



North Herts Council
Development and Conservation
North Hertfordshire District Council
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Our ref: 19355
Date: 2 July 2026

For the attention of: Peter Bull

Application ref: 26/01527/S106
Location: Land To The East Of Talbot Way And Kristiansand Way And Flint Road Allotments Flint Road Letchworth Garden City Hertfordshire SG6 1TY
Proposal/Description: 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/ granted 03.04.2025

Thank you for consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

This review is based on a desktop of the above-referenced application and its submitted documents. Our Landscape comments are as follows.

We previously provided landscape comments on 25/03084/RM dated 6th February 2026.

1.0. Review of the proposal/submitted information:

- 1.1. A Landscape Management Plan (Ref: P25-0636_EN_0010) dated June 2026 has been submitted for review.
- 1.2. Within Section 1 (Introduction), a schedule of all hard and soft landscape elements covered by the Management Plan should be provided. This could be included within the Scope section and should clearly identify all landscape features subject to management and maintenance.
- 1.3. Section 5.6 should be further subdivided by grassland type, with specific management prescriptions provided for each proposed grassland. As different grassland types require different mowing regimes and timings, the Management Objectives should clearly distinguish the management requirements for:
 - EM10 Tussock Meadow Mixture



- EL1 Flowering Lawn Mixture
- EM2 Standard General Purpose Mixture
- EW1 Woodland Mixture
- ME8 Meadow Mixture for Wetlands

- 1.4. Whilst Row 6.14 within Section 6.1 (Establishment Years 0–5) separates grass maintenance into ‘Grassland General Maintenance’ and ‘Grassland & Wildflowers’, Section 5.6 should clearly identify which proposed grassland types are subject to each management regime.
- 1.5. The proposed mounding includes slopes of approximately 1:3 gradient, which are unlikely to be suitable for maintenance using a standard ride-on mower. The Management Plan should therefore include specific details of the proposed maintenance methodology for grassland areas located on the mounds.
- 1.6. The submitted Management Plan should clarify whether bulb planting is included within the ornamental planting maintenance regime. If so, specific management requirements relating to bulb establishment, maintenance and replacement should be included.
- 1.7. The Management Plan should include provisions for the inspection, topping-up, and replacement of loose bark chip play surfacing where degradation, displacement, or reduced levels are identified.
- 1.8. The Management Plan should include an outline long-term management strategy beyond the initial five-year establishment period, rather than relying solely upon periodic review as set out in Paragraph 1.12. This should provide sufficient detail to demonstrate the intended long-term maintenance objectives and management operations for all landscape features.
- 1.9. Whilst watering of soft landscaping is referenced within the Management Plan, further details should be provided regarding the proposed water source and delivery method during the establishment period. This is necessary to demonstrate that adequate watering can be undertaken throughout establishment and during periods of drought.
- 1.10. The Management Plan should confirm that no more than 80% of the dwellings will be occupied prior to the transfer of the Open Space Land to the approved Management Body, in accordance with the requirements of the associated planning obligation.

2.0. Summary

- 2.1. The Table included within Section 6 largely contains sufficient detail for all management processes. However, the Management Objectives included within the preceding sections require additional detail for specific management tasks and processes for each of the hard and soft landscape features within the scheme. Differentiation between different similar features is required, for example between amenity and wildflower grassland, which will have varying specific management processes.

2.2. Other recommended clarifications and details are outlined above.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of North Herts Council

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

