

NORTH HERTFORDSHIRE DISTRICT COUNCIL



16 October 2020

Our Ref Southern Rural Committee / 29 October
2020
Contact. Committee Services
Direct Dial. (01462) 474655
Email. committee.services@north-herts.gov.uk

To: Members of the Committee: Councillor Claire Strong (Chair,) Councillor Faye S Frost (Vice-Chair), Councillor David Barnard, Councillor John Bishop, Councillor George Davies, Councillor Steve Deakin-Davies, Councillor Ian Moody, Councillor Lisa Nash, Councillor Sam North and Councillor Terry Tyler

**NOTICE IS HEREBY GIVEN OF A
MEETING OF THE SOUTHERN RURAL COMMITTEE**

to be held as a

VIRTUAL MEETING

On

THURSDAY, 29TH OCTOBER, 2020 AT 7.30 PM

Yours sincerely,

Jeanette Thompson
Service Director – Legal and Community

****MEMBERS PLEASE ENSURE THAT YOU DOWNLOAD ALL AGENDAS AND REPORTS VIA THE MOD.GOV APPLICATION ON YOUR TABLET BEFORE ATTENDING THE MEETING****

Agenda **Part I**

Item	Page
1. APOLOGIES FOR ABSENCE	
2. NOTIFICATION OF OTHER BUSINESS Members should notify the Chair of other business which they wish to be discussed at the end of either Part I or Part II business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency. The Chair will decide whether any item(s) raised will be considered.	
3. CHAIR'S ANNOUNCEMENTS Members are reminded that any declarations of interest in respect of any business set out in the agenda, should be declared as either a Disclosable Pecuniary Interest or Declarable Interest and are required to notify the Chair of the nature of any interest declared at the commencement of the relevant item on the agenda. Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring a Declarable Interest, wishing to exercise a 'Councillor Speaking Right', must declare this at the same time as the interest, move to the public area before speaking to the item and then must leave the room before the debate and vote.	
4. PUBLIC PARTICIPATION To receive petitions, comments and questions from the public.	
5. GRANTS & COMMUNITY UPDATE REPORT OF THE POLICY AND COMMUNITY ENGAGEMENT MANAGER	(Pages 5 - 16)
To advise the Committee on the current expenditure and balances of the Committee Grant budgets and bring to the Committee's attention details of recent requests received for Committee Grant Funding, made by community groups and local organisations	
6. SECTION 106 AND UNILATERAL UNDERTAKINGS REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER	(Pages 17 - 44)
To provide the Committee an annual update on S106 agreements and unilateral undertakings in the Southern Rural area.	

7. WARD MATTERS AND OUTSIDE ORGANISATIONS - MEMBERS' REPORTS

To receive any verbal reports from Members regarding Ward matters and Outside Organisations.

This page is intentionally left blank

SOUTHERN RURAL COMMITTEE
29 October 2020

PART 1 – PUBLIC DOCUMENT

TITLE OF REPORT: GRANTS & COMMUNITY UPDATE

REPORT OF: THE POLICY & COMMUNITY ENGAGEMENT MANAGER

EXECUTIVE MEMBER: COMMUNITY ENGAGEMENT

COUNCIL OBJECTIVE: BE A MORE WELCOMING AND INCLUSIVE COUNCIL / BUILD THRIVING AND RESILIENT COMMUNITIES / RESPOND TO CHALLENGES TO THE ENVIRONMENT / ENABLE AN ENTERPRISING AND CO-OPERATIVE ECONOMY /

1. EXECUTIVE SUMMARY

- 1.1 To advise the Committee on the current expenditure and balances of the Committee Grant budgets.
- 1.2 To bring to the Committee's attention details of recent requests received for Committee Grant Funding, made by community groups and local organisations.
- 1.3 To advise the Committee of the activities and schemes with which the Community Engagement officers have been involved in.
- 1.4 To bring to the Committee's attention some important community-based activities that will take place during the next few months.

2. Recommendations

- 2.1 That the Committee be recommended to consider the provision of grant funding to the organisations outlined below:
 - 2.1.1 £1,500 to Kings Walden Parish Council towards the cost of purchased and installation of sound monitoring equipment as outlined in 8.1.
- 2.2 That the Committee endorses the actions taken by the Community Officer to promote greater community capacity and well-being for the Southern Rural Area.

3. REASONS FOR RECOMMENDATIONS

- 3.1 To ensure the Committee is kept informed of the work of the Community Engagement Team.
- 3.2 This report is intended to inform Members of the financial resources available to the Committee. It draws attention to the current budgetary situation by assisting in the effective financial management of the Area Committee's budget. This ensures that all actions are performed in line with the Authority's Financial Regulations, the Council's Constitution, and the guidance of the existing Grants policy as agreed by Cabinet in January 2020.
- 3.3 The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims of the Council Plan.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 There are no alternative options being proposed other than those detailed within the text of this report. However, following a debate at committee, Members may wish to comment and offer additional views on any of the items included within this report.

5. CONSULTATION WITH RELEVANT MEMBERS AND EXTERNAL ORGANISATIONS

- 5.1 Consultation with Members has occurred in connection with the allocation of funds for Community Projects
- 5.2 Consultation with the respective officers and external bodies/groups has taken place regarding funding proposals for Committee Funds.

6. FORWARD PLAN

- 6.1 This report does not contain a recommendation on a key decision and has not been referred to in the Forward Plan.

7. BACKGROUND

- 7.1 With reference to the Council's Constitution, Section 9.3 Area Committees will include budgets for the purpose of providing grants and discretionary budgets that may be used within the area of the Committee for economic, social and environmental well-being. Under the current grant criteria there is no upper limit outlined for grant funding to be allocated which can be decided at the Committee's discretion.

7.2 Members are asked to note the information detailed in Appendix 1. Southern Rural Committee Budget Spread sheet, which relates to the Area Committee budget balances for 2020/21. The spreadsheet also details pre-allocated sums carried forward from the previous financial years, including balances and past expenditure.

8. RELEVANT CONSIDERATIONS

8.1 Grant Applications

8.1.1

Applicant	Kings Walden Parish Council
Project	Purchase of aircraft Noise Monitoring Equipment
Sum requested	£1,500
Total project cost	£9,500
Joint funding	£7,500 - Kings Walden PC £500 – HCC locality budget
Previous support	None
NHDC Policy met	Yes
Council Objectives	Build thriving and resilient communities / respond to challenges to the environment / Enable an enterprising and co-operative economy / Support the delivery of good quality and affordable housing

As the parish is located directly under the flight path of Luton London Airport, the aircraft noise has a significant impact on community welfare. Noise pollution is an important environmental parameter. However, the airport is an important factor in the local economy.

By being able to independently monitor the aircraft noise will help to ensure sustainability and enable feedback to organisations such as:

- Residents of the parish
- Residents of surrounding parishes
- Residents of North Herts, Luton and St Albans Local government areas
- North Herts District Council planning and environment departments
- London Luton Airport Consultative Committee
- LADACAN

The Parish Council have in the past taken the opportunity to use portable noise monitoring equipment on loan through Luton Airport, but they would like to have their own equipment in order to independently have access to noise level reports.

The equipment will be permanently located at a suitable site either on the village hall or youth centre building. The noise monitoring information will feed straight into a computer and the data will be available to residents and local government in order to monitor the ongoing sound levels caused by aircraft taking off and landing at the nearby airport.

The Parish do not consider that any planning permission would be needed to site the equipment on the roof of a community building as it would be similar to the installation of a television aerial.

The PC will take out a maintenance contract with the company supplying the equipment which includes any calibration to ensure the correct readings.

Following consultation with NHDC's Environmental Protection & Housing Manager the following initial considerations were raised;

1. The airport has 3 fixed noise monitors that monitor the aircraft noise 24/7 and 7 portable noise monitors that can also monitor noise 24/7
2. Their noise equipment is maintained and calibrated
3. If the Parish Council made an application to the LAC Committee to have a portable noise monitors installed in the Parish, they would duly consider the application
4. The data from the Luton Airport noise monitoring locations can be viewed via the website <https://travisltn.topsonic.aero/>
5. In terms of the noise data Luton airport a system called Topsonic which is a specialised system for aircraft noise and flight tracking system. The noise being monitored needs to be able to correlate to the flights, rather than another noise such as a passing car, bird sat on the roof of the building, etc. The Parish council will not have access to this nor the radar data or flight detail that the airport has.
6. The opinion of the officer was that the proposal to install a sound level meter at Breachwood Green would not be of benefit to the council, the airport or others in a meaningful and useful manner.

