

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

THURSDAY, 13TH AUGUST, 2026

SUPPLEMENTARY AGENDA

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

- | Agenda No | Item |
|------------------|---|
| 6. | <u>22/00956/OP LAND SOUTH OF, STEVENAGE ROAD, LITTLE WYMONDLEY, HERTFORDSHIRE</u> (Pages 3 - 8)

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Outline planning application for the development of up to 300 dwellings (all matters reserved except for access) (amended plans 23 October 2025). |
| 7. | <u>25/02885/OP LAND AT MILL LANE, LONDON ROAD, ST IPPOLYTS, HITCHIN, SG4 7NN</u> (Pages 9 - 14)

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Erection of up to 41 dwellings with associated infrastructure and open space (all matters reserved except means of access) (additional and amended plans received 23/04/26 and 10/06/26). |

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22/00956/OP – Land south of Stevenage Road, Little Wymondley, Hertfordshire

Written Update

1. Neighbour Representations

One further neighbour representation has been received since the publication of the committee report objecting to the application. The comments are summarised as follows:

- *Impact of increased demand for water from the new dwellings especially given the recent issue of having very little rainfall.*
- *Concerns around air quality specifically in relation to dust and air pollution and pollution generated by traffic from the new development.*
- *Concerns around heat that would be generated by the new dwellings adding to the carbon footprint.*

The full copy of the response is available to view on the Council's website.

2. Wymondley Parish Council – letter dated 03 August 2026

A further letter of representation has been received from Wymondley Parish Council since the publication of the committee report. The comments are summarised as follows:

- *Concerns around assumptions that have been made in relation to the deliverability of the eastern connection to the site to/from Tower Close which would utilise land owned by the Parish Council.*
- *Any such agreement to the above should resolve other concerns about the development, specifically in relation to the recreation ground and providing access to additional parking on the development site to mitigate additional traffic up Tower Close as a result of the increased use of the sports facilities generated by the development.*
- *Given the above, the eastern access to the site should be considered on the basis that access on this side of the site would be from the existing access/public footpath adjacent to the tennis courts and this should be reflected in the recently submitted Technical Note.*
- *Pedestrian access to the site from Stevenage Road by Ashwater is also used as a vehicle access to properties.*
- *The applicant's proposals are considered not achievable or consented by the landowner.*

The full copy of the response is available to view on the Council's website.

In relation to the proposed eastern connection to the site to/from Tower Close adjacent to the existing Tower Close playground, this provides an optimal location for the main active travel route entering/exiting the eastern side of the site. This would be located outside the red line boundary of the site on land owned by the Parish Council. Initial details are set out in the masterplan drawings, and it is proposed to include a

best endeavours clause within the S106 agreement to give the connection the best prospect of being delivered. It is for the applicant or future developer of the site to engage with the Parish Council to discuss and resolve any issues around the delivery of this link to/from the site. If for whatever reason the link cannot be delivered, the eastern link to/from the site can be achieved at the point where the existing public right of way enters/existing the site adjacent to the existing tennis courts.

Regarding the northern central active travel connection to/from the site from Stevenage Road, this access and lane is included within the red line boundary of the application submission. The applicant has confirmed separately that the access and lane are within their ownership and that Ashwater House benefits from a right only to utilise the lane for access to this property.

3. Wymondley Parish Council – letter dated 10 August 2026 and accompanying document titled ‘Review of Officer’s Report and Request for Deferral’

A further letter and accompanying document have been received from Wymondley Parish Council since the publication of the committee report.

The executive summary from the document sets out the following:

- *This paper has been prepared following a detailed review of the Officer's Report, the applicant's supporting documents, statutory consultation responses and the adopted Development Plan.*
- *It is not intended to repeat the many planning objections already submitted by residents and the Parish Council, nor does it seek to revisit the principle of allocating Land South of Stevenage Road (WY1) within the adopted Local Plan.*
- *Instead, it addresses a narrower but fundamental question...*
- *Has the applicant demonstrated, on the evidence presently before the Planning Control Committee, that this proposal satisfies the specific requirements of Policy WY1 and constitutes sustainable development, or have too many matters central to that conclusion been left unresolved and deferred to future planning conditions, legal agreements and technical approvals?*
- *The purpose of this paper is therefore to assist Members in determining whether they currently possess sufficient evidence to make a fully informed planning decision.*
- *Following a review of the available documentation, it is respectfully submitted that the Officer's Report consistently reaches conclusions that are more certain than the present evidence base justifies.*
- *Across transport, flood risk, sustainable drainage, active travel, engineering, legal agreements and long-term infrastructure management, the report frequently concludes that impacts are acceptable because matters will be agreed, will be secured, will be designed or will be delivered at a later stage.*
- *Whilst planning conditions are an essential part of the planning system, there comes a point where the cumulative number of unresolved matters becomes*

material to whether Members can properly conclude that Policy WY1 has been satisfied before granting outline planning permission.

