

Mrs S Kasparian
Planning Department
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/LetDOC6

Date: 20 December 2024

Dear Sarah,

Re: Highover Farm, Hitchin – Submission of Discharge of Condition (DOC) Application – Condition 5 Site Wide Phasing and Delivery Plan and Condition 6 Design Code of 18/01154/OP

Further to our conversation of 12 December, I am now instructed by Barrat David Wilson to submit a discharge of condition (DOC) application relating to conditions 5 (Site Wide Phasing and Delivery Plan (SWPDP) and 6 (Design Code) of outline planning permission 18/01154/OP.

Condition 5 – Site Wide Phasing and Delivery
Condition 5 requires:

‘Prior to or concurrently with the submission of the first reserved matters application a Site Wide Phasing and Delivery Plan which accords with the s106 triggers and Transport Mitigation Phasing Strategy has been submitted to and approved in writing by the local planning authority. Thereafter each subsequent reserved matters application for any phase (or part thereof) shall be accompanied by an updated programme or statement of compliance with the approved strategy for subsequent approval by the local planning authority.

The development shall be carried out in accordance with the approved Phasing Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the Local Planning Authority.

All reserved matters submissions shall be in accordance with the Site Wide Phasing and Delivery Plan as approved by the Local Planning Authority, unless otherwise agreed with the Local Planning Authority. Any references to a Phase of the development within this permission shall be taken to be a reference to phases as identified within the Site Wide Phasing and Delivery Plan submitted under this condition.

The Site Wide Phasing and Delivery Plan shall include but not be limited to the sequence of providing the following elements:

- a) Residential development parcels,*

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- b) Location of self-build plots,*
- c) A programme for the delivery of public transport infrastructure,*
- d) Major distributor roads/routes within the site, including timing of provision and opening of access points into the site,*
- e) Strategic footpaths and cycleways,*
- f) Primary school (playing pitches), community/neighbourhood centre facilities,*
- g) Strategic foul and surface water features and SUDS,*
- h) Formal and informal public open space, park/square, allotments, parks, NEAP and LEAP,*
- i) Strategic/structural landscaping,*
- j) Strategic electricity, telecommunications and gas networks,*
- k) Infrastructure for the provision of fibre optic cables,*
- l) Environmental mitigation measures,*
- m) Off-site highway improvements’.*

The details to satisfy the discharge of this condition are set out in the separate document titled ‘Site Wide Phasing and Delivery Plan’ (SWPDP). It is acknowledged that during the course of the determination of this application/condition, it may be necessary to revise the SWPDP arising through consultation with Council Officers, and as such, the SWPDP should be treated as a ‘live’ document.

Condition 6 – Design Code

Condition 6 requires (in short) –

‘Prior to or concurrently with the submission of the first reserved matters application(s) a Site Wide Design Code shall be submitted to the Local Planning Authority for approval.....’

The condition requires the submission of a Site Wide Design Code as part of or prior to the first reserved matters submission. The first reserved matters application is being made concurrently with, but separate to this DOC, and is in respect of the details for the strategic infrastructure (the Infrastructure Reserved Matters (RM) Application) – the Infrastructure RM is in accordance with the Design Code.

The Design Code as gone through a comprehensive and detailed drafting process involving both the District and County Council Officers, alongside the Council’s consultants, Hyas. It includes all of the requirements that are set out in the wording of condition 6 with the exception of the sustainability and governance aspect, the detail of which is still being worked through. As such, similarly to the SWPDP, the Design Code is a ‘live’ document that will necessarily continue to evolve.

Should you require anything further, please do not hesitate to contact me. I look forward to receiving confirmation of the discharge of the condition, alongside the Infrastructure RM application.

Yours sincerely,

Sarah R Smith
BA (Hons) MRTPI
Consultant - Town Planning

