



Our ref: NC/0090

9th October 2024

Planning Department
North Herts District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

By email only to planning.control@north-herts.gov.uk

Dear Sir / Madame

Re: 21/00434/HYA
Submission of Planning Obligations
Legal Agreement dated 15th March 2024 at
Land North of Pound Farm, London Road, Hitchin, Herts, SG4 7NE

I write in relation to the above in order to submit information in respect of the following pre-start planning obligations which were secured by the legal agreement.

Schedule 2 Part 1 Para 4.1 [Open Space Scheme]:

In line with the above, there is a requirement to submit the 'Open Space Scheme' to the Council. As you will be aware the landscaping proposals were secured through the detailed first phase planning permission.

Approved plans 139-002-001-PL E [Landscape Proposals] and 139-002-002-PL D [Planting Plan 1] are detailed on the decision notice and appended to the legal agreement.

Furthermore, a specification for Soft Landscape Works & Maintenance Plan and Landscape and Ecological Management Plan were submitted and discharged under condition 24.

We duly re-submit this 'approved' information as required by Schedule 2 Part 1 Para 4.1.

Schedule 2 Part 1 Para 4.3 [Open Space Programme]:

The above requires the submission of the 'Open Space Programme' prior to commencement of development.

This is the programme for delivering the Open Space Scheme, which is all included within the detailed Phase 1 of the development. This is subject to various stage gates within paragraph 4 including 4.7 and 4.8 which will be complied with.

Phase 1 works comprising roads, sewers and provision of public open space will commence in November 2024 and will be delivered in line with para 4.8.

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Schedule 2 Part 1 para 4.5 [Open Space Management]:

This part of the legal agreement requires the submission of the Open Space Management Scheme. For phase 1 this is contained within the aforementioned approved Soft Landscape Works & Maintenance Plan and Landscape and Ecological Management Plan which are duly attached.

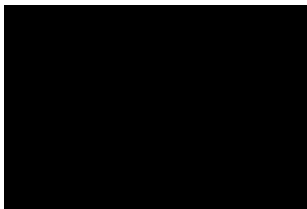
Schedule 2 Part 1 Para 5.1 [SuDS Scheme and Management]:

SuDS scheme and SuDS management scheme are to be submitted to the Council for approval under this obligation. As you will be aware, details pertaining to SuDS and SuDS management were submitted to the Council pursuant to condition 14 of the hybrid permission and details were subsequently approved under 24/00690/DOC.

As you can see from the discharge letter for condition 14 which is attached, the list of information provided in respect of SuDS was extensive. Whilst I am more than happy to re-submit all of this information, you may in the first instance wish to review what the Council approved under condition 14. Please let me know therefore if you wish me to submit the list of approved plans / documents.

I trust that this is in order and we wait to hear from you.

Yours sincerely



Nathan Craker
Senior Planning Manager
Elivia Homes Central

Encs. (as above)