- *If the view is taken that this is only an outline application with all matters other than access reserved, then at least access should be dealt with very robustly but it is not:*
 - *The eastern access is overland not owned;*
 - *The central access is shared with cars a point not mentioned;*
 - *The main access is subject to flooding;*
 - *The emergency access is not proven to take all the traffic in these of loss of use of the main Stevenage Road access.*
- *Therefore, even if you take a narrow view of the application it fails to robustly deliver.*
- *Accordingly, this paper respectfully requests that Members consider whether determination should be deferred until the outstanding matters identified within this submission have been resolved or more fully explained. It would also give members an opportunity to have a formally arranged viewing of the site, the village and the roads around to draw their own conclusions on the key point of whether this is a sustainable development.*

The full copy of the letter and accompanying document are available to view on the Council's website.

This is an allocated site in the Local Plan, meaning that the principle of housing development on this site is acceptable.

This is an outline planning application, meaning that the application is not complete of all the detail. This is normal for an outline planning application, which was submitted by a land promoter. The promoter will not build out the site; it will be sold to a housebuilder who will then look to build the site within the permission given with its associated conditions and legal agreement.

Regarding further detail on drainage, highways etc, this is a normal process for applicants and outline planning permission. All consultees have the opportunity to review the information and statutory consultees like the Highways Authority and LLFA have the technical expertise to assess that part of the application. The conditions related to drainage for example are normal, proportionate and logical reflecting the stages and requirements of the planning process.

Regarding long term management, these issues are appreciated, however we do not yet know the future housebuilder and so conditions and obligations are included to ensure this is addressed at the appropriate time of the delivery of the site. These aspects are secured through s106 agreement and will not be affected by the Housing Estates Bill as it is not yet in effect.

Regarding the s106 legal agreement, it is general practice to wait for a resolution by Planning Control Committee before instructing solicitors to commence negotiations on the detailed wording, however the heads of terms table is agreed with the applicant and included at paragraph 5.16.4 and Table 3 of the committee report to

demonstrate that the proposals mitigate the impact of development. The s106 carries with the land so when it is sold the new owner/housebuilder will need to comply with it.

Regarding community financial contributions, funding has been secured for the following projects:

- Contribution towards allotments and community garden to the rear of Siccut Road in Little Wymondley.
- Contribution towards upgrading and refurbishing existing play equipment, renewal of associated fencing and gates, installation of safe play bases and the addition of some outdoor gym equipment.
- Contribution towards improvement of the existing football pitches at Little Wymondley playing fields and improving the existing sports pavilion and/or towards a new community hub on site.
- Contribution towards community hub project at Little Wymondley playing fields via the Sports Halls contribution.
- Contribution towards installing sports lighting at the existing tennis courts at Little Wymondley playing fields.

Full details are set out in the heads of terms table at paragraph 5.16.4 and Table 3 of the committee report.

Regarding a member site visit, members of the PCC are advised to undertake a site visit in their own time. There was no opportunity to arrange a formal member site visit due to summer holiday period. A member briefing on this application did however take place in March 2026 online on Teams.

Regarding deferral, officers do not recommend deferring the application for the above reasons; issues have been sufficiently considered in the report to committee.

4. St Ippolyts Parish Council

A letter of representation has been received from St Ippolyts Parish Council since the publication of the committee report. The comments are summarised as follows:

- *Concerns raised around the introduction of traffic lights in St Ippolyts Parish and the Green Belt as part of the scheme.*
- *Concerns around the effect additional journeys generated by the new development would have on the existing junction where Stevenage Road joins the A602. It is recommended that this entire junction is upgraded to a new roundabout.*

For clarity, no traffic lights are proposed at the Blakemore End Road access to the site, and this would be an emergency access only. All vehicular access to/from the site would be via the proposed main vehicular access from Stevenage Road. Furthermore, the proposed package of off-site highways improvements does not propose any form of upgrades to the junction of Stevenage Road and the A602 to the west of Little Wymondley.

