

Standing up for Hertfordshire's countryside

Tom Rea  
Planning and Building Control  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
Herts SG6 3JF

Our Ref:

Your Ref:

21<sup>st</sup> June 2019 (by email)

Dear Mr. Rea,

**Application No. 19/01244/FP**

**Redevelopment of the site to provide 86 dwellings (12 x 2 bedroom houses, 12 x 3 bedroom houses, 18 x 4 bedroom houses, 25 x one bedroom apartments, and 19 x 2 bedroom apartments), associated landscaping, car-parking, the provision of a large new public open space and the creation of a new vehicular access off the B197 Stevenage Road following demolition of the former indoor bowling building and several ancillary buildings. Rearrangement of the existing car parking provision for existing Odyssey Health and Racquet Club to provide 141 car parking spaces and alterations to existing vehicular access to Odyssey Health Club from Old Knebworth Lane. At Odyssey Health Club, Old Knebworth Lane, Knebworth, Hertfordshire SG2 8DU**

This application is for an amendment to the development approved by the Council in May 2017 (Application 16/00813/1), increasing the quantum of housing from 70 units to 86. This is an increase of approximately 22%, which will result in additional impact on the openness of the Green Belt.

The reason for residential development, as expressed in both the previous and the current Planning Statements, is to act as enabling development for the refurbishment of the Odyssey Health Club.

According to the Planning Statement accompanying this application, this aspect is covered in a Development Viability Report prepared by the Bespoke Property Group. However this report is not included in the documents which have been posted on the Council's website.

It is accepted practice that enabling development should be no more than the minimum needed to facilitate the refurbishment work. It is to be assumed that the cost of refurbishment has increase substantially since May 2017, or the applicant is now proposing more residential units than are required as enabling development. It is therefore incumbent on the Council to determine the validity of the quantum of housing being proposed before determining the planning balance.

Yours sincerely,

David Irving