

Application for the Modification or Discharge of Planning Obligations

Town and Country Planning Act 1990 (Section 106A)

Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

PLEASE READ ACCOMPANYING GUIDANCE NOTES (on page 3 of this form)

FIRST AND COMPLETE IN BLOCK LETTERS

PLANNING APPLICATION FORMS ARE PUBLIC DOCUMENTS AND ALL INFORMATION CONTAINED ON THEM WILL BE PLACED ON DEPOSIT FOR PUBLIC INSPECTION BOTH IN THE COUNCIL OFFICES AND ON A WEB SITE

1a Name and Address of Applicant	1b Name and Address of Agent (if any)
BDW North Thames,	
Wellstones House	Boyer
Wellstones	120 Bermondsey Street
Watford	London
Herts	SE1 3TX
WD17 2AF	
	Name for contact Jordan Davies
Email: [REDACTED] Tel No: [REDACTED]	Email: [REDACTED] Tel No: [REDACTED]
2. Address of the Site *	
Land to the East of Talbot Way, Kristian Way and Flint Road Allotments	
Letchworth Garden City	
Hertfordshire	
3. Description of Planning Obligation ** - please give sufficient information to enable the identification of the Planning Obligation you wish to modify or Discharge.	
Modify Paragraph 1.3 of Part 1 of Schedule 2 to change the mix of units. The wording is to be updated to state:	
1.3.1 as Affordable Rent 7 x one bedroom flats (including two to M4(3) wheelchair adapted standard); 8 x two bedroom flats;	

8 x two bedroom houses; and
6 x three bedroom houses;

1.3.2 as Social Rented Units

2 x four bedroom houses;

1.3.3 as Shared Ownership Units

5 x one bedroom flats (including two to M4(3) wheelchair adapted standard);

3 x two bedroom houses; and

9 x three bedroom houses

4. Please State why you are applying for the moderation or discharge of the planning obligation identified above

To update the housing mix. The proposed housing mix has been discussed and agreed with the planning officer and the housing officer.

5. Please provide any additional information that you consider relevant to the determination of this application.

Email dated 3rd October from Peter Bull confirmed the Council's position on the proposed mix.

Attach additional sheet if necessary

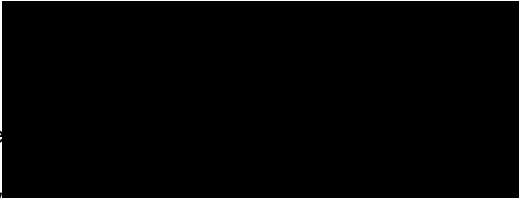
Please state the nature of the applicant's interest in the land.

Declaration TO BE COMPLETED BY ALL APPLICANTS

I/we hereby apply for the modification or discharge of a planning obligation under section 106A of the Town & Country Act

1990 in accordance with the details above, and the submitted plan(s) and documents

I/we have completed an ownership certificate (either certificate A, B, C or D as appropriate) and attached it to this application.

Signature  On behalf of

BDW North Thames

(insert applicant's name if signed by agent)

Date 05/01/2026

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Guidance Notes

Your completed application will comprise: -

- **One Electronic** copy of the completed application form.
- **One Electronic** copy of all plans submitted with the site edged in red.
- **One** copy of either Certificate A, B or C (and one copy of the notice served on individuals and press notice if appropriate).
- If you wish to bring other matters in support of your application to the attention of the Council, please provide it in writing either on the application form or use an additional sheet of paper.

Notes to assist completing the Application Form

*** Address of the Site:** Describe precisely the location of the land to which this application relates and attach one copy of an Ordnance Survey based plan showing the boundary of the land in red.

**** Description of Planning Obligation:** please give sufficient information to enable the planning authority to identify the planning obligation which the applicant wishes to have modified or discharged.

Notes to assist completing the Certificate and Notice

An application for the modification or discharge of a planning obligation shall be accompanied by a certificate, either Certificate A, B **or** C.

Certificate A - to be completed where on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable against nobody other than the applicant.