The officer also advised that the council and others have made recommendations to Luton Airport in respect of, amongst other things noise monitoring.

At the time of writing, the officer has been trying to communicate with the applicant to provide some additional information to them that they may not be aware of and to clarify some queries.

8.2 **Grants Agreed by Delegated Decision on 30th July.**

The following two grants were processed under Delegated Decision by the Executive Member for Community Engagement in consultation with the Service Director for Legal and Community.

The relevant ward members were consulted with in addition to the Chair and Vice Chair of the Southern Rural Committee.

It was deemed necessary to use this process as the projects were time sensitive and the funds were required prior to the meeting scheduled for October.

8.2.2 **Ickleford Sports and Recreation Club**

The Club applied for £3,150 in order to purchase Personal Protective Equipment (PPE) to be able to operate and re open to the public over the busy summer period.

In consultation with the ward member, chair and vice chair of the Southern Rural Committee this decision was made by Delegated Authority on 29th July 2020

To ensure the ISRC can open as soon as possible in line with the COVID-19 guidance. Funds would be spent on materials / processes to ensure they can open to the public again safely and with sufficient finances to provide all the necessary safety equipment / materials / seating etc. This will be a phased approach to ensure that this is managed as effectively as possible. The first stage will require opening the 'outdoor' decking area and lawn, whilst adhering to the social distancing, seating arrangements and appropriate management of sanitary and cleanliness duties.

The club provides a thriving and well supported sports facility and there is an obligation to ensure it is opened, whilst adhering to the necessary guidelines in order to create a safe and clean environment for its users.

The opening of the ISRC is important for the community as it is the central hub of the village for many. Not only does it support the social scene, it is central for the hundreds of adults and children that use the facility for their sporting activities. Opening the facility safely and effectively will allow the club to open its doors, and ensure the public are protected. A sporting facility in the village of Ickleford remains a hugely important asset to the community and as a self-funding establishment, support in these difficult times financially is crucial.

Every week the club is shut, the club are committed to paying their outgoings but are not receiving any income. This is not sustainable and the sooner a phased opening strategy can be implemented, the quicker they can rebuild the progress they were making and continue to move forward.

Following consultation with the Chair of the Southern Rural Committee, the Ward Member, the Parish Council and the Hertfordshire County Councillor the Chair of Southern Rural recommended that she would be happy to support the grant by matching the funding provided from the HCC Locality budget.

The Chair was not willing to provide the full amount requested as it was felt it may not leave enough in the Committee Budgets for applications to be considered at the next three meetings this Civic year.

Subsequently the Ickleford Sports and Recreation Club were awarded £2,000

8.2.3 **Lea Sports PSG Football Club**

The main activities of the club are to provide Football for residents of Pirton, Shillington & Gravenhurst ('PSG') and the surrounding areas. They are based on the Recreation Ground, Walnut Tree Road, Pirton.

The portable goal posts will be of benefit to the club members but also indirectly all users of Pirton Recreation Ground. The population of Pirton is around 1200 residents who are all potential users of the Recreation Ground.

Lea Sports PSG Football Club has been the village football club in Pirton since moving to the village in 1995. In the ensuing 25 years the nature of the Club has changed, with less emphasis being placed on adult football and much more on football activities for the youngsters of Pirton, Shillington & Gravenhurst (hence 'PSG') and the surrounding area.

Despite this change of emphasis, the Club still operated 4 adult teams (two on Saturdays and two on Sundays), as well as ten youth teams from ages Under Seven to Under Thirteen. This complement of 14 sides is very unusual for a small village of Pirton's size and is further strengthened by weekly training sessions for 5 & 6-year-olds and by award-winning training for local girls – the squad of 20 or so girls was rewarded by the Football Association in September 2018 for their enthusiasm and organisation with an all-expenses-paid trip to Wembley Stadium.

The Club has for many years enjoyed F.A. Charter Standard Development Club status, which means that all its coaches, managers and volunteers are DBS-checked and have the appropriate safeguarding and first-aid qualifications.

Recently the Club was successful in obtaining grant funding from the Football Foundation for the repair and renovation of the grass pitches at Pirton Recreation Ground. This fund is a 10-year collaboration between the Football Foundation and clubs of Development or Community status with the aim of greatly improving the standard of grass pitches across the country. The grant allows the Club to employ professional contractors to aerate, weed, fertilise and re-seed pitches to overcome the adverse effects of the 2018 heatwave and the very wet Autumn and Winter of 2019.

To maximise the effectiveness of the proposed treatments to the pitches, the Club is trying to move away as much as possible from the use of fixed goalposts. When fixed posts are in use – as they have been at the Recreation Ground for the last 25 years – it is always the same areas of the ground (penalty areas, goalmouths and centre circles) which suffer the most wear and which, over time, degrade to such an extent that any adverse weather has a disproportionately detrimental effect on their condition.

The youth teams already use portable goals so, within the physical constraints of the Recreation Ground, the pitch locations can be moved slightly so that the wear is not concentrated in the same areas. Now the Club wishes to extend this principle to its adult teams: this means removing the permanent metal sleeves which are currently sunk into the ground to hold the goalposts in place through the playing season. Instead the Club will invest in portable goals which can be wheeled into place for matches.

The benefits of this are two-fold: firstly the actual location of the pitch can be moved slightly through the course of the season, as described above; and secondly it means that the goal areas are not in constant use by casual players from outside the Club who just turn up at the Recreation Ground for a kickabout. (These players will of course still be able to turn up and use the Rec, but they will probably use a different patch of grass each time). The wider benefit is to the local community which can enjoy a healthy area of public land throughout the year, without having to avoid the muddy patches which exist at present.

With the District Council's help the Club can continue to provide a great footballing venue for players from age 5 to veterans for years to come, as well as enhancing the facilities of the Recreation Ground as a whole.

The ward member's and Chair of the Southern Rural Committee agreed to support this application with funding of £750 as the club membership draws from other areas outside of the district and they were also mindful that there are a further three meetings and a limited budget (as outlined in 10.1)

8.2 Highways Matters

- 8.2.1 This section is included within the community update report for each committee cycle to facilitate debate and enable appropriate feedback on any of the proposed or listed Highways related schemes.

Any new proposals or revised schemes will be forwarded to the respective Herts County Councillor for consideration who will in turn report back and advise the Committee accordingly.

9. LEGAL IMPLICATIONS

- 9.1 The Area Committees have delegated power under section 9.8.1 (a) & (b) to allocate discretionary budgets and devolved budgets within the terms determined by the Council and outlined in the current Grant Policy agreed by Cabinet in January 2020. Section 9.8.2 (h) of the Constitution in respect of Area Committees' Terms of Reference provides that they may: "establish and maintain relationships with outside bodies/voluntary organisations operating specifically with the area including, where appropriate, the provision of discretionary grant aid/financial support etc. but excluding grants for district-wide activities".
- 9.2 Chapter 1, s1-8 of the Localism Act 2011 provides a General Power of Competence which gives local authorities the powers to do anything if it is not specifically prohibited in legislation.
- 9.3 Section 137 of the Local Government Act 1972 provides specific authority for the Council to incur expenditure on anything which is in the interests of and will bring direct benefit to its area. This includes a charity or other body operating for public service.

10. FINANCIAL IMPLICATIONS

- 10.1 As outlined in Appendix 1 Committee budget 2020/21
- 10.2 There were carry over amounts from 2019/20 equating to £10,982 and these funds will be utilised ahead of allocating this financial year's budget. The grant funding agreed for March and June have been taken from this allocation in addition to two grants as mentioned in 8.2.2 and 8.2.3 which were made under delegated decision on 30th July. This has left a remaining amount in the carryover of £199
- 10.3 The 2020/21 budget contains £8,700 in addition to the £199 from 2019/20 provides a total budget of **£8,899**
- 10.4 The grant outlined in in this report equate to **£1,500**. If agreed by Members £199 will be utilised from the 2019/20 carry forward and £1,301 from the 20/21 budget. This will leave **£7,399** to utilise at the December and March meetings.

11. RISK IMPLICATIONS

- 11.1 There are no relevant risk entries that have been recorded on Pentana Risk, the Council's performance and risk system. Individual events should have their own risk assessments in place to mitigate any health and safety issues. Whenever a request for grant funding for equipment is received, the recipient of the funding will be advised to obtain insurance for the item to avoid a repeat request for funding in the event of the equipment being stolen or damaged. There are no pertinent risk implications for the Authority associated with any items within this report.

