

Ms Sarah Kasparian
Development Management
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/S106FootpathLS
Your ref:
Date: 13 April 2026

Dear Sarah

Re: Discharge of Clause 16.1 Schedule 2 Part 2 of the S106 dated 29 November 2024 pursuant to 18/01154/OP - Highover Farm, Highover Way, Hitchin, SG4 0RQ

I am instructed by Barratt David Wilson Trading Ltd (BDW Trading) to make a submission to confirm the discharge Clause 16.1 of Schedule 2 Part 2 within the S106 Obligation pursuant to 18/01154/OP relating to the Footpath Link Scheme.

The submission comprises –

- This covering letter
- Relevant forms and notices
- Redline Site Boundary Plan/Site Location
- Drawing 62240435-TAA-DP-100-004 Highover Way
- Drawing 62240435-TAA-DP-100-006 Armour Rise
- Drawing 62240435-TAA-DO-100-007 Collinson Close

Schedule 2, Part 2, Clause 16.1 requires –

‘The owner covenants with the Council – to submit the Footpath Link Scheme for footpath links between Collinson Close and the Site and Armour Rise and the Site and Highover Way and the Site prior to the commencement of Development;’

The Footpath Link Scheme is defined as *‘a scheme including a programme for the delivery (to the extent that the Owner is able to do so) in relation to the relevant phases for linking of the Development by way of metalled pedestrian/cycle access to Collinson Close, Armour Rise and Highover Way.’*

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This letter is part of the due process to confirm that the details for the design of the footpaths are being submitted to the District Council. An informal consultation with the District Council has been undertaken with a number of comments being made by yourself and Edward Leigh in respect of the proposed design. These comments have been responded to resulting in some revisions to the drawings, with further response set out in the text of this letter.

WSP has had discussion at various times with HCC highways in respect of the connections between the Site and the adjacent estate; WSP has assured the proposals are in accordance with the relevant Highways standards and guidance.

In each case, the paths are provided with three bollards with spacing approximately 1.1-1.2m to maintain pedestrian permeability (including wheelchair and pushchair/buggy users, cycles) whilst discouraging unauthorised motorised access. This approach aligns with inclusive mobility principles and the HCC guidance.

In terms of programming of delivery, the Phasing Strategy, approved under the discharge of condition 5 on 24th October 2025 (25/00076/DOC) will deliver Highover Way link in Phase 3, with the conversion of the temporary footpath link at Armour Rise being converted to its final formal provision in Phase 4 and Collinson Close also in phase 4. As phase 4 builds out west to east, this means that Collinson Close will be the last to be delivered.

Specific design points to note relative to each of the paths are as follows -

Highover Way

The Highover Cottages T road sign can be moved either to the other side of the access or provided in an alternative signage format – we suggest the precise detail for this is provided at the time of the reserved matters for the appropriate phase of the development which will be when the actual planning permission for the detail is approved.

The little notch of footpath/tarmac to the rear of no.79 represents the existing access provision to the rear gardens of the dwellings either side of it. We will ensure that this access way ties into the formal footpath.

Armour Rise

It has been advised by the arboriculturists that the tree survey identifies the large tree as category C2, low quality and that it has been identified for removal. They have further advised that splitting the route of the tarmacked path around the tree is not feasible or desirable because of the impact on the root protection zone next to the trunk of the tree. Consequently, the tree is to be removed (this location also provides for the installation of the temporary footpath link that has already been approved) with the path going through what would have been the middle of the tree, which in turn enables the maximum retention and enhancement, as necessary, of the vegetation either side of it. The Armour Rise side of the path is now closer to no.28 but, can, if desired, be moved so it joins the cul de sac centrally.

Collinson Close

The design now shows the path at a straight angle across the boundary, although this ultimately depends on the final layout to the north. Its location has been chosen to pass between existing

trees as far as possible , minimising impact on retained vegetation. Construction would low impact, including shallow build-up where appropriate to protect route zones. Tactile paving has been included on the plan to indicate the crossing location.

As you know, BDW do not control all of the land (to the south of the site boundary) to secure this path. Irrespective, BDW are committed to providing this path to their boundary. Beyond this, discussions are ongoing with The Crown Estate in efforts to deliver this connection in full as part of the wider delivery strategy.

We consider the necessary detail has been provided sufficient to discharge the S106 obligation. Formal planning permission for the links will be precured through the phase 3 and phase 4 reserved matters submissions.

Should you require any further information, please do not hesitate to contact me.

I look forward to receiving the discharge notice in due course.

Yours sincerely,


Sarah RSMith (Apr 13, 2026 16:03:39 GMT+1)

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