5. Technical Note produced by WSP (dated 24 July 2026)

The applicant submitted a Technical Note on 24 July 2026 relating to the proposed trigger points for the delivery of the different elements of the off-site highway improvement works and a technical reconsultation was undertaken with the Highways Authority. This was addressed in paragraph 5.5.18 of the committee report and the details of the different elements of the proposed off-site works are set out at paragraph 5.5.17 of the committee report.

Subsequently, the Highways Authority have responded indicating they do not agree to the trigger points proposed in relation to the 'Central Connection', the 'Eastern Connections' and the 'A1 Junction 8 Works'. Further negotiations are therefore required between the applicant and the Highways Authority to resolve this matter. Currently, proposed condition 33 of the committee report requires all elements of the off-site highway improvement works to be completed prior to first occupation of the development. It is anticipated that the wording of this condition is likely to be updated following the outcome of the negotiations between the applicant and the Highways Authority. This is considered the most suitable course of action in this instance, and the recommendation at paragraph 9.1 of the committee report provides delegated powers to the Development and Conservation Manager to update any conditions as required.

The full copy of the Technical Note produced by WSP is available to view on the Council's website.

6. Errors identified and further points of clarification within the committee report

With reference to the Heads of Terms for s106 Agreement at paragraph 5.16.4 (Table 3), the wording of the following elements are revised with the highlighted text below:

- Primary Education – should state 'Indicative £3,870,000 index linked to BCIS 4Q2024 **and BCIS Regional Factor** towards the expansion of Wymondley JMI school by 0.5FE and/or provision serving the development'.
- Secondary Education – should state 'Indicative £2,927,410 index linked to BCIS 1Q2024 **and BCIS Regional Factor**'.
- Childcare Service 0-2 years – currently states 'Towards increasing the capacity of 0-2 year old childcare facilities at a new Community Hall in Little Wymondley **or Knebworth** and/or provision serving the development'. The highlighted reference to Knebworth is an error and should be removed.
- Special Educational Needs and Disabilities (SEND) – should state 'Indicative £512,985 index linked to BCIS 1Q2024 **and BCIS Regional Factor**'.
- HCC Monitoring Fees – should state '£420 (**adjusted for inflation against RPI January 2024**) for each distinct trigger point'.

For the avoidance of doubt, none of the financial contributions agreed and set out within the table have changed.

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25/02885/OP – Land at Mill Lane and London Road, St Ippolyts, Hitchin

Proposal – Residential development of up to 41 dwellings. All matters reserved except means of access.

Written Update

A late response has been received from a local neighbour who lives on Mill Lane, and this has been published in full on the Council's website. In summary, this is objecting on the basis of traffic and road safety concerns. As set out in the committee report, HCC Highways supports the proposal to add a fourth arm to the roundabout to be built as a part of the Pound Farm development and the closure of Mill Lane, and recommends no objection subject to conditions, which are recommended.

A late response has been received from the HCC Grown and Infrastructure team. The full response is detailed in the document below. They are seeking revised contributions based on the sought housing mix recommended by the NHDC Housing Officer. The contributions sought are (please note these are all indicative amounts and indexed linked as detailed in the report):

HCC Contributions	Amount stated in committee report:	New amount sought:
Sustainable Transport	£404,301.00	No change
Primary education	£304,165.00	£416,769.00
Secondary education	£316,173.00	£435,973.00
Childcare contribution 0-2	£6,384.00	£9,240.00
Childcare contribution 5-11	£416.00	£649.00
SEND	£69,664.00	£70,944.00
Library service	£10,682.00	£11,011.00
Youth service	£5,030.00	£6,646.00
Waste - recycling centre	£7,647.00	£7,882.00
Waste – transfer station	£10,694.00	£11,023.00
Fire and rescue	£1,020.00	No change
Monitoring fee	Based on the number of triggers with each distinct trigger point attracting a charge of £420.	No change

Regarding this change in contributions, the planning agent has stated:

“We do not object to the principle of the contributions and assume that given the mix and precise number is not yet fixed, the section 106 will include a calculation formula that will provide the precise figure when the final mix is known. Assuming that is the case, there are no objections to requested contributions from the Growth team, subject to the final Reserved Matters mix and a recalculation as will be necessary”.

I can confirm that it is usual practice for the S106 obligation document to include a calculation formula allowing for the amounts to change when the dwelling size mix is known during the Reserved Matters stage. Therefore, the application can proceed on the basis that the applicant has agreed to the revised amounts requested.