12. EQUALITIES IMPLICATIONS

- 12.1. In line with the Public Sector Equality Duty, public bodies must, in the exercise of their functions, give due regard to the need to eliminate discrimination, harassment, victimisation, to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not.
- 12.2 Area committee funding is awarded to community groups that clearly demonstrate positive impact on the community and wider environment. The projects outlined in this report seek to advance equality of opportunity and foster good relations.

13. SOCIAL VALUE IMPLICATIONS

- 13.1. The Social Value Act and "go local" requirements do not apply to this report.

14. ENVIRONMENTAL IMPLICATIONS

14.1. There are no known Environmental impacts or requirements that apply to this report.

15. HUMAN RESOURCE IMPLICATIONS

15.1 There are no pertinent Human Resource implications associated with any items within this report.

16. APPENDICES

16.1 Appendix 1 - 2019/20 financial year budget sheet

17. CONTACT OFFICERS

17.1 Author: Claire Morgan, Community Engagement Team Leader
Email: claire.morgan@north-herts.gov.uk ext. 4226

Contributors: Reuben Ayavoo, Policy & Community Engagement Manager
Email: reuben.ayavoo@north-herts.gov.uk

Anne Miller, Assistant Accountant
Email: Anne.miller@north-herts.gov.uk

Yvette Roberts, Legal Officer
Email: Yvette.roberts@north-herts.gov.uk

Tim Everitt, Performance & Risk Officer
Email: tim.everitt@north-herts.gov.uk

Jo Keshishian, Acting Human Resources Services Manager
Email: Jo.Keshishian@north-herts.gov.uk

18. BACKGROUND PAPERS

18.1 Review of Policies and Procedures for Financial Assistance to Voluntary and Community Organisations, November 2002.

18.2 Review of Grant Policy Cabinet January 2020

This page is intentionally left blank

SOUTHERN RURAL AREA COMMITTEE BUDGET 2020/21

<u>SUMMARY/ TOTALS</u>	<u>Funding</u>	<u>Allocated</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Unallocated Budget</u>					
<u>Development Budget Brought Forward from 19/20</u>	£10,982	£10,783	£10,783	£0	£199					
<u>Development Budget 20/21</u>	£8,700	£0	£0	£0	£8,700					
TOTAL	£19,682	£10,783	£10,783	£0	£8,899					

<u>DEVELOPMENT BUDGETS 19/20</u>	<u>Funding</u>	<u>Code</u>	<u>Project</u>	<u>Allocated</u>	<u>Date</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Unallocated Amount</u>	<u>Comments</u>
Carry Forward Budget	£10,982	11940006826	Knebworth Covid Response Team	£1,000	20-Apr-20	£1,000	£0		
		11940006826	Codicote Tennis Club	£3,500	30-Mar-20	£3,500	£0		
			Young peoples puppet theatre	£1,533	25-Jun-20	£1,533	£0		project in Breachwood Green JMI
			Offley Recreation and Community Centre	£2,000	25-Jun-20	£2,000	£0		towards a lawn mower
			Lea PSG Football Sports Club	£750	30-Jul-20	£750	£0		Portable Goalposts - Decsion made by Delegated Decsion
			Ickleford Sports and Recreation Club	£2,000	30-Jul-20	£2,000	£0		Towardss PPE Decsion made by Delegated Decsion
	£10,982			£10,783		£10,783	£0	£199	

<u>DEVELOPMENT BUDGETS 20/21</u>	<u>Funding</u>		<u>Project</u>	<u>Allocated</u>	<u>Date</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Unallocated Amount</u>	<u>Comments</u>
Base Budget 20/21	£8,700						£0		
							£0		
							£0		
							£0		
	£8,700	11940006980		£0		£0	£0	£8,700	

**SOUTHERN RURAL COMMITTEE
8 OCTOBER 2020**

***PART 1 – PUBLIC DOCUMENT**

TITLE OF REPORT: ANNUAL UPDATE ON S106 OBLIGATIONS FOR SOUTHERN RURAL COMMITTEE

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

EXECUTIVE MEMBER: PLANNING AND TRANSPORT

COUNCIL PRIORITY: ATTRACTIVE AND THRIVING

1. EXECUTIVE SUMMARY

- 1.1 This report provides Members of the Southern Rural Committee with the annual update on the details of progress made on all Section 106 Obligations within the Southern Rural Committee area during the financial year 2019/20.
- 1.2 The format of the information presented reflects the diminishing role of discretionary Section 106 funds, that unilateral undertakings are very rarely received and changing restrictions around the collection and distribution of funds. The information provided in the associated tables reflects this. Tables 1 and 1a set out the details of all new Section 106 Obligations entered into between developers and the Council during the financial year 2019/20 within the Southern Rural Committee area. Table 2 sets out details of all payments received from developers relating to developments and earlier agreements and identifies which projects the money has been received for, again a record of the financial year 2019/20 (see appendix 1). Table 3 sets out details of remaining funds that have yet to be allocated for the Royston and District area (see appendix 2).
- 1.3 The report also sets out the current position with respect to changing legislation, how future planning policy may reflect this and outlines progress of a revised strategy to seek wider community and ward Member involvement in identifying relevant projects at the earliest possible stage in the planning process.

2. RECOMMENDATIONS

- 2.1 That Members note the content of this report.
- 2.2 That Members agree that a report shall continue to be presented on an annual basis to the Area Committee, which sets out full records of all Section 106 activity for the preceding financial year and which reflects changes in legislation and practice.

- 2.3 That, other than where a contribution has been negotiated for a specific purpose or project, Ward Members of the area where the Section 106 Obligation or Unilateral Undertaking funding is generated and the Area Committee be consulted prior to funding being allocated away from that area. Members must note that the discretionary funds are rapidly diminishing and will not be replaced under current legislation and practice, for reasons that are set out in this report.

3. REASONS FOR RECOMMENDATIONS

- 3.1 To ensure that there is a robust system for negotiating and managing Section 106 Obligations and Unilateral Undertakings, that records activity for each financial year and is placed in the public domain.
- 3.2 To ensure that the process is kept under constant review and Member scrutiny and that the risk associated with this activity is managed in an appropriate manner.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 It is not considered that an alternative viable option is available at this time for the Council to manage and maintain records of Section 106 agreements and Unilateral Undertakings.
- 4.2 Starting in December 2020 the Ministry for Housing Communities and Local Government will require each local authority in England to provide annual Infrastructure Funding Statements (IFS). Such statements will require a full annual audit of all S106 activity throughout the District and the information to be provided will be very similar to that which is presented to each Area Committee but will of course cover the whole District and cannot be differentiated into Area Committee records. Following the preparation and publication of the first IFS in December 2020 it will in my view be necessary to review how this information is reported to future Area Committees.

5. CONSULTATION WITH RELEVANT MEMBERS AND EXTERNAL ORGANISATIONS

- 5.1 This report is being presented to each Area Committee so that all Ward Members are fully aware of the progress and updated in relation this matter. No external organisations have been consulted.

6. FORWARD PLAN

- 6.1 This report does not contain a recommendation on a key decision and has not been referred to in the Forward Plan.

7. BACKGROUND

- 7.1 The Council introduced a Planning Obligations supplementary planning document (SPD) in 2006 giving a formula for developers to calculate what their Section 106 costs might be. Its introduction has led to the majority of sites within the District since 2006 contributing towards the cost of infrastructure. Unilateral undertakings are a particular type of obligation under Section 106 that are only signed by the developer, instead of bilaterally by both the Council, and the developer.

- 7.2 The main objective of the SPD was to ensure that the additional demands upon infrastructure, services and facilities from new development are provided for and are put in place at the right time to contribute to the Council's priorities and capital programme.
- 7.3 The Community Infrastructure levy (CIL) regulations came into force in April 2010. It is unlikely that the Council will adopt a Community Infrastructure Charging Schedule for the foreseeable future and certainly not for strategic sites and sites which have specific local infrastructure demands. A decision whether to adopt a CIL charging schedule will also depend on regulations at that time, bearing in mind that the government has revised CIL regulations every year since their inception in 2010 giving no consistency to how a local planning authority can plan its implementation.
- 7.4 The implementation of the changes to the Community Infrastructure Levy Regulations introduced in April 2015 with regard to the pooling limits has meant that the 'tariff' system used to calculate contributions as set out in the SPD is now principally used only as a negotiating tool associated with a specific infrastructure project, otherwise it has little or no relevance. The pooling restriction was however lifted on 1 September 2019.
- 7.5 It has been agreed previously that annual reports on the status of the agreements be presented to the Area Committees so that Members are fully aware of the infrastructure projects the contributions are used towards in their particular area.

