

Zayd Al-Jawad
Executive Director (Place)

Shaun Greaves
North Hertfordshire
District Council
Development and
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Development Control
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Gernon Road
Letchworth
SG6 3JF

Reply To: address as below
Direct Tel: 01707 357000
Email: planning@welhat.gov.uk

21 July 2025

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order
2015

Dear Sir,

Application Reference: 6/2025/1501/RM

Proposed development at: Land off London Road Woolmer Green SG3 6JZ

Proposal: Approval of reserved matters (layout, scale, appearance and landscaping) for residential development pursuant to condition 1 (reserved matters), condition 2 (submission of reserved matters), condition 3 (reserved matters layout), condition 4 (landscaped buffer), condition 6 (detailed engineering details), condition 9 (Biodiversity), condition 10 (Health Impact Assessment), condition 11 (written scheme of investigation), condition 13 (surface water) and condition 25 (noise assessment) of outline planning permission (ref: 6/2023/2552/OUTLINE) comprising 150 dwellings, public open space, car parking ,and associated infrastructure works.

I give notice that Miller Homes is applying to the Council for permission for the above development. Mr Carl Griffiths on 01707 357532 will be dealing with this application.

The application, plans and other documents submitted within it may be viewed via <https://planning.welhat.gov.uk/Planning/Display/6/2025/1501/RM?cuuid=3F80EA89-DA9F-407C-BEF7-8367345F929E>

Please note that this hyperlink is linked to your consultee account and should only be used to submit comments made by yourself or your organisation. If however you would like to share this letter with a third party they should use this link <https://planning.welhat.gov.uk/Planning/Display/6/2025/1501/RM> to submit their comments online.

Please provide your observations on this application noting whether you object, have no objection or no comment.

- Should you object, please give clear planning reasons for your decision.
- Should you recommend conditions are attached, please provide clear justification for your request.

This application may require a Section 106 Agreement to make the development acceptable in planning terms. Please can you consider whether there might be any eligible projects that you would like to have considered, even if you object to this application. Please include this in your written response, the case officer will contact you at the appropriate time to discuss further. Our Planning Obligations supplementary Planning Document, which is available on our website Welwyn Hatfield Borough Council - Legal agreements (Planning Obligations Section 106) (welhat.gov.uk) may offer some guidance in regards to the kind of obligations we can seek.

Please note that all comments received will be made available for public inspection and copying and will be supplied to the Secretary of State in the event of appeal. Additionally, should you object to a proposal or recommend a condition is attached to any approval and the applicant appeals that decision, you will be required to support that decision at appeal. In the event that the recommendation cannot be defended at appeal, please be aware that there is a risk of costs being awarded against that party.

Your comments on this application must be made in writing to the Council by 11 August 2025. Please use the link above.

Yours faithfully

Ms Brodie Parish
Planning Support