

Public Document Pack

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

TUESDAY, 24TH FEBRUARY, 2026

SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No	Item
6.	<u>25/01708/OP LAND OPPOSITE HEATH FARM, BRIARY LANE, ROYSTON, HERTFORDSHIRE</u> (Pages 3 - 8)

REPORT OF DEVELOPMENT AND CONSERVATION MANAGER

Erection of up to 84 dwellings with public open space, landscaping and sustainable drainage system (SuDS) following demolition of No. 24 Echo Hill with all matters reserved save for access.

This page is intentionally left blank

25/01708/OP – Land Opposite Heath Farm, Briary Lane, Royston – Updates

Growth & Infrastructure Updated Consultation Response:

On the 17th February 2026, HCC Growth & Infrastructure submitted a revised consultation response amending the contributions being sought from the proposed development. The consultation response can be viewed in full on the NHC website. The changes made are as follows:

1. **‘Primary Education Contribution’** removed.
2. **‘Secondary Education Contribution’** removed.
3. **‘First Education Contribution’** added requesting **£894,374** towards additional school provision in Royston and/or provision serving the development.
4. **‘Middle Education Contribution’** added requesting **£593,847** towards the expansion of King James Academy and/or provision serving the development.
5. **‘Upper Education Contribution’** added requesting **£497,422** towards the expansion of King James Academy and/or provisions serving the development.
6. **‘Childcare Contribution’** for 0-2 year olds amount increased from **£5,444** to **£16,962** towards childcare facilities in the Royston Family Centre Reporting Locality and/or provisions serving the development.
7. **‘Childcare Contribution’** for 5-11 year olds has been updated to the contribution being directed towards increasing the capacity at Tannery Drift First School.
8. **‘Youth Service Contribution’** amount decreased from **£23,484** to **£14,535**.

25/01708/OP – Land Opposite Heath Farm, Briary Lane, Royston – Updated Draft Heads of Terms

Element	Detail and Justification	Condition / Section 106
Sports Facilities (Sports England)	Towards the additional demand for key community sports facilities created by a new population. £47,894 towards Swimming Pools £3,077 towards Outdoor Tennis Courts	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD
Playing Pitches (Sports England)	Towards the additional demand for playing pitches generated from a new population. £5,075 towards Adult Football £13,011 towards Youth Football £2,892 towards Mini Soccer £5,253 (pitch) + £12,516 (changing room) towards Rugby Union £12,423 towards Cricket £2,455 towards Sand Based Pitches Changing Rooms £17,284 towards 3G Pitches	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD
First Education	Towards additional school provision in Royston and/or provision serving the development. £894,374 index linked to BCIS 1Q2024 and BCIS Regional Factor	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC ‘Guide to Developer Infrastructure Contributions’ 2024
Middle Education	Towards the expansion of King James Academy and/or provision serving the development. £593,847 index linked to BCIS 1Q2024 and BCIS Regional Factor	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC ‘Guide to Developer Infrastructure Contributions’ 2024

Upper Education	Towards the expansion of King James Academy and/or provision serving the development. £497,422 index linked to BCIS 1Q2024 and BCIS Regional Factor	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Childcare Contribution	Towards increasing capacity of 0-2 year old childcare facilities at Little Acorn Nursery and/or provision serving the development. £16,962 index linked to BCIS 1Q2024	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Childcare Contribution	Towards increasing capacity of 5-11 year old childcare facilities at Tannery Drift First School and/or provision serving the development. £1,341 index linked to BCIS 1Q2024.	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Special Educational Needs and Disabilities (SEND)	Towards new Severe Learning Difficulty (SLD) special school places (EAST) and/or provision serving the development. £163,710 index linked to BCIS 1Q2024 and BCIS Regional Factor	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Library Service Contribution	Towards increasing the capacity of Royston Library and/or provision serving the development.	Policy SP7 Infrastructure requirements and

	£23,201 index linked to BCIS 1Q2024	developer contributions Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Youth Service Contribution	Towards resource requirements to support the delivery of youth work with young people in the area, people in the area, and/or provision serving the development. £14,535 index linked to BCIS 1Q2024.	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Waste Service Transfer Station Contribution	Towards the new provision at the Northern Transfer Station and/or provision serving the development. £23,227 index linked to BCIS 1Q2024.	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Fire and Rescue Service	Towards the expansion or reprovision of Royston Fire Station and/or provision service the development. £36,053 index linked to BCIS 1Q2024.	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Monitoring Fees	HCC Monitoring Fees based on the number of triggers within each legal agreement with each distinct trigger point attracting a charge of £420 (adjusted for inflation against RPI January 2024)	Policy SP7 Infrastructure requirements and developer contributions

		Developer Contributions SPD HCC 'Guide to Developer Infrastructure Contributions' 2024
Policing Contribution	Towards additional staff and vehicles. £7078.47 to be index linked	Local Plan Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD (2022)
Therfield Heath Mitigation (Conservators of Therfield Heath)	Funding of £1190 per dwelling towards management measures and funding of a Warden. £99,960 index linked	Local Plan Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD (2022). Therfield Heath Mitigation Strategy (Nov 2022).
Affordable Housing Contribution	On site provision of 40% affordable housing.	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD
NHC Monitoring Fees	One off monitoring fee of 2.5% with a cap of £25,000 to cover the monitoring of all obligations (except for those relating to HCC).	Policy SP7 Infrastructure requirements and developer contributions Developer Contributions SPD

This page is intentionally left blank