8. RELEVANT CONSIDERATIONS

8.1 Current legislation

8.1.1 The Community Infrastructure Levy (CIL) regulations set out three statutory tests which must be satisfied in order for planning obligations to be required. These tests are also set out within The National Planning Policy Framework (NPPF) which came into force on 28 March 2012 and repeated in the latest version of the NPPF (February 2019). The three statutory which all S106 Obligations must comply with are as follows:

- **Necessary to make the proposed development acceptable in planning terms;**
- **Directly related to the proposed development; and**
- **Fair and reasonably related in scale and kind to the proposed development**

8.1.2 The pooling limit introduced in April 2015 applied to any obligation which was completed after 6 April 2010. From 6 April 2015, in the determination of a planning application after this date the local planning authority was not allowed to request S106 funding for an 'infrastructure project' or 'types of infrastructure' if more than 5 obligations since 6 April 2010 have already been committed to that project.

A 'type of infrastructure' relates to the categories set out in the Council's SPD and is as follows:-

- community centre/halls;
- leisure facilities;
- play space;
- pitch sport;

- informal open space;
- sustainable transport; and
- waste collection facilities and recycling.

There is also provision for contributions towards public realm from non-residential development.

8.1.3 The Housing White Paper (February 2017) indicated that CIL was to be reviewed in Autumn 2017 in preparation for the Budget which was to include reform of S106 Obligations. This review was completed in September 2018 and one of its key recommendations was to abolish the 'pooling' restriction as it has the effect of preventing local planning authorities from considering the cumulative effect of developments on key services and infrastructure. The government had indicated that it would introduce legislation to remove the pooling restrictions which would represent a positive reform by providing more scope for Section 106 Obligations but also less incentive to adopt a CIL tariff as a result. The limitation was finally lifted by revisions to relevant regulations on 1 September 2019. The implication for this loosening of restrictions are being considered by officers and will be reflected in the forthcoming new Supplementary Planning Document relating to Planning Obligations. The draft document was presented to Cabinet in January 2020 and following a consultation exercise the final version was presented to Cabinet in July 2020. Cabinet endorsed the new Planning Obligations SPD but due to the postponement of the 2011-2031 Local Plan, the new SPD cannot be adopted until the new Local Plan is adopted, so any resolution to adopt the SPD will need to await the completion of the new Local Plan.

8.1.4 The recent publication of the White Paper 'Planning for the Future' may have implications for the future of S106 Obligations and locally applied CILs. The White Paper suggests that the government intends to abolish S106 Obligations insofar as they relate to financial contributions towards services and remove locally based CIL tariffs to be replaced by centrally set CIL rates that would apply across England, removing any local weighting or discretion over CIL levies.

8.2. Implications for the collecting of infrastructure contributions

8.2.1 The pooling restrictions related to the determination of planning applications after 6 April 2015 but it did not prevent:-

- i) the pooling of the contributions from more than 5 obligations which have been completed since 6 April 2010. This means that already collected S106 money from obligations after 6 April 2010 can still be pooled more than 5 times and spent after 6 April 2015. I would also confirm that this does not affect any funds that remain from prior to 2010 which to date have either not been allocated to a specific project or the implementation and spend is beyond 2015.
- ii) payments being collected after 6th April 2015 provided the obligations were before this date and they can be allocated as at present.

8.2.2 I can confirm that since 6 April 2010 more than 5 obligations have already been agreed breaching the pooling limit on each of the categories in the SPD and from April 2015 no further obligations have been agreed using the 'tariff system' within the SPD.

- 8.2.3 As the agreement to contributions now relate to specific infrastructure projects it is necessary for the Local Planning Authority to be a party to any agreement so the present and future use of Unilateral Undertakings will be limited and only used in exceptional circumstances.
- 8.2.4 Negotiations to seek contributions in accordance with the legislation and in particular the tests continue but, as reported in previous years, there have been more challenges by developers citing amongst other matters the viability of a scheme and the specific need for the contributions.
- 8.2.5 Over the last few years, since the changes to the regulations Officers have progressed a limited number of agreements for major developments with the emphasis being the justification in order that the authority are not open to challenge. The agreed heads of terms for any application are set out in reports to the Planning Control Committee or delegated file notes associated with each planning application.
- 8.2.6 Some Members may recall that in 2017 I advised at the Area Committee meeting that the government had updated and modified the Planning Practice Guidance as of the 28th November 2014 and it stated that no contributions should be sought from developments of 10 or less units and in certain designated rural areas the Council may apply a lower threshold of 5 units or less where no affordable housing or tariffs should be sought. This restriction remains in place. This means that in the vast majority of circumstances as well as the statutory restrictions outlined above the Council can only seek financial contributions from developments of more than 10 dwellings.

8.3 Use of existing funds

- 8.3.1 The three tests set out in paragraph 8.1.1 equally apply when allocating the monies received for the defined purpose. The applicant who has entered into a Section 106 Obligation or a unilateral undertaking has a right to seek a refund if these monies are not used for the appropriate purposes identified in either the specific agreement or the adopted SPD. Moreover, most Section 106 Obligations contain a 10 year pay back clause which the Council must meet if it has been unable to spend / allocate the funds to the identified project.
- 8.3.2 The important issue in this respect is that the spending of the contributions must be to **mitigate the effect of the development** i.e. that is the only reason for seeking contributions in the first instance.
- 8.3.3 An example of this would be an increased use and pressure on any play space within the vicinity of the site which may require additional equipment. There is no restriction for drawing down contributions from both Section 106 and UUs for a specific project subject to the recent changes in legislation.
- 8.3.4 To summarise the overall strategy for the spending of this money is principally by way of the Council's adopted capital projects and strategies e.g. the Greenspace Management Strategy which provides the background and justification for projects.

8.3.5 For infrastructure projects in Hitchin, outside of the control of this Council, where a commitment is shown and there is a justifiable need to improve the infrastructure, a project plan is required together with an order or receipt, before the contributions would be payable. Finally, other projects have been identified and come forward through local Councillors or the Community Development Officers.

8.4 SECTION 106 ACTIVITY FOR ROYSTON AND DISTRICT 2019/20

8.4.1 **Table 1:** All new Section 106 Obligations entered into for the Southern Rural Committee are during the financial year 2019/20 and up to now:

Area	Planning ref	Site Address and development	Date of Agreement
Ickleford	19/01758/FP	Land To The East Of Bedford Road And West Of Old Ramerick Manor Bedford Road Ickleford Hertfordshire Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22.10.19

8.4.2 **Table 1a:** Agreed Section 106 provisions within the Obligations referenced in table 1 (NHDC services only).

Area	Planning Ref	Date of Agreement	Amount	Details
Ickleford	19/01758/FP	22.10.19	£10,000(index linked)	Ecological contribution towards biodiversity enhancement at Burymead Spring
Ickleford	19/01758/FP	22.10.19	£20,000(index linked)	Ickleford Parish Council, payments towards new play equipment in the playground
Ickleford	19/01758/FP	22.10.19	£20,000(index linked)	Ickleford Sports Club, payment towards sports facilities
Lower Stondon (Central Beds) Money to be collected by NHDC	19/01758/FP	22.10.19	£117,346.22(index linked)	NHS – expansion of Lower Stondon Surgery

Lower Stondon (Central Beds) Money to be collected by NHDC	19/01758/FP	22.10.19	£35,208(index linked)	Community and Mental Health Services
Ickleford	19/01758/FP	22.10.19	£10,000(index linked)	Extension to St Katherine's Church
Ickleford	19/01758/FP	22.10.19	£8,919(index linked)	On site waste collection and recycling facilities. To be transferred to Waste Collection and Recycling Shared Service

8.4.3 **Table 2:** Payments received during financial year 2019/20 in relation to NHDC services following earlier Section 106 Obligations. **See appendix 1.**

8.4.4 **Table 3:** Current held funds for Royston and District area that remain to be allocated - **see appendix 2.**

8.4.5 From the tables set out in appendix 2 and for ease of reference I set out below a list of the remaining discretionary funds which have not been allocated under each category for the Southern Rural Committee area:

Codicote:

Community Centres: £2,034.40
Sustainable Transport: £2,618.57
Informal Open Space: £1,485.59
Affordable Housing: £98,785.83

Great Ashby:

Pavilion fund: £11,084.39
Community Centre Fund: £17,371.99

Ickleford:

Sustainable Transport: £15,298.58
Affordable Housing: £164,478.57
Community Centres: £7,142.86
Ecology: £14,845.96
Play Equipment: £29,709.92
Sports Facilities: £29,709.92
NHS Primary Care: £117,346.22
Clinical Commissioning Group (CCG): £35,208
Church Expansion: £14,854.96

