



25th June 2026
Our Ref: 24.5075

120 Bermondsey Street
London
SE1 3TX

T 0203 268 2018

North Hertfordshire District Council
Council Offices, Gernon Road,
Letchworth Garden City
Hertfordshire
SG6 3JF

Dear Sir/Madam

Re: Discharge of obligations pursuant to Schedule Two Part II, Clause 3 (Flint Road and Blackhorse Road Improvement Works) of the S106 agreement related to planning permission ref: 21/00504/OP/LL14623

On behalf of BDW North Thames, we hereby submit details of the Flint Road & Blackhorse Road Improvement Works to satisfy the relevant obligations within Schedule Two Part II, Clause 3 of the S106 agreement.

Clause 3 states:

- 3 *The Owner covenants with the County Council:*
- 3.1 *to submit the Flint Road and Blackhorse Road Improvement Works to the County Council for approval prior to Commencement of the Development*
- 3.2 *not to Commence Development until it has submitted to and obtained the County Council's written approval of the Flint Road and Blackhorse Road Improvement Works*
- 3.3 *to enter into a Highways Agreement with the County Council in respect of the Flint Road and Blackhorse Road Improvement Works*
- 3.4 *to Complete the Flint Road and Blackhorse Road Improvement Works prior to the Occupation of no more than 25% of the Dwellings*



3.5 *not to Occupy or permit the Occupation of more than 25% of the Dwellings in the Development prior to Completion of the Flint Road and Blackhorse Road Improvement Works*

The following information, prepared by Ardent, has been submitted alongside this letter:

- S278 SITE CLEARANCE PLAN
- S278 GENERAL ARRANGEMENT PLAN
- S278 PAVEMENT & KERBING PLAN
- S278 GEOMETRY PLAN
- S278 CONSTRUCTION DETAILS

We trust this information is sufficient to satisfy the relevant obligations of Schedule 2 of the S106 Agreement, however, please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely

Jess Bain
Associate Director

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Boyer