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Ben Glover
Planning and Conservation
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

26th June 2025

Site Address: Land South of Oughtonhead Lane, Hitchin
Planning Application Reference: 23/00563/FP

Re: Section 106 Agreement – Open Space Scheme and Open Space Management Scheme

Dear Ben,

This letter accompanies an Open Space Scheme and Open Space Management Scheme which have been prepared by Cala Homes (North Home Counties) Ltd in accordance Schedule 1 (Part 3) of the Section 106 agreement dated 2nd April 2025.

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*’.

In accordance with the wording set out above, please find enclosed the following documents:

- Open Space Scheme – Sheet 1 of 2 (Ref. CALA23489-21A)
- Open Space Scheme – Sheet 2 of 2 (Ref. CALA23489-21A)
- Open Space Scheme Landscape Specification - CALA23489spec_OSS
- Open Space Management Scheme (Ref. CALA23489man-OSS)

I trust that you have sufficient information to provide written confirmation that the above details are acceptable to discharge the obligations set out in Paragraph 4.1 and 4.2 of Schedule 1 (Part 3).

If however you require further information, then please do not hesitate to contact me.

Yours sincerely,

James Angus
Planning Manager
Cala Homes (North Home Counties) Ltd
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