

DATED

2026

- (1) **NORTH HERTFORDSHIRE DISTRICT COUNCIL**
- (2) **LETCHWORTH GARDEN CITY HERITAGE
FOUNDATION**

S106A DEED OF VARIATION

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

Planning Application Ref: 21/00504/OP

2026

- (1) **NORTH HERTFORDSHIRE DISTRICT COUNCIL** of Council Offices Gernon Road Letchworth Garden City Hertfordshire SG6 3JF (the **Council**); and
- (2) **LETCHWORTH GARDEN CITY HERITAGE FOUNDATION** (Registered Society No. 28211R) whose registered office is at One Garden City, Broadway, Letchworth Garden City, SG6 3BF (the **Owner**).

- (A) For the purposes of the Act, the Council is the local planning authority for the area within which the Land is located and is the local authority for the purposes of the Local Government Act 1972.
- (B) The Owner is the freehold owner of the Land free from any encumbrances which would prevent the Owner entering into this Deed.
- (C) On 2 April 2025 the parties entered into a section 106 Agreement (the **Principal Agreement**) for the development of the Land.
- (D) On 3 April 2025 the Owner obtained the Planning Permission issued by the Council.
- (E) The parties to this Deed wish to vary the Principal Agreement in the manner set out in this Deed.

- 1.1 All words and phrases defined in the Principal Agreement have the same meaning in this Deed unless explicitly stated otherwise.
- 1.2 The provisions of the Principal Agreement shall apply with similar effect to this Deed (construed with such consequential amendments as are necessary).

2.2 This Deed shall be registrable as a local land charge by the Council.

The Owner will pay on completion of this Deed the Council's reasonable legal costs and disbursements in connection with its preparation up to a maximum of £XXX.

SCHEDULE 1

1. Paragraph 1.3 of Part 1 of Schedule 2 of the Principal Deed shall be deleted and replaced in its entirety as follows:
- 1.3 Unless otherwise agreed in writing by the Council to provide the following types of Affordable Housing Units:
 - 1.3.1 as Affordable Rented Units:
 - 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;

In witness to the above the Owner and the Council have affixed their Common Seals the day and year above written.

EXECUTED as a **DEED** by affixing)
THE COMMON SEAL of)
LETCHWORTH GARDEN CITY)
HERITAGE FOUNDATION)
In the presence of:)

Authorised Signatory

EXECUTED as a **DEED** by affixing)
THE COMMON SEAL of)
NORTH HERTFORDSHIRE)
DISTRICT COUNCIL)
In the presence of:)

Authorised Signatory