Kimpton:

Sustainable Transport: £534.64
Play Space: £7,800.79

Knebworth:
Leisure Centres: £2,309.53
Sustainable Transport: £8,296.24
Community Centres: £595.47
Waste Collection: £371.25

Lilley:
Community Centres: £945.74
Leisure Centres: £1,564.50
Informal Open Space: £905.87
Pitch Sport: £826.61

Offley:
Community Centres: £8,032.65

Pirton:
Pitch Sport: £9,180.05
Play Space: £2,396.37
Sustainable Transport: £2,260.35
Pavilion Contribution: £182,917.22
Community Centre: £5,875.08
Pitch Sport: £9,110.56
Play Equipment: £18,458.56
Open Space Maintenance: £12,927.20
Waste Collection: £1,578.13

St Ippolyts:
Informal Open Space: £543.06
Sustainable Transport: £2,324.81
Waste Collection: £510.07

St Pauls Warden:
Community Centres: £666.67
Informal Open Space: £665.28
Play Space: £1,230.77

8.4.6 As can be seen from these tables, as a result of CIL regulation restrictions, the number of new S106 Obligations entered into in the last financial year is very low. Also the discretionary pot and available funds where some discretion is allowed as to which projects can be funded is diminishing and will not be replaced without a significant loosening of the CIL regulations. As a result of these realities and without an adopted CIL tariff the Council must look at other strategies to maximise the return of S106 funding for the benefit of our communities.

8.4.7 NEXT STEPS

8.4.8 To maximise future returns from S106 Obligations focus must turn to identifying relevant projects before the grant of planning permission and it is this area where work is on-going to improve the level of Member and community involvement

- 8.4.9 Officers are working with relevant Executive Members to establish a more effective ward councillor consultation process for each qualifying planning application in their areas. A balance will need to be struck between enabling Councillors to remain neutral on the outcome of the planning application (importantly not fettering their discretion if they sit on the Planning Control Committee) whilst at the same time assisting officers in identifying local projects which may benefit from S106 funds.
- 8.4.10 For Parished areas and areas with Town Council representation this new process will also involve greater involvement with the Parish and Town Councils, again striking a balance between allowing Parish and Town Council's to express their opinion on the merits of an planning application proposal but also seeking their input both as identifiers of potential projects and the deliverers of those projects in many instances.
- 8.4.11 For the remaining but ever diminishing discretionary funds Community Development Officers will continue to work with the Development and Conservation Manager and S106 Monitoring and Compliance Officer to distribute these funds to relevant organisations who are able to deliver key infrastructure for the benefit of the wider community.

9. LEGAL IMPLICATIONS

- 9.1 The Council requires Section 106 Agreements and Unilateral Undertakings where appropriate under the Town and Country Planning Acts where development involves matters which cannot be controlled by planning conditions. There are strict rules which govern the negotiation and implementation of matters covered by Section 106 Agreements and in essence these need to relate to the development proposed both in scale and kind. The Section 106 SPD has been formulated with those principles in mind and the implementation of the SPD is being undertaken in a satisfactory manner.

10. FINANCIAL IMPLICATIONS

- 10.1 Interest accruing on S106 receipts is pooled corporately and included in the total income arising from investments. This is the case with all of the Council's 'reserves' and investment interest is then used to contribute towards General Fund revenue expenditure. Risk arising from interest rate fluctuations is considered in the Corporate Business Planning process and is a consideration when setting the level of balances. There may be occasions where the S106 agreement requires a refund with interest in the event that prescribed works are not acted upon.
- 10.2 The financial implications of a planning permission may be agreed but if the planning permission is not implemented the monies will not be received.
- 10.3 When negotiating monies for capital schemes there may be a delay in implementing those schemes which may result in a change of cost.

11. RISK IMPLICATIONS

- 11.1 The work associated with the implementation of the requirements of the Community Infrastructure Levy Regulations and the Section 106 SPD is currently contained within the existing work plans and resources. A review of the document has been incorporated within the work programme for the Local Plan following the resolution of Cabinet in July 2103 not to pursue a Community Infrastructure Levy for this Council for the time being.

12 EQUALITIES IMPLICATIONS

- 12.1 The Equality Act 2010 came into force on the 1st October 2010, a major piece of legislation. The Act also created a new Public Sector Equality Duty, which came into force on the 5th April 2011. There is a General duty, described in 12.2, that public bodies must meet, underpinned by more specific duties which are designed to help meet them.
- 12.2 In line with the Public Sector Equality Duty, public bodies must, in the exercise of its functions, give **due regard** to the need to eliminate discrimination, harassment, victimisation, to advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not.
- 12.3 There are not considered to be any direct equality issues arising from this report.

13. SOCIAL VALUE IMPLICATIONS

- 13.1 As the recommendations made in this report do not constitute a public service contract, the measurement of 'social value' as required by the Public Services (Social Value) Act 2012 need not be applied, although equalities implications and opportunities are identified in the relevant section at paragraphs 12.

14. ENVIRONMENTAL IMPLICATIONS

- 14.1 There are no known Environmental Implications associated with this report.

15 HUMAN RESOURCE IMPLICATIONS

- 15.1 There are no new human resource implications arising from the contents of this report as the monitoring of Section 106 and Unilateral Undertakings is currently undertaken using existing staff resources.

16. APPENDICES

- 16.1 Appendix 1 – Funds received in Southern Rural Area during financial year 2019/20
- 16.2 Appendix 2 – Current held funds based on Parish Areas – Southern Rural

17. CONTACT OFFICERS

Report Author

- 17.1 Simon Ellis, Development and Conservation Manager
01462 474264 simon.ellis@north-herts.gov.uk

Contributors

- 17.2 Stephanie Blunt, Section 106 Monitoring and Compliance Officer
01462 474308 stephanie.blunt@north-herts.gov.uk
- 17.3 Dean Fury, Community Support Accountant
01462 474509 dean.fury@north-herts.gov.uk

18. BACKGROUND PAPERS

- 18.1 Section 106 Supplementary Planning Document adopted November 2006 and monitoring report.

This page is intentionally left blank

Table 3
Southern Rural - Payments Received 19/20

TOWN/ AREA	Details of Related Application - inc ref. No. proposal/address	Date of Agreement	Agreement Type	Benefits Secured	Date Payment Received or No of Affordable Housing Units provided	Repayment Date (if part or whole of sum not spent)	Amount Received	Balance remaining: to be allocated/Spent	Status
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Ecology Contribution - means the sum of £10,000 (index linked) which shall be applied towards the off-site ecological mitigation scheme at Burymead Spring in the Parish of Ickleford	14/08/2020		14,854.96		Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Ickleford Parish Council Playground - means the sum of £20,000 (index linked) which shall be applied towards Ickleford Parish Council's playground equipment	14/08/2020		29,709.92		Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Ickleford Sports Club - means the sum of £20,000 (index linked) which shall be applied towards Ickleford Sports Club facilities and equipment	14/08/2020		29,709.92		Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	NHS Contribution Means (i) the sum of £117,346.22 towards GP Core Services (expansion of Lower Stondon Surgery) or as otherwise decided by the Bedfordshire Clinical Commissioning Group and (ii) the sum of £35,208.00 towards community and mental health services	14/08/2020		117,346.22		Live to be allocated

Table 3
Southern Rural - Payments Received 19/20

Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	NHS Contribution Means (i) the sum of £117,346.22 towards GP Core Services (expansion of Lower Stondon Surgery) or as otherwise decided by the Bedfordshire Clinical Commissioning Group and (ii) the sum of £35,208.00 towards community and mental health services	14/08/2020		35,208.00		Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Rights of Way Means the sum of £3,500 which shall be applied towards land acquisition and owner compensation and dedication of approximately 30 metres length of public footway to link the north-east corner of the Land to Henlow Footpath No 16	14/08/2020		3,500.00		Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	St Katherine's Church Means the sum of £10,000 (index linked) which shall be applied towards the cost of providing waste collection and recycling facilities pursuant to the requirements of the planning permission	14/08/2020		14,854.96		Live to be allocated
Knebworth	17/01622/1 The Station, Station Approach, Knebworth, SG3 6AT Erection of 3 storey building to provide 9 x 2 bed flats; conversion and extension of store to 1 bed house and new vehicular access off of Station Approach	28/11/2018	S106	Waste & Recycling Application allowed under Appeal. Waste confirmed as appropriate for provision of bins by Planning Inspector in decision dated 16 Jan 2019	13/11/2019	13/11/2029	371.25	371.50	LIVE TO BE ALLOCATED

