

Ben Glover
Local Planning Authority
North Herts Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

**Lead Local Flood Authority
Growth and Environment
Hertfordshire County Council
Post Point CHN 215
Farnham House
Six Hills Way, Stevenage
HERTFORDSHIRE, SG1 2ST
www.hertfordshire.gov.uk**

Contact: SuDS and Watercourses Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 6 August 2025

Dear Ben

RE: 25/01795/S106A - Application for the discharge of Planning Obligation under S106A of the TCPA 1990 Open Space Management Scheme. Land on the South of Oughtonhead Lane Hitchin Hertfordshire SG5 2NA

Thank you for your consultation on the above site, received on 16 July 2025. We have reviewed the application as submitted and wish to make the following comments.

The LLFA has acknowledged receipt of the applicant's Open Space Scheme and Open Space Management Scheme, which encompass the layout, landscaping plan, construction, and ongoing maintenance of the designated open space land, including provisions for its long-term management. The information submitted is deemed satisfactory.

We advise that there **is sufficient technical information** to support the application in relation to the Planning Obligation under S106A.

Yours sincerely

Veeranna

BHUKYA VEERANNA
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Report: Open Space Scheme and Land scape Specification by Cala Homes dated June 2025 with reference CALA23489spec_OSS.
- Report: Open Space Management Scheme by Cala Homes dated June 2025 with reference CALA23489man_OSS.
- Drawing: Open Space Land Soft Landscape Proposals by Cala Homes dated June 2022 with reference CALA23489-21A 1 of 2.
- Drawing: Open Space Land Soft Landscape Proposals by Cala Homes dated June 2025 with reference CALA23489-21A 2 of 2.
- Document: Letter from Cala Homes dated 26 June 2025.

For reference, Planning Obligation is as follows:

In Paragraph 4.1 and 4.2 of Schedule 1 (Part 3), the Owner covenants with the Council as follows:

“4.1 to submit the Open Space Scheme and the Open Space Management Scheme to the Council for approval prior to the Commencement of the Development

4.2 not to Commence Development until it has submitted to and obtained the Council’s written approval of the Open Space Scheme and the Open Space Management Scheme”

The ‘Open Space Scheme’ means ‘a scheme for the laying out, landscaping, construction and maintenance of the Open Space Land as Open Space to be approved by the Council pursuant to paragraph 4.1 of Schedule One’.

The ‘Open Space Management Scheme’ means ‘a scheme for the long-term management and maintenance of the Open Space Land by a Management Body to be approved by the Council pursuant to paragraph 4.1 of Schedule One’.