The agent has also provided confirmation that the sought HCC Highways sustainable transport contribution is accepted. This requires for the resolution for the application to be updated, as set out on the next page.

Regarding the HCC Highways Sustainable Transport payment, a late response from HCC Highways is now seeking for this contribution to be put towards:

1. Scheme SM210 – Package 15 of the South-Central Growth and Transport Plan (B656 Sustainable Travel Corridor), which includes:
 - Cycleway and footway improvements;
 - Traffic calming measures;
 - Enhanced safety for pedestrians and cyclists;
 - Improved sustainable access to local schools; and
 - Measures to discourage long-distance through traffic.
2. Scheme SM47 – Package 5 of the North Central Growth and Transport Plan, comprising signalised junction improvements to reduce congestion at Hitchin Hill Roundabout. This scheme would also provide opportunities for improved pedestrian crossing facilities and enhanced bus journey time reliability.

The agent has provided confirmation that the applicant supports the principle of a Parish Council sports pavilion contribution, but the amount at this time is not agreed. The recommendation for the report before committee is that the agreement of this is delegated to the Development and Conservation Manager, and this remains. In the event that this figure is not agreed, the application will be presented back to Planning Control Committee.

The agent has stated that the applicant is Martin Grant Homes, not Alice Lack. However, the application form states the name of the applicant to be Alice Lack at Martin Grant Homes. This is noted and is changed in the application database to be reflected on the decision notice.

Typos / errors in the report:

- Paragraph 3.19 – should state western not eastern
- Paragraph 4.3.23 – the development area in the eastern parcel is 0.84 ha not 1.06 ha.
- Addition of the trigger: 'No development shall take place (including ground works or vegetation clearance) until' to the beginning of condition 7.
- Condition 12 – typo in turning.
- Condition 20 – the addition of the word 'residential' before development.

Revised recommendation:

That planning permission be GRANTED subject to the provisions below and the recommended conditions and informatives as set out in the committee report subject to the above changes:

- A) Delegate to the Development and Conservation Manager the agreement of the one (sports pavilion) outstanding S106 HoT contribution and any minor change to conditions and informatives as required; and
- B) The completion of the S106 Legal Agreement; and
- C) Any necessary EoT to cover the time taken to complete (B) above.

Growth & Environment
Executive Director: Mark Doran



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Growth & Infrastructure Unit
 Hertfordshire County Council
 Postal Point: CHN114
 Farnham House
 Six Hills Way
 Stevenage, Hertfordshire SG1 2FQ
www.hertfordshire.gov.uk

Respond to: growth@hertfordshire.gov.uk

4 August 2026

Dear Planning Officer

**Updated response by HCC's Growth & Infrastructure Unit to 25/02885/OP
 Land At Mill Lane, London Road, St Ippolyts, Hitchin, SG4 7NN**

I am writing in respect of planning obligations sought towards non-transport services to minimise the impact of development on Hertfordshire County Council Services for the local community. Based on the information to date for the development of **41 dwellings** we would seek financial contributions towards the following projects:

HOUSES		
Number of Bedrooms	A) Open Market & Shared Ownership	B) Affordable Rent
1	4	0
2	5	4
3	7	7
4+	6	1
Total	22	12

FLATS		
Number of Bedrooms	A) Open Market & Shared Ownership	B) Affordable Rent
1	2	1
2	2	1
3	1	0
4+	0	0
Total	5	2

Trajectory						
Year	2026	2027	2028	2029	2030	2032
Units		41				

PLEASE NOTE; If the tenure or mix of dwellings changes, please notify us immediately as this may alter the contributions sought

Primary Education Contribution towards the expansion of St Ippolyts Primary School and/or provision serving the development (£416,769 index linked to BCIS 1Q2024 and BCIS Regional Factor)

Secondary Education Contribution towards the expansion of The Priory Secondary School and/or provision serving the development (£435,973 index linked to BCIS 1Q2024 and BCIS Regional Factor)

Childcare Contribution towards increasing the capacity of 0-2 year old childcare facilities at North Herts Rural West Family Centre Reporting Locality and/or provision serving the development (£9,240 index linked to BCIS 1Q2024)

Childcare Contribution towards increasing the capacity of 5-11 year old childcare facilities at St Ippolyts Primary School and/or provision serving the development (£649 index linked to BCIS 1Q2024)

Special Educational Needs and Disabilities (SEND) Contribution towards new Severe Learning Difficulty (SLD) special school places (EAST) and/or provision serving the development (£70,944 index linked to BCIS 1Q2024 and BCIS Regional Factor)

