

**S106 AGREEMENTS
(1-Apr-2022 to 31-Mar-2023)
DETAILS OF PLANNING OBLIGATIONS**

Town: BALDOCK

<u>Receiving Authority (NHDC/HCC)</u>	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
NHDC	20/02750/S73	74 Icknield Way, Baldock, Hertfordshire, SG7 5AN	15/07/2022
<u>Obligation Type:</u>			<u>Obligation Amount</u>
Affordable Housing - to be applied towards the provision by the Council of off-site affordable housing within the District of North Hertfordshire. Obligation due prior to first occupation.			Amount Due £230310.00
<u>Obligation Type:</u>			<u>Obligation Amount</u>
Bus Stop Improvement (index linked) - to be applied towards the upgrading of the bus stops identified as "The Gardens" located along Hitchin Street.			Amount Due £16000.00
<u>Obligation Type:</u>			<u>Obligation Amount</u>
Waste and Recycling (index linked) - Towards the cost of providing waste and recycling facilities serving the development. Obligation due prior to first occupation			Amount Due £1352.00

Town: CODICOTE PARISH COUNCIL

<u>Receiving Authority</u> (NHDC/HCC)	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
NHDC	17/01464/1	Land Adjacent To Oaklea And South Of, Cowards Lane, Codicote, SG4 8UN	01/11/2022

Obligation Type:

Affordable Housing Outline permission - requires submission and approval of Reserved Matters to become effective	<u>Obligation Amount</u>
	Non Financial

Obligation Type:

Car Club Space One car parking space (unless otherwise agreed in writing with Council) to be provided on land as part of development and made available for use in accordance with the car club scheme. Draft scheme to be submitted prior to commencement	<u>Obligation Amount</u>
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Note: If car club operator cannot be secured within 12 months of commencement of development owner shall pay sum of #5000 to the Council in lieu of the car club provisions of the Agreement and on payment of such sum the provisions of 5.1 to 5.4 of Schedule shall cease to have effect
Outline permission - requires submission and approval of Reserved Matters to become effective

Amount Due

Obligation Type:

Community Centre #139,234.78 (index linked) to be applied towards the re-building and replacement of Codicote Scout Hut 50% prior to commencement 50% prior to occupation of 42nd dwelling 10 years from date of payment Outline permission - requires submission and approval of Reserved Matters to become effective	<u>Obligation Amount</u>
	Amount Due
	£139234.78

Obligation Type:

Ecology #42,620 (index linked) to be applied to local off-site biodiversity project of offset the impact on biodiversity as result of development 50% prior to commencement 50% prior to occupation of 42nd dwelling 10 years from date of payment Outline permission - requires submission and approval of Reserved Matters to become effective	<u>Obligation Amount</u>
	Amount Due
	£42620.00

Obligation Type:

Waste & Recycling Sum to be calculated at #71.00 per dwelling house, #54 per flat with own garden and #26.00 per dwelling flat with no amenity space (index linked) 50% prior to commencement 50% prior to occupation of 42nd dwelling 10 years from date of payment Outline permission - requires submission and approval of Reserved Matters to become effective	<u>Obligation Amount</u>
	Amount Due

Obligation Type:

	<u>Obligation Amount</u>
NHS	
#58,747.67 towards reconfiguration of Bridge Cottage Surgery (Welwyn) to provide an extra consultation room	
50% prior to commencement	
50% prior to occupation of 42nd dwelling	
10 years from date of payment	
Outline permission - requires submission and approval of Reserved Matters to become effective	
Amount Due	£58747.67

Obligation Type:

	<u>Obligation Amount</u>
Open Space and Open Space Scheme	
Laying out of open space land to be approved by the Council and provision of details of Management Body for long term management and maintenance of the open space and play space to be approved by the Council	
Submit for approval prior to commencement of development	
Transfer to Management Body prior to occupation of 80% of dwellings	
Outline permission - requires submission and approval of Reserved Matters to become effective	
Non Financial	