Table 3
Southern Rural - Payments Received 19/20

St Ippolyts	14/02200/1 The Foundry, Brookend Lane, St Ippolyts, Hitchin, SG4 7NX Redevelopment and part change of use from B2 (Industrial) to C3 (residential) to provide 2 x 3 bed detached dwellings and 3 x 4 bed detached dwellings together with associated parking following demolition of existing industrial buildings.	02/03/2016	S106	Waste & Recycling	31/05/2019	31/05/2029	515.07	515.07	Live to be allocated
St Ippolyts	19/03033/FP Glyfada, Gosmore Road, Hitchin, Hertfordshire, SG4 9BE Erection of six 4-bed and two 5-bed dwellings including creation of new vehicular access off of Hitchin Road following demolition of existing dwelling (revision of previous scheme granted permission under 17/02466/1 and 18/02810/NMA).	27/05/2020	UU	Footpath and Highways Improvement Contribution of £16,500 (index linked) to be applied towards the design and construction of footpath and highways works in the vicinity of the development. Note: The footpath scheme needs to be identified and developed by the Highway Authority in the locality of the site within the next 3 years. If no footpath scheme comes forward, the money will then be paid to the County Council as an additional education contribution	12/08/2020	N/A	16,505.64		Live to be allocated

This page is intentionally left blank

Table 5
Southern Rural - Live

TOWN/ AREA	Details of Related Application - inc ref. No. proposal/address	Date of Agreement	Agreement Type	Benefits Secured	Repaymen t Date (if part or whole of sum not spent)	Amount Received	Amount allocate d to project	Sum/Date Paid Out (Year End)	Balance remaining: to be allocated/Spent	Status
Codicote	08/00912/1 72 St Albans Road, Codicote, Hitchin, SG4 8UU Erection of 2 no. two storey semi-detached dwellings and associated infrastructure and vehicle access.	27/05/2008	UU	Community Centres		811.85			811.85	Live to be allocated
Codicote	08/00912/1 72 St Albans Road, Codicote, Hitchin, SG4 8UU Erection of 2 no. two storey semi-detached dwellings and associated infrastructure and vehicle access.	27/05/2008	UU	Sustainable Transport		2,034.21			2,034.21	Live to be allocated
Codicote	09/00290/1 Codicote Innovation Centre, St Albans Road, Codicote, SG4 8WH Change of use of Business Centre (B1) to four bedroom dwelling and use of garden store and garage in connection with the proposed dwelling rather than Pulmore House (renewal of Planning Permission 04/00225/1 granted 12 July 2004)	27/02/2009	UU	Community Centres		609.54			609.54	Live to be allocated
Codicote	09/00290/1 Codicote Innovation Centre, St Albans Road, Codicote, SG4 8WH Change of use of Business Centre (B1) to four bedroom dwelling and use of garden store and garage in connection with the proposed dwelling rather than Pulmore House (renewal of Planning Permission 04/00225/1 granted 12 July 2004)	27/02/2009	UU	Informal Open Space		626.34			626.34	Live to be allocated
Codicote	09/00290/1 Codicote Innovation Centre, St Albans Road, Codicote, SG4 8WH Change of use of Business Centre (B1) to four bedroom dwelling and use of garden store and garage in connection with the proposed dwelling rather than Pulmore House (renewal of Planning Permission 04/00225/1 granted 12 July 2004)	27/02/2009	UU	Leisure		1,008.34			1,008.34	Live to be allocated

Table 5
Southern Rural - Live

Codicote	09/00808/1 Amberwell, Pottersheath Road, Codicote, AL6 9SY Change of use from B1 (office) to four bedroom dwelling. New access from Pottersheath Road.	23/09/2009	UU	Community Centres		613.01			613.01	Live to be allocated
Codicote	09/00808/1 Amberwell, Pottersheath Road, Codicote, AL6 9SY Change of use from B1 (office) to four bedroom dwelling. New access from Pottersheath Road.	23/09/2009	UU	Informal Open Space		602.82			602.82	Live to be allocated
Codicote	10/02847/1 Jacob Farm, Nup End, Old Knebworth, Knebworth, SG3 Conversion of existing garage, raising of roof and insertion of dormer windows in front and rear roof slopes to create one bedroom flat for stud assistant	11/04/2011	UU	Community Centres		248.75			248.75	Live to be allocated
Codicote	10/02847/1 Jacob Farm, Nup End, Old Knebworth, Knebworth, SG3 Conversion of existing garage, raising of roof and insertion of dormer windows in front and rear roof slopes to create one bedroom flat for stud assistant	11/04/2011	UU	Informal Open Space		256.43			256.43	Live to be allocated
Codicote	10/02847/1 Jacob Farm, Nup End, Old Knebworth, Knebworth, SG3 Conversion of existing garage, raising of roof and insertion of dormer windows in front and rear roof slopes to create one bedroom flat for stud assistant	11/04/2011	UU	Sustainable Transport		644.36			644.36	Live to be allocated

Table 5
Southern Rural - Live

Codicote	16/02967/1 Land at Welwyn Equestrian Centre, Pottersheath Road, Pottersheath, AL6 9SZ Residential development comprising 5 x 5-bed and 8 x 4-bed dwellings with associated garages, parking and amenity space following demolition of all buildings and structures.	25/09/2017	S106	Affordable Housing To be applied towards the provision of off-site affordable housing within the District of North Herts. Note: this contribution does not appear to be index linked	20/12/2028	98,785.83			98,785.83	Live to be allocated
Great Ashby	00/00527/1 The District Park Serpentine Close Great Ashby Stevenage		UU	Pavilion £275,000 Contribution to build pavilion - there has been spend on this contribution that has taken place with the agreement of Croudace over various times by Community Facilities Manager and others. £112768.61 spent on Great Ashby Community Centre 2011/12 and 2012/13. A further £125k was allocated to Andrew Mills to be spent over 5 years of which £52,845.73 has been spent (to date Jan 2019). Balance of £72154.27 is being used by Andrew Mills to support the capital project for a new play area in the District Park. Assuming this is all spent, the balance is as detailed on the spreadsheet of £11,084.39		£275,000	127628.61 52845.73 10987.00 72154.27 11084.39	See Across	72154.27 11084.39	Part spent, part allocated, part live to be allocated
Great Ashby	03/01602/1 Land adj & South of Neighbourhood Centre, Great Ashby Way, Stevenage, SG1 Erection of 121 dwellings in mixture of 1, 2, 3, 4 & 5 bedroom houses (incorporating 10 units previously approved under reference 02/01766/1), garages, car parking and associated works.	04/10/2004	S106	Community Centres Towards costs of operating community hall	26/02/2018	27,271.99	9,900.00		17,371.99	Part spent balance to be allocated

Table 5
Southern Rural - Live

Ickleford	07/00015/1 Land adj to 26 Turnpike Lane, Ickleford Two 3 bedroom semi detached dwellings with detached building to provide two garages	29/03/2007	UU	Sustainable Transport - part spent £444.00 to fund 5 advisory notices and posts positioned along route of new Hicca Way. Balance remains available to spend	N/A	£2,211.00	£444.00	31/03/2013	1,767.00	Part spent balance to be allocated
Ickleford	12/01292/1 Land at, New Ramerick Farm, Bedford Road, Holwell Demolition of redundant agricultural buildings to facilitate conversion of remaining agricultural buildings and barns to two 4-bed dwellings together with erection of attached covered parking area and other provision of associated parking and hardstanding and alterations to existing access road	11/10/2009	UU	Sustainable Transport	N/A	5,154.89			5,154.89	Live to be allocated
Ickleford	14/02298/1 Old Ramerick Manor, Bedford Road, Ickleford Change of Use and conversion of existing barn into two 3 bed dwellings. Erection of two semi detached 4 bed dwellings and ancillary annex building, detached 6 bay car port and detached double garage following demolition of outbuildings	10/11/2014	UU	Sustainable Transport	N/A	£8,376.69			8,376.69	Live to be allocated
Ickleford	16/02012/1 Ickleford Manor, Turnpike Lane, Ickleford Development of 19 residential dwellings together with associated vehicular access and parking (APPEARANCE RESERVED) following demolition of existing commercial buildings	27/07/2017	S106	Affordable Housing To be applied to the provision of off-site affordable housing in the District	17/10/2028	164,478.57			164,478.57	Live to be allocated
Ickleford	16/02012/1 Ickleford Manor, Turnpike Lane, Ickleford Development of 19 residential dwellings together with associated vehicular access and parking (APPEARANCE RESERVED) following demolition of existing commercial buildings	27/07/2017	S106	Community Centres To be applied towards St Katherine's Church room for all community project	17/10/2028	7,142.86			7,142.86	Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Ecology Contribution - means the sum of £10,000 (index linked) which shall be applied towards the off-site ecological mitigation scheme at Burymead Spring in the Parish of Ickleford		14,854.96				Live to be allocated