Certificate B - to be completed where the applicant gives **notice** of the application to any person (other than the applicant) against whom, 21 days before the date of the application, the planning obligation to which the application relates was enforceable; **and whose name and address is known to the applicant.**

Certificate C - to be completed where the applicant needs to give notice of the application to any person (other than the applicant) against whom, 21 days before the date of the application, the planning obligation to which the application relates was enforceable; **but where the names and addresses of all such persons are NOT known to the applicant after he/she has taken reasonable steps to ascertain the information.** The applicant shall during the 21 day period immediately preceding the application, publish notice of the application in a local newspaper.

PLEASE SUBMIT ONE COPY OF THIS FORM, PLANS AND ALL ACCOMPANYING DOCUMENTS by email to planning.control@north-herts.gov.uk

RETURN TO COUNCIL

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1992
CERTIFICATE UNDER REGULATION 4

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable against nobody other than the applicant

SIGNED



DATE 05/01/2026

*On behalf of BDW North Thames

CERTIFICATE B

I certify that:

1. *I have/The applicant has given the required notice to everyone else against whom, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable, as listed below:

Name of person on whom notice served	Address at which notice was served	Date on which notice was served

SIGNED DATE

*On behalf of

NOTES

* Delete where inappropriate

s106A - certs A & B

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CERTIFICATE UNDER REGULATION 4

CERTIFICATE C

I certify that:

1. I / The applicant * cannot complete a Certificate A or B in respect of the accompanying application.
2. I have / The applicant has* given notice to the persons listed below, being persons against whom, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable.

Name of person on whom notice served	Address at which notice was served	Date on which notice was served

1. I have/The applicant has* taken reasonable steps to ascertain the name and address of every person whom, on the day 21 days before the date of the accompanying application, the planning obligation to which the application relates was enforceable and who has not been given notice of the application: These steps were as follows: (a)

Notice of the application, as attached to this application has been published on the (b) In

the (c)

SIGNED DATE *On
behalf of

NOTES

* Delete where inappropriate

(a) description of steps taken

(b) date of publication

(c) name of newspaper in which the notice was published s106A - cert C

SERVE ON INDIVIDUAL(S) BY APPLICANT

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Notice of an Application to Modify or Discharge a Planning Obligation

I GIVE NOTICE that (a) ____BDW North Thames

is applying to the North Hertfordshire District Council to modify/ discharge * the planning obligation described below: -

PLANNING OBLIGATION

Obligation description: (b)

Paragraph 1.3 of Part 1 of Schedule 2

Address of site: (c)

Land to the East of Talbot Way, Kristiansand Way and Flint Road Allotments, Letchworth Garden City, Hertfordshire.

Obligation date: (d) _____

Any person against whom the planning obligation is enforceable who wishes to make representations about this application should make them in writing to the Development and Conservation Manager, North Hertfordshire District Council.

Correspondence Address: PO Box 10613, Nottingham, NG6 6DW

by:

(e) _____

Signed _____ Date _____

*On behalf of _____

NOTES

(a) Insert name of applicant.

(b) Insert a brief description of the planning obligation which the applicant wishes to modify or Discharge

- (c) Insert address or location of land to which the planning obligation relates.
(d) Insert date that the obligation was entered into
(e) Insert date giving a period of 21 days beginning with the date of service of this notice

* Delete where inappropriate.

S106A notice

TO BE PUBLISHED IN A NEWSPAPER BY APPLICANT

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Notice of an Application to Modify or Discharge a Planning Obligation

I GIVE NOTICE that (a) _____

is applying to the North Hertfordshire District Council to modify/ discharge * the planning obligation described below: -

PLANNING OBLIGATION

Obligation description :(b) _____

Obligation description :(c) _____

Obligation description :(d) _____

Any person against whom the planning obligation is enforceable who wishes to make representations about the application should make them in writing to the Development and Conservation Manager, North Hertfordshire District Council, Correspondence Address: PO Box 10613, Nottingham, NG6 6DW

by:

(e) _____

Signed _____ Date _____ *On

behalf of _____

NOTES

(a) Insert name of applicant.

- (b) Insert description of planning obligation which the applicant wishes to modify or discharge (c)
Insert address or location of land to which the planning obligation relates.
- (d) Insert date that the obligation was entered into
- (e) Insert date giving a period of 21 days beginning with the date of publication of this notice

* Delete where inappropriate.

S106A notice - press