highway works, it is not necessary for the purposes of enabling site setup or other initial development works. In this regard, the principle of vehicular access to the site has already been approved under the extant Outline Planning Permission.

The proposed amendment to revise the trigger from *prior to commencement* to *prior to occupation* would not prejudice highway safety or the proper implementation of the development. The applicant will continue to engage with the Highway Authority to secure the required Section 278 agreement in a timely manner, ensuring that all necessary highway works are delivered prior to first occupation.

It is therefore considered that the amended trigger would not result in any material change to the impacts of the development, nor would it undermine the intent of the condition, and the amendment is acceptable in planning terms.

Redrow are proposing to amend the wording to read:

'Prior to the occupation of development details of the redundant points of access to the site from Cambridge Road and Royston Road and reinstatement of the verge or/and footways where relevant shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained'

For clarity, condition 17 currently reads:

'Prior to the commencement of development details of the redundant points of access to the site from Cambridge Road and Royston Road and reinstatement of the verge or/and footways where relevant shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained'

I trust the Council has sufficient information to register and determine the enclosed application and look forward to receiving written confirmation that this application is approved. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours sincerely,



Chloe Howkins

Assistant Planner

For and on behalf of Redrow Homes South Midlands