Table 5
Southern Rural - Live

Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Ickleford Parish Council Playground - means the sum of £20,000 (index linked) which shall be applied towards Ickleford Parish Council's playground equipment		29,709.92				Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Ickleford Sports Club - means the sum of £20,000 (index linked) which shall be applied towards Ickleford Sports Club facilities and equipment		29,709.92				Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	NHS Contribution Means (i) the sum of £117,346.22 towards GP Core Services (expansion of Lower Stondon Surgery) or as otherwise decided by the Bedfordshire Clinical Commissioning Group and (ii) the sum of £35,208.00 towards community and mental health services		117,346.22				Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	NHS Contribution Means (i) the sum of £117,346.22 towards GP Core Services (expansion of Lower Stondon Surgery) or as otherwise decided by the Bedfordshire Clinical Commissioning Group and (ii) the sum of £35,208.00 towards community and mental health services		35,208.00				Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Open Space Land Means land shown on Plan 2 of Agreement. To be laid out in accordance with approved Open Space Scheme. To be transferred to Management Body as identified in Scheme						Live
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Open Space Scheme Means the scheme for laying out, landscaping, construction and maintenance of the Open Space Land as Open Space to be approved by the Council						Live

Table 5
Southern Rural - Live

Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Open Space Management Scheme Means the scheme for the long-term management and maintenance of the Open Space Land by a Management Body to be approved by the Council						Live
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	Rights of Way Means the sum of £3,500 which shall be applied towards land acquisition and owner compensation and dedication of approximately 30 metres length of public footway to link the north-east corner of the Land to Henlow Footpath No 16		3,500.00				Live to be allocated
Ickleford	19/01758/FP Land To The East Of Bedford Road And West Of Old Ramerick Manor, Bedford Road. Ickleford Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas	22/10/2019	S106	St Katherine's Church Means the sum of £10,000 (index linked) which shall be applied towards the cost of providing waste collection and recycling facilities pursuant to the requirements of the planning permission		14,854.96				Live to be allocated
Kimpton	07/01869/1 72a High Street, Kimpton Erection of two 3 bedroom semi-detached dwellings with integrated single garages and two associated car parking spaces with turning space following demolition of existing bungalow	Not Listed	UU	Sustainable Transport	N/A	£534.64			534.64	Live to be allocated
Kimpton	13/00959/1 Probyn House, Lloyd Way, Kimpton, SG4 8QS Ten dwellings (consisting of one 4 bedroom dwelling with integral double garage; two 3 bedroom semi detached dwellings with integral single garages. two 3 bedroom semi detached dwellings, two 2 bedroom semi detached bungalows and one 2 bedroom detached bungalows), following demolition of existing building. Access, parking, hard and soft landscaping and sheds	29/01/2014	S106	Play Space	29/01/2024	£7,800.79			7,800.79	Live to be allocated
Knebworth	06/02643/1 Land adj to Station Hotel, Station Approach, Knebworth Detached 3 storey building to provide 2 two bedroom flats and 6 one bedroom flats with 8 car parking spaces and covered bike rack.	01/02/2007	UU	Leisure	N/A	£3,486.34			3,486.34	Live to be allocated

Table 5
Southern Rural - Live

Knebworth	06/02643/1 Land adj to Station Hotel, Station Approach, Knebworth Detached 3 storey building to provide 2 two bedroom flats and 6 one bedroom flats with 8 car parking spaces and covered bike rack.	01/02/2007	UU	Sustainable transport - Schemes relating to bus shelters and footpaths being considered by Parish Council	N/A	£4,824.06			4,824.06	Live to be allocated
Knebworth	07/01180/1 29 Wadnall Way, Knebworth Four bedroom detached dwelling with integral garage	30/04/2007	UU	Leisure	N/A	£1,018.42			1,018.42	Live to be allocated
Knebworth	07/01180/1 29 Wadnall Way, Knebworth Four bedroom detached dwelling with integral garage	30/04/2007	UU	Sustainable Transport	N/A	£1,574.44				Live to be allocated
Knebworth	10/1343/1 Park Gate House, Park Lane, Knebworth	19/07/2010	UU	Leisure	N/A	£306.05			306.05	Live to be allocated
Knebworth	10/1343/1 Park Gate House, Park Lane, Knebworth	19/07/2010	UU	Sustainable Transport	N/A	£609.02			609.02	Live to be allocated
Knebworth	14/01228/1 15 Gun Lane, Knebworth Erection of two semi-detached chalet bungalows following demolition of existing bungalow.	20/05/2014	UU	Community Centres	N/A	£595.47			595.47	Live to be allocated
Knebworth	14/01228/1 15 Gun Lane, Knebworth Erection of two semi-detached chalet bungalows following demolition of existing bungalow.	20/05/2014	UU	Leisure	N/A	£985.06			985.06	Live to be allocated
Knebworth	14/01228/1 15 Gun Lane, Knebworth Erection of two semi-detached chalet bungalows following demolition of existing bungalow.	20/05/2014	UU	Sustainable Transport	N/A	£1,288.72			1,288.72	Live to be allocated
Knebworth	17/01622/1 The Station, Station Approach, Knebworth, SG3 6AT Erection of 3 storey building to provide 9 x 2 bed flats; conversion and extension of store to 1 bed house and new vehicular access off of Station Approach	28/11/2018	S106	Waste & Recycling Application allowed under Appeal. Waste confirmed as appropriate for provision of bins by Planning Inspector in decision dated 16 Jan 2019	13/11/2029	371.25			371.50	Live to be allocated
Lilley	09/01071/1 Silver Lion, West Street, Lilley, Luton, LU2 8LH Change of use and conversion of public house and storage barn to 3 x three bedroom dwelling houses, involving partial demolitions, alterations and extensions with single garage, car parking, landscaping and ancillary works. Alterations to existing vehicular access.	17/07/2009	UU	Community Centres		945.74			945.74	Live to be allocated

Table 5
Southern Rural - Live

Lilley	09/01071/1 Silver Lion, West Street, Lilley, Luton, LU2 8LH Change of use and conversion of public house and storage barn to 3 x three bedroom dwelling houses, involving partial demolitions, alterations and extensions with single garage, car parking, landscaping and ancillary works. Alterations to existing vehicular access.	17/07/2009	UU	Leisure		1,564.50			1,564.50	Live to be allocated
Lilley	09/01071/1 Silver Lion, West Street, Lilley, Luton, LU2 8LH Change of use and conversion of public house and storage barn to 3 x three bedroom dwelling houses, involving partial demolitions, alterations and extensions with single garage, car parking, landscaping and ancillary works. Alterations to existing vehicular access.	17/07/2009	UU	Informal Open Space		905.87			905.87	Libve to be allocated
Lilley	09/01071/1 Silver Lion, West Street, Lilley, Luton, LU2 8LH Change of use and conversion of public house and storage barn to 3 x three bedroom dwelling houses, involving partial demolitions, alterations and extensions with single garage, car parking, landscaping and ancillary works. Alterations to existing vehicular access.	17/07/2009	UU	Pitch Sports		826.61			826.61	Live to be allocated
Offley	13/02671/1 Land East Of Luton Road, Offley Erection of 63 dwellings consisting of 6 x 1 bedroom flats, 15 x 2 bedroom houses, 21 x 3 bedroom house, 15 x 4 bedroom houses and 6 x 5 bedroom houses; new vehicular access onto Luton Road, associated car parking, cycle and bin storage areas and associated infrastructure	14/05/2014	S106	Community Halls With the agreement of the developer the following funds have been allocated/spent: ORC Canopy £16,400 (Spent) Offley Village Hall £5,000 - allocated 27.03.2020 £4800 allocated to enhancements to Pavilion at Recreation Ground. Pavilion acts as a community hall as well and enhancements will facilitate greater use in this regard Balance to be allocated: £8032.65	19/01/2025	£34,232.65	16400.00 5000.00 4800.00	31/03/2017 31/03/2019	8,032.65	Part spent, part allocated, part live to be allocated