Library Service Contribution towards increasing the capacity of Hitchin Library and/or provision serving the development (£11,011 index linked to BCIS 1Q2024)

Youth Service Contribution towards increasing capacity through resource requirements to support the delivery of youth work with young people in the area and/or provision serving the development (£6,646 index linked to BCIS 1Q2024)

Waste Service:

Recycling Centre Contribution towards increasing capacity at Letchworth Recycling Centre or a new recycling centre in Baldock and/or provision serving the development (£7,882 index linked to BCIS 1Q2024)

Transfer Station Contribution towards increasing capacity through the new Northern Transfer Station and/or provision serving the development (£11,023 index linked to BCIS 1Q2024)

Fire and Rescue Service Contribution towards increasing capacity through the provision of new appliances and/or equipment necessary to support additional fire and rescue service delivery at Hitchin Fire Station and/or provision serving the development (£1,020 index linked to BCIS 1Q2024)

Monitoring Fees – HCC will charge monitoring fees. These will be 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). For further information on monitoring fees please see section 5.5 of the Guide to Developer Infrastructure Contributions.

The CIL Regulations discourage the use of formulae to calculate contributions however, the County Council is not able to adopt a CIL charge itself. Accordingly, in areas where a CIL charge has not been introduced to date, planning obligations in their restricted form are the only route to address the impact of a development. In instances where a development is not large enough to require on site provision but is large enough to generate an impact on a particular service, an evidenced mechanism is needed to form the basis of any planning obligation sought. HCC views the calculations and figures set out within the Guide to Developer Infrastructure Contributions as an appropriate methodology for the obligations sought in this instance.

The county council methodology provides the certainty of identified contribution figures based on either a known or estimated dwelling mix, the latter of which might be agreed with the local planning authority based on expected types and tenures set out as part of the local plan evidence base. This ensures the contributions are appropriate to the development and thereby meet the third test of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (amended 2019): “fairly and reasonably relates in scale and kind to the development”.

Outline applications will require the ability for an applicant to recalculate contributions at the point of a reserved matters application and as such a calculation Table will be provided as part of the S106 drafting process. This approach provides the certainty of identified contribution figures with the flexibility for an applicant/developer to amend the dwelling mix at a later stage and the financial contribution to be calculated accordingly.

Please note that current service information for the local area may change over time and projects to improve capacity may evolve. This may potentially mean a contribution towards other services could be required at the time any application is received in respect of this site.

Justification

The above figures have been calculated using the amounts and approach set out within the Guide to Developer Infrastructure Contributions (Hertfordshire County Council's requirements) document, which was approved by Hertfordshire County Council's Cabinet 12 July 2021 and is available via the following link: [Planning obligations and developer infrastructure contributions | Hertfordshire County Council](#)

In respect of Regulation 122 of the CIL Regulations 2010 (amended 2019), the planning obligations sought from this proposal are:

(i) Necessary to make the development acceptable in planning terms.

Recognition that contributions should be made to mitigate the impact of development are set out in planning related policy documents. The NPPF states

“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.” Conditions cannot be used cover the payment of financial contributions to mitigate the impact of a development The NPPG states “No payment of money or other consideration can be positively required when granting planning permission.” The development plan background supports the provision of planning contributions. The provision of community facilities is a matter that is relevant to planning. The contributions sought will ensure that additional needs brought on by the development are met.

(ii) Directly related to the development.

The occupiers of new residential developments will have an additional impact upon local services. The financial contributions sought towards the above services are based on the size, type and tenure of the individual dwellings comprising this development following consultation with the Service providers and will only be used towards services and facilities serving the locality of the proposed development and therefore, for the benefit of the development's occupants.

(iii) Fairly and reasonably related in scale and kind to the development.

The above financial contributions have been calculated according to the size, type and tenure of each individual dwelling comprising the proposed development (based on the person yield).

PLEASE NOTE THE FOLLOWING:

Consult the Hertfordshire Fire and Rescue Service Water Officer directly at water@hertfordshire.gov.uk, who may request the provision of fire hydrants through a planning condition.

I would be grateful if you would keep me informed about the progress of this application so that either instruction for a planning obligation can be given promptly if your authority is minded to grant consent or, in the event of an appeal, information can be submitted in support of the requested financial contributions and provisions. Should you require any further information please contact the Growth & Infrastructure Unit.

Yours faithfully

Angela Simpkins
Growth & Infrastructure Officer