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Ben Glover
Planning and Conservation
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
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29th April 2025

Application for Approval of Details Reserved by a Condition

Location: Land South of Oughtonhead Lane, Hitchin
Condition: No. 7 (Detailed Technical Plans)

This letter has been prepared by Cala Management Ltd to accompany an application for approval of the details required to discharge Condition 7 attached to planning permission 23/00563/FP.

Details of Condition 7 are as follows:

“7. No development shall commence until the detailed technical plans as required by Condition 4 of planning permission reference 23/00555/FP are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the vehicle access and associated highway works concerning the connectivity of the access road with Lower Innings, as shown in the Transport Statement. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before commencement of work of the development.”

In accordance with the requirements of the condition, please find enclosed the following details:

- S278 Site Clearance (Ref. PA00140-C-200-GA-A4)
- S278 Highway Works (Ref. PA00140-C-201-GA-A12)
- S278 Construction Details (Ref. PA00140-C-202-DET-A10)
- Road Humps (Ref. PA00140-C-203-DET-A2)
- Access Only (Ref. PA00140-C-204-DET-A1)
- Give Way to Oncoming Vehicles (Ref. PA00140-C-205-DET-A2)
- Priority over Oncoming Vehicles (Ref. PA00140-C-206-DET-A3)
- S278 Legal Agreement Plan (Ref. PA00140-C-210-GA-A7)
- Long Sections 1 of 3 (Ref. BA00378-C11C)

These details are identical to those submitted in relation to Condition 3 (Ref. 23/01888/DOC) of the detailed permission (Ref. 23/00555/FP) associated with the creation of an access into the site.

Payment for the fee to cover the cost of the application was made via the Planning Portal. If hard copies of any of the documents are required, please do not hesitate to contact me.

I trust you have sufficient information to determine the above condition within 8 weeks of receipt. If however you require further information, then please do not hesitate to contact me.

Yours sincerely,

James Angus
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