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Our Ref : 25/02732/S106A

Contact : Anne McDonald
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Date : 23rd January 2026

FAO: Alfie Simons

Dear Sir / Madam,

S106A Planning Obligations : Application for the discharge of Planning Obligation under S106A of the TCPA 1990 Open space with respect to S106 agreement pursuant to 19/01669/FP

Land On The South West Side Of, Stevenage Road, St Ippolyts, Hertfordshire,

Open Space

I refer to your application, received on 10/11/25, which seeks approval of the open space requirements of the S106/Agreement. The S106 Agreement, under Schedule 2. Part 4 sets out the requirements on the developer regarding the provision of open space. There are 10 obligations set out in the S106 Agreement (at 4.1 – 4.10). In summary these require for open space details to be submitted and agreed, and provide requirements for the management body, the long term maintenance of the open space and limit occupation of the development until these measures are achieved and also are to ensure that the open space remains in perpetuity.

Condition 4 on planning permission 19/01669/FP requires for details of soft landscaping to be approved and implemented on site and condition 24 requires for details of hard landscaping to be submitted and approved. Application 25/00488/DOC has been submitted and agreed in respect of condition 24 but the details required for condition 4 are outstanding. Furthermore, no details have been provided regarding the undertaking of the Management Body or how the long term maintenance requirements are to be met. Therefore, I am unable to agree the compliance of the open space requirements of the S106 Agreement at this time.

Yours faithfully

Shaun Greaves
Development and Conservation Manager

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