Table 5
Southern Rural - Live

Pirton	09/00435/1 Barns NW Burge End Farmhouse, Burge End Lane, Pirton, Hitchin, SG5 3QN Conversion and extension of former agricultural buildings to form single dwelling. Access drive and four parking spaces.	07/03/2009	UU	Pitch Sports Spent - Floodlighting Pirton Rec. Balance of £69.49 to be allocated		495.54	426.05	31/03/2015	69.49	Part spent balance to be allocated
Pirton	09/00435/1 Barns NW Burge End Farmhouse, Burge End Lane, Pirton, Hitchin, SG5 3QN Conversion and extension of former agricultural buildings to form single dwelling. Access drive and four parking spaces.	07/03/2009	UU	Play Space		1,004.66			1,004.66	Live to be allocated
Pirton	09/01826/1 Elm Tree Farm Barn, Hambridge Way, Pirton, Hitchin, SG5 3QS Conversion and alteration of barn to provide one 1-bedroom dwelling together with associated parking provision and bin storage	25/09/2009	UU	Play Space		£457.71			457.71	Live to be allocated
Pirton	09/01826/1 Elm Tree Farm Barn, Hambridge Way, Pirton, Hitchin, SG5 3QS Conversion and alteration of barn to provide one 1-bedroom dwelling together with associated parking provision and bin storage	25/09/2009	UU	Sustainable Transport £300.55 - spent - provision of cycle rack at village hall to promote cycle use and less vehicular trips in and around the village. Balance £971.63 to be allocated to another project (informally allocated to refurbishment of existing bus stop in village centre - awaiting confirmation from Daniel Washington following Parish Council meeting 13.02.2020)		£1,272.18	£300.55	31/03/2017	971.63	Part spent balance to be allocated
Pirton	11/01504/1 Land adjacent to 6 Priors Hill, Pirton, Hitchin, SG5 3QA Erection of 3 bedroom detached dwelling, 2 associated parking spaces, use of existing vehicular access onto Priors Hill and landscaping following demolition of existing garage and outbuilding.	20/07/2011	UU	Play Space		932.64			932.64	Live to be allocated
Pirton	11/01504/1 Land adjacent to 6 Priors Hill, Pirton, Hitchin, SG5 3QA Erection of 3 bedroom detached dwelling, 2 associated parking spaces, use of existing vehicular access onto Priors Hill and landscaping following demolition of existing garage and outbuilding.	20/07/2011	UU	Sustainable Transport Informally allocated to refurbishment of existing bus stop in village centre as per Daniel Washington, awaiting confirmation from Parish Council following meeting on 13.02.2020		1,288.72			1,288.72	Live to be allocated

Table 5
Southern Rural - Live

Pirton	15/01618/1 Land Adjacent To Elm Tree Farm, Hambridge Way, Pirton Outline application (all matters reserved) for residential development of up to 82 dwellings with associated infrastructure, public open space and planting (amended description).	27/05/2016	S106	Pavilion Contribution Sum calculated on combined total of open space, pitch sport and leisure contributions which shall be applied towards the Parish Council scheme of a new pavilion and play space equipment in Pirton Recreation Ground	05/07/2028	173,806.66			173,806.66	Live to be allocated
Pirton	17/04239/OP Land On The North East Side Of Priors Hill , Opposite Hill Farm And North Of Danefield Road, Priors Hill Pirton. Outline application for the erection of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. (All matters reserved except means of access.) (as amended by plan no. 10 C)	01/08/2018	S106	Community Centre Contribution Community Meeting Room in Pirton Contribution IS NOT index linked in s106 Agreement therefore amount due is as detailed in column K Request received from Pirton Village Hall for works at Hall as follows: New door opening and new window opening (£2905) and banquette seating in new room (£2763.60) - both projects would help improve the facility and the new seating will benefit elderly visitors and those with mobility issues	02/09/2030	5861.84 5681.84	2763.60 £2905	31/03/2020	5,875.08	Part spent balance to be allocated
Pirton	17/04239/OP Land On The North East Side Of Priors Hill , Opposite Hill Farm And North Of Danefield Road, Priors Hill Pirton. Outline application for the erection of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. (All matters reserved except means of access.) (as amended by plan no. 10 C)	01/08/2018	S106	Sports Pavilion/Pitches To be applied to the sports pavilion/pitches in Pirton (Grouped under Community Centre contribution in S106 Agreement but split for clarity here) Contribution IS NOT index linked in s106 Agreement therefore amount due is as detailed in column K	02/09/2030	4557.28 4552.28			9,110.56	Live to be allocated
Pirton	17/04239/OP Land On The North East Side Of Priors Hill , Opposite Hill Farm And North Of Danefield Road, Priors Hill Pirton. Outline application for the erection of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. (All matters reserved except means of access.) (as amended by plan no. 10 C)	01/08/2018	S106	Play Equipment To be applied to play equipment in Pirton (Grouped under Community Centre contribution in S106 Agreement but split for clarity here) Contribution IS NOT index linked in s106 Agreement therefore amount due is as detailed in column K	02/09/2030	9229.28 9229.28			18,458.56	Live to be allocated

Table 5
Southern Rural - Live

Pirton	17/04239/OP Land On The North East Side Of Priors Hill , Opposite Hill Farm And North Of Danefield Road, Priors Hill Pirton. Outline application for the erection of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. (All matters reserved except means of access.) (as amended by plan no. 10 C)	01/08/2018	S106	Open Space Maintenance For open space/landscape buffer and SUDS infrastructure within vicinity of site - sum to be Index Linked (see point 11 of s106 Agreement for details)	02/09/2030	7237.91 5689.29			12,927.20	Live to be allocated
Pirton	17/04239/OP Land On The North East Side Of Priors Hill , Opposite Hill Farm And North Of Danefield Road, Priors Hill Pirton. Outline application for the erection of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill. (All matters reserved except means of access.) (as amended by plan no. 10 C)	01/08/2018	S106	Waste & Recycling	02/09/2030	779.13 799.00			1,578.13	Live to be allocated
St Ippolyts	08/01117/1 Barn at Brookend Farm House, Stevenage Road, St Ippolyts, Hitchin, SG4 7NU Change of use and partial demolition of barn to provide one 4-bedroom dwelling; alterations to existing outbuildings to provide garaging for existing farmhouse and proposed dwelling	14/05/2008	UU	Informal Open Space		543.06			543.06	Live to be allocated
St Ippolyts	08/01117/1 Barn at Brookend Farm House, Stevenage Road, St Ippolyts, Hitchin, SG4 7NU Change of use and partial demolition of barn to provide one 4-bedroom dwelling; alterations to existing outbuildings to provide garaging for existing farmhouse and proposed dwelling	14/05/2008	UU	Sustainable Transport		2,324.81			2,324.81	Live to be allocated

Table 5
Southern Rural - Live

St Ippolyts	14/02200/1 The Foundry, Brookend Lane, St Ippolyts, Hitchin, SG4 7NX Redevelopment and part change of use from B2 (Industrial) to C3 (residential) to provide 2 x 3 bed detached dwellings and 3 x 4 bed detached dwellings together with associated parking following demolition of existing industrial buildings.	02/03/2016	S106	Waste & Recycling	31/05/2029	515.07			515.07	Live to be allocated
St Ippolyts	19/03033/FP Glyfada, Gosmore Road, Hitchin, Hertfordshire, SG4 9BE Erection of six 4-bed and two 5-bed dwellings including creation of new vehicular access off of Hitchin Road following demolition of existing dwelling (revision of previous scheme granted permission under 17/02466/1 and 18/02810/NMA).	27/05/2020	UU	Footpath and Highways Improvement Contribution of £16,500 (index linked) to be applied towards the design and construction of footpath and highways works in the vicinity of the development. Note: The footpath scheme needs to be identified and developed by the Highway Authority in the locality of the site within the next 3 years. If no footpath scheme comes forward, the money will then be paid to the County Council as an additional education contribution	N/A	16,505.64				Live to be allocated
St Pauls Walden	09/01373/1 Baptist Chapel, High Street, Whitwell, Hitchin, SG4 8AJ Conversion of Baptist Chapel into 2 x two-bed residential dwellings	07/08/2009	UU	Community Centres		666.67			666.67	Live to be allocated
St Pauls Walden	09/01373/1 Baptist Chapel, High Street, Whitwell, Hitchin, SG4 8AJ Conversion of Baptist Chapel into 2 x two-bed residential dwellings	07/08/2009	UU	Informal Open Space		665.28			665.28	Live to be allocated
St Pauls Walden	09/01373/1 Baptist Chapel, High Street, Whitwell, Hitchin, SG4 8AJ Conversion of Baptist Chapel into 2 x two-bed residential dwellings	07/08/2009	UU	Play Space		1,230.77			1,230.77	Live to be allocated