



3rd February 2026
Our Ref: 24.5075

120 Bermondsey Street
London
SE1 3TX

North Herts Council
Council Offices
Gernon Rd
Letchworth Garden City
SG6 3JF

Dear Peter,

Re: Approval of details pursuant to Conditions 12, 18, 23 and 24 of planning application ref: 21/00504/OP at Land to the East of Talbot Way and Kristiansand Way and Flint Road Allotments, Flint Road, Letchworth Garden City, Hertfordshire, SG6 1TY

On behalf of our clients, BDW North Thames, we hereby submit details pursuant to the full discharge of conditions 12, 18, 23 and 24 of the above outline planning permission 21/00504/OP.

Condition 12

Condition 12 reads:

"No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan of:

- a. the phasing of construction and proposed construction programme;*
- b. the methods for accessing the site, including wider construction vehicle routing*
- c. the numbers of daily construction vehicles including details of their sizes, at each phase of the development;*
- d. the hours of operation and construction vehicle movements;*
- e. details of any highway works necessary to enable construction to take place;*
- f. details of construction vehicles parking, turning and loading/unloading arrangements clear of the public highway;*
- g. details of any hoardings;*
- h. details of how the safety of existing public highway users and existing public right of way users*



will be maintained;

i. management of traffic to reduce congestion;

j. control of dirt and dust on the public highway, including details of the location and methods to wash construction vehicles;

k. the provision for addressing any abnormal wear and tear to the highway;

l. the details of consultation with local businesses or neighbours;

m. the details of any other Construction Sites in the local area; and waste management proposals.

Reason: to minimise the impact of the construction process on the local environment and local highway network."

To support the full discharge of Condition 12, a Construction Traffic Management Plan has been prepared by Ardent Consulting Engineers and is submitted alongside this application.

Condition 18

Condition 18 reads:

"No development shall take place before a scheme of noise mitigation measures, based on the findings in the noise assessment by Spectrum Acoustic Consultants dated 28 January 2021, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved prior to the occupation of any residential dwellings and the scheme of measures shall be maintained in accordance with the approved details.

Reason: To protect the residential amenity of future occupants in accordance with the aims of Policy D3 of the North Hertfordshire Local Plan 2011-2031."

To support the full discharge of Condition 18, a noise assessment has been prepared by Ardent consulting engineers and is submitted alongside this application.

Condition 23

Condition 23 reads:

"No dwelling hereby permitted shall be occupied unless and until an external lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be designed to minimise the potential adverse effects of external lighting on the amenity and biodiversity of the site and its immediate surroundings. The development shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity and local amenity."



To support the full discharge of Condition 23 an Outdoor Lighting Report, Lighting Impact Assessment, and a Street Lighting Design has been prepared by has been prepared by MMA Lighting Consultancy and have been submitted alongside this application.

Condition 24

Condition 24 reads:

"No development shall take place until a Site Waste Management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved plan.

Reason: To ensure that waste is minimised during the construction of the development in accordance with Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document 2012"

To support the full discharge of Condition 24, a Site Waste Management plan has been prepared by Ardent Consulting Engineers and is submitted alongside this application

I trust you have everything you need to discharge these conditions in full. However, please do not hesitate to contact me if you have any queries or if there is anything further you need.

Yours sincerely

Jordan Davies
Planner

Tel: [REDACTED]
[REDACTED]



Boyer