



11th June 2026
Our Ref: 24.5075

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

Dear Sir/Madam

Re: Discharge of obligations pursuant to Schedule 2 Part 1, Clause 3 (Open Space Scheme) of the S106 agreement related to planning permission ref: 21/00504/OP/LL14623

On behalf of BDW North Thames, we hereby submit an Open Space Scheme to satisfy the relevant obligations within Schedule 2, Part 1, Clause 3 of the S106 agreement.

Clause 3 states:

- 3 *The Owner covenants with the Council:*
- 3.1 *to submit the Open Space Scheme and the Open Space Management Scheme to the Council for approval prior to the Commencement of the Development;*
- 3.2 *not to Commence Development until it has submitted to and obtained the Council's approval of the Open Space Scheme and the Open Space Management Scheme;*
- 3.3 *from the Commencement of the Development to lay out the Open Space in accordance with the Open Space Scheme (as approved by the Council) and fully implement and comply with the Open Space Scheme (as approved by the Council);*
- 3.4 *not to cause or permit the Occupation of more than 80% of the Dwellings until the Open Space has been laid out fully in accordance with the Open Space Scheme (as approved by the Council) to the Council's satisfaction and the Council has issued a Certificate of Completion in respect of the Open Space;*



- 3.5 *prior to Occupation of 80% of the Dwellings to transfer the Open Space to the Management Body in accordance with the requirements of the Open Space Management Scheme*
- 3.6 *not to cause or permit the Occupation of more than 80% of the Dwellings until the Open Space Land has been transferred to the Management Body in accordance with the requirements of the Open Space Management Scheme approved by the Council and thereafter to manage and maintain the Open Space in accordance with the Open Space Management Scheme approved by the Council;*
- 3.7 *from the issue of the Certificate of Completion by the Council to maintain the Open Space Land to the standard required by the Open Space Scheme (as approved by the Council) in perpetuity and retain the Open Space Land at all times as public open space available for use by and for the enjoyment of the public in perpetuity;*

An Open Space Scheme has been prepared by Pegasus and is submitted alongside this letter.

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

Tel:
Email