Town: CODICOTE PARISH COUNCIL

<u>Receiving Authority</u> (NHDC/HCC)	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
NHDC	19/01448/FP	Former Wyevale Codicote Garden Centre, High Street, Codicote, Hitchin, Hertfordshire, SG4 8XA	27/01/2023

Obligation Type:

Affordable Housing

Affordable Rented Units

5 x 1 bed flats (inc 1 x M4 (3) standard

3 x 2 bed flats (inc 1 x M4 (3) standard

1 x 3 bed flat to standard M4 (3)

4 x 2 bed houses

3 x 3 bed houses

Shared Ownership

1 x 2 bed flat (FOG)

2 x 2 bed houses

5 x 3 bed houses

1 x 4 bed house

Social Rented Units

1 x 4 bed house

Obligation Amount

Non Financial

Obligation Type:

Biodiversity Management Plan

Plan approved by the Council pursuant to planning permission which details how the ecological units shown in the approved biodiversity metric will be delivered and managed as part of the development

Obligation Amount

Non Financial

Obligation Type:

Car Club

A club operated by a company approved by the Council which residents of the development and members of the general public may join which makes cars available to members to hire either on a commercial or part-subsidised basis in accordance with the provisions of the car club scheme

Obligation Amount

Car Club Space

One of the visitors parking spaces (unless an alternative number is otherwise agreed between the Council and the owner in writing) to be provided on the Land as part of the Development and to be made available for use by the car club in accordance with the car club scheme at no cost to the Council

In event car club operator cannot be secured within 12 months of first occupation of development then the owner shall pay the sum of #5,000 to the Council in lieu of the car club on payment of which provisions relating to car club shall cease to have effect

Non Financial

Obligation Type:

Community Centre

#95,592.67 index linked which shall be applied towards the re-build/replacement of Codicote Scout Hut

Obligation Amount

Amount Due

£95592.67

Obligation Type:

LEAP	<u>Obligation Amount</u>
Locally Equipped Area for Play specifically designated and laid out with features including equipment for children ages 4-12 who are beginning to go out and play independently with specifications in accordance with the Fields in Trust standards	
	Non Financial

<u>Obligation Type:</u>	<u>Obligation Amount</u>
NHS	
#46,715.01 index linked towards the reconfiguration of Bridge Cottage GP surgery, Welwyn (to digitalise patient records, move their administrative team into that space and releasing consulting room space arising from the space the administrative team currently occupy	
	Amount Due £46715.01

<u>Obligation Type:</u>	<u>Obligation Amount</u>
Open Space	
Public open space, the LAP and trim trail located on the land within the development	
Scheme for laying out, landscaping and construction of OS to be approved by Council	
Scheme for long-term management and maintenance of the OS by a Management Body to be approved by the Council	
	Non Financial

<u>Obligation Type:</u>	<u>Obligation Amount</u>
Pitch Sport	
#21,425 index linked which shall be applied towards the refurbishment of Bury Lane Sports Pavilion, Codicote	
	Amount Due £21425.00

<u>Obligation Type:</u>	<u>Obligation Amount</u>
Play Space	
#63,609.43 index linked which shall be applied towards the improvement of the existing LEAP at John Clements Sports and Community Centre	
Play Space Enhancement works to the existing LEAP adj to playing fields at John Clements Sports and Community Centre to be approved by Council	
	Amount Due £63609.43

<u>Obligation Type:</u>	<u>Obligation Amount</u>
Waste Collection and Recycling	
#4264 index linked which shall be applied towards the cost of providing waste collection and recycling facilities at the development	
	Amount Due £4264.00

<u>Obligation Type:</u>	<u>Obligation Amount</u>
HCC Contributions:	
Bus Services	
Library	
Nursery Education	
Primary Education	
Secondary Education	
Special Educational Needs and Disabilities	
Sustainable Travel Corridor	
Waste Service	
Youth	
	Collect/spend via HCC

Town: GRAVELEY PARISH COUNCIL

<u>Receiving Authority</u> (NHDC/HCC)	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
NHDC	21/02624/FP	Land North Of The Depot, 1A High Street, Graveley, Hertfordshire	16/06/2022

Obligation Type:

Affordable Housing

9 Affordable Housing Units

Affordable Rented: 2 x 1-bed bungalow M4(3) standard, 3 x
2-bed houses

Social Rented: 1 x 4-bed house

Shared Ownership: 2 x 2-bed houses, 1 x 3-bed house

All to remain as affordable units and any lease, tenancy or
shared ownership lease be restricted to a qualifying person**Obligation Amount**

Non Financial

Town: HITCHIN

<u>Receiving Authority</u> (NHDC/HCC)	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
HCC	21/01834/FP	Former Westons Cars Site And Land Adjoining 114-142 Cambridge Road,, Hitchin, Herts, SG4 0JJ	21/07/2022

Obligation Type:

HCC Obligations:

Library

Primary Education

Secondary Education

Special Education Needs and Disabilities

Sustainable Transport

Youth

Obligation Amount

Collect/spend via HCC

Obligation Type:

Affordable Housing

#100,000 to be applied towards the provision of off-site
Affordable Housing within the District of North Hertfordshire
10 year payback clauseObligation Amount

Amount Due

£100000.00

Obligation Type:

Play Space

#15,000 (index linked) towards the replacement/enhancement
of play equipment at the Walsworth Common play area
10 year payback clauseObligation Amount

Amount Due

£15000.00

Obligation Type:

Waste and Recycling

#1580.00 (index linked) towards cost of providing waste
collection and recycling facilities serving development
10 year payback clauseObligation Amount

Amount Due

£1580.00

Obligation Type:

Open Space

Open space scheme to be approved by Council. Management
Body to be approved by Council for long-term management
and maintenance.
Scheme to be submitted prior to commencement of
developmentObligation Amount

Available for allocation/:

Town: ICKLEFORD PARISH COUNCIL

<u>Receiving Authority</u> (NHDC/HCC)	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
NHDC	19/01106/FP	Burford Grange, Bedford Road, Ickleford, Hitchin, Hertfordshire, SG5 3XG	27/01/2023

Obligation Type:

Affordable Housing	<u>Obligation Amount</u>
Affordable Rented Units (12 dwellings)	
1 x 2-bed flat	
9 x 2-bed houses	
x 3-bed houses M4 (3) standard	
Shared Ownership (7 dwellings)	
5 x 2-bed houses	
2 x 3-bed houses	
	Non Financial

Obligation Type:

Chalk Stream Conservation	<u>Obligation Amount</u>
Means sum of #5000 (index linked) to be applied towards the cost of ecology measures within the River Hiz and River Oughton	
	Amount Due £5000.00
	Payment Received £5492.54

Obligation Type:

Ecology	<u>Obligation Amount</u>
Means the sum of #28,800 calculated as Biodiversity Net Gain Offsite contribution which shall be applied towards Oughton Head Common	
	Amount Due £28800.00
	Payment Received £28800.00

Obligation Type:

Ickleford Sports Recreation Ground	<u>Obligation Amount</u>
Means the sum of #5000 (index linked) towards extra floodlighting at Ickleford Sports and Recreation Ground	
	Amount Due £5000.00
	Payment Received £5492.54

Obligation Type:

Open Space Scheme and Management Scheme	<u>Obligation Amount</u>
Means scheme for laying out, landscaping, construction and maintenance of the Open Space to be approved by the Council and details of the Management Body for the long-term management and maintenance	
	Non Financial

Obligation Type:

Waste & Recycling	<u>Obligation Amount</u>
Means the sum of #3408 to be applied to the cost of providing waste collection and recycling facilities serving the development	
	Amount Due £3408.00
	Payment Received £6248.87

Obligation Type:

Play Area Capacity Improvements	<u>Obligation Amount</u>
Means the sum of #10,000 (index linked) towards the cost of improving the capacity of play areas serving the locality of the development	
	Amount Due £10000.00
	Payment Received £10985.07

Obligation Type:

HCC Contributions:

Childcare facilities

Library

Primary Education

Secondary Education

Special Educational Needs and Disabilities

Youth

Obligation Amount

Collect/spend via HCC

Town: LETCHWORTH GARDEN CITY

<u>Receiving Authority</u> (NHDC/HCC)	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
NHDC	21/00401/FP	Land At Ivel Court, Radburn Way, Letchworth Garden City, Hertfordshire	18/10/2022

Obligation Type:

Affordable Housing	<u>Obligation Amount</u>
x 1-bed flats as shared ownership	
6 x 2-bed flats as shared ownership	
	Non Financial

Obligation Type:

Waste Collection and Recycling	<u>Obligation Amount</u>
Sum calculated at #71 per dwelling house #54per dwelling flat with own garden and #26 per dwelling flat with no amenity space (index linked)	
To be paid to HCC and passed by them to NHDC	
	Amount Due

Obligation Type:

Interactive Play Contribution	<u>Obligation Amount</u>
#19,291.50 towards Jackmans Central Play Area	
To be paid to HCC and passed by them to NHDC	
	Amount Due
	£19291.50

Town: PRESTON PARISH COUNCIL

<u>Receiving Authority</u> (NHDC/HCC)	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
NHDC	21/02076/FP	Land West Of, Castlefield, Preston, Hertfordshire	25/05/2022

Obligation Type:

Affordable Housing

Social Rented:

1 x 3 bed bungalow M4(3) standard

Affordable Rented Units:

1 x 1 bed bungalow

2 x 2 bed houses

1 x 3 bed house

Shared Ownership:

2 x 3 bed houses

Obligation Amount

Non Financial

Obligation Type:

Church Meadow Recreation Ground Playground Contribution

#20,000 to be applied towards playground improvements at

Church Meadow Rec

Obligation Amount

Amount Due

£20000.00

Payment Received

£20000.00

Obligation Type:

HCC Contributions

Libraries

Secondary Education

Special Educational Needs and Disabilities

Sustainable Transport

Youth

Obligation Amount

Collect/spend via HCC

Obligation Type:

Recreation Ground Pavilion Extension

#10,000 to be applied towards and extension to the

Recreation Ground Pavilion

Obligation Amount

Recreation Ground Pavilion Extension

#10,000 to be applied towards and extension to the

Recreation Ground Pavilion

Amount Due

£10000.00

Payment Received

£10000.00

Obligation Type:

Open Space

1. Owner to submit open space scheme and open space management scheme to NHC for approval

2. To lay out open space in accordance with approved scheme and implement and comply with open space scheme

3. Transfer responsibility for open space to Management Body in accordance with the requirements of the open space scheme

4. From issue of certificate of completion by NHC open space to be maintained as required by open space scheme and land to be available at all times for public use

Obligation Amount

Non Financial

Obligation Type:

SUDS Scheme	<u>Obligation Amount</u>
1. Owner to submit SuDS scheme and SuDS Management scheme to NHC for approval	
2. To lay out surface water drainage in accordance with approved scheme and implement and comply with same	
3. Transfer responsibility for surface water drainage system to Management Body in accordance with requirements of scheme	
4. From issue of certificate of completion by NHC to manage and maintain surface water drainage system as per scheme	
	Non Financial

Obligation Type:

Waste and Recycling	<u>Obligation Amount</u>
#1,491.00 (index linked) which shall be applied towards the cost of providing waste collection and recycling facilities serving the development	
	Amount Due £1491.00
	Payment Received £2604.13

Town: PRESTON PARISH COUNCIL

<u>Receiving Authority</u> (NHDC/HCC)	<u>Planning Ref</u>	<u>Site Address</u>	<u>Date of Agreement</u>
NHDC	21/02632/FP	Land Adjacent To Dungarvan, Back Lane, Preston, Hertfordshire, SG4 7UJ	08/07/2022

Obligation Type:

Parish Council Contributions	<u>Obligation Amount</u>
Church Meadow Recreation Ground #20,000	
Recreation Ground Pavillion #20,000	
Village Hall Works #14,495	
	Collect/spend via PC

Obligation Type:

HCC Obligations:	<u>Obligation Amount</u>
Library	
Rights of Way	
Secondary Education	
Youth	
	Collect/spend via HCC
