

## **23/00563/FP – Land South of Oughtonhead Lane – Updates**

### **Update 1 – Pedestrian Access Point:**

On Monday the 18<sup>th</sup> March, a letter received from the Bowlers End management company, Century Grove (Hitchin) Management Company Ltd), refused to grant pedestrian access rights between Bowlers End and Land South of Oughtonhead Lane. The letter can be found on the NHDC Planning website.

The Officer report sets out that the application be resolved to grant subject to the following:

- A) the agreement of the applicant to further extensions of time to the statutory determination date;
- B) the confirmation from the applicant that the neighbours in Bowlers End have no objection to the footpath link and that the footpath link will be delivered on site;
- C) full details of the footpath link and any gate to be provided are to be submitted for consideration and if different to the details submitted at the time of the consideration of the application by the PCC the amended details are agreed by the Chair of PCC on behalf of the PCC;
- D) the completion of the S106 legal agreement;
- E) the following conditions and informatives...

The Bowlers End management company have rejected the possibility of an access to be made between the application site and Bowlers End to the south of the site. Therefore B & C are no longer possible and I propose they be removed from paragraph 6.1 of the Officer recommendation.

The applicant has investigated the potential for a pedestrian access point to the southeast of the application site and is therefore considered to have addressed the reason for deferral.

Given the above, I recommend that the application be granted subject to:

- A) the agreement of the applicant to further extensions of time to the statutory determination date;
- B) the completion of the S106 legal agreement;
- C) the following conditions and informatives...

### **Update 2: Grampian Condition – Access application and housing development:**

It is recommended that a Grampian condition be included should members be minded to grant approval. The wording for the Grampian will be provided as a verbal update to members.

**Update 3 – S106 Table:**

Please see below a list of agreed heads of terms.

<b>Element</b>	<b>Detail and Justification</b>	<b>Condition/ Section 106</b>
Primary Education	<p>Towards the expansion of Oughton Primary School and/or provision serving the development</p> <p><b>£539,052 index linked to BCIS 1Q2022</b></p> <p>Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD and Guide to Developer Infrastructure Contributions Hertfordshire County Council's requirements document</p>	S106 obligation
Secondary Education	<p>Towards the expansion of The Priory, Hitchin Secondary School and/or provision serving the development</p> <p><b>£606,643 index linked to BCIS 1Q2022</b></p> <p>Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD and Guide to Developer Infrastructure Contributions Hertfordshire County Council's requirements document</p>	S106 obligation
Special Educational Needs and Disabilities (SEND)	<p>Towards the delivery of new Severe Learning Difficulty (SLD) special school places (EAST) and/or provision serving the development</p> <p><b>£60,448 index linked to BCIS 1Q2022</b></p> <p>Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD and Guide to Developer Infrastructure Contributions Hertfordshire County Council's requirements document</p>	S106 obligation
Library Service	<p>Towards increasing the capacity of Hitchin Library and/or provision serving the development</p> <p><b>£10,804 index linked to BCIS 1Q2022</b></p> <p>Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD and Guide to Developer Infrastructure Contributions Hertfordshire County Council's requirements document.</p>	S105 obligation

Youth Service	Towards the delivery of a new centre serving Hitchin and the surrounding area and/or provision serving the development  <b>£16,555 index linked to BCIS 1Q2022</b>  Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD and Guide to Developer Infrastructure Contributions Hertfordshire County Council's requirements document.	S106 obligation
Waste Service Recycling Centre	Towards increasing capacity at Letchworth Recycling Centre and/or provision serving the development  <b>£8,606 index linked to BCIS 1Q2022</b>  Guide to Developer Infrastructure Contributions Hertfordshire County Council's requirements document	S106 obligation
Waste Service Transfer Station	Towards the new Northern Transfer Station and/or provision serving the development  <b>£7,384 index linked to BCIS 3Q2022</b>  Guide to Developer Infrastructure Contributions Hertfordshire County Council's requirements document	S106 obligation
HCC Monitoring Fees	HCC will charge monitoring fees. These will be based on the number of triggers within each legal agreement with each distinct trigger point attracting a charge of £340 (adjusted for inflation against RPI July 2021).  Policy SP7 'Infrastructure requirements and developer contributions' Planning Obligations SPD and Guide to Developer Infrastructure Contributions Hertfordshire County Council's requirements document.  (£360 for each distinct trigger point)	
HCC Highways Strand 1	Agreed improvements and travel plan support and monitoring fee £1,200pa for 5 years, indexed from May 2014) are delivered via a Strand 1 S106 agreement	
Affordable Housing	17 affordable units (11 affordable rent and 6 shared ownership properties as per Drawing No. 23/003/070 PL02.  Policy HS2 of the Local Plan and Planning Obligations SPD.	S106 obligation

Open Space	<p>Resurfacing of footpaths and improvements to access of Oughtonhead Common (£50,000 to be indexed linked)</p> <p>Policy SP7 'Infrastructure requirements and developer contributions' and Planning Obligations SPD.</p>	S106 obligation
Waste Services	<p>£3,225 (£75 per dwelling)</p> <p>Policy SP7 'Infrastructure requirements and developer contributions' and Planning Obligations SPD.</p>	S106 obligation
Hitchin Swim Centre	<p>£14,000 (calculated at £100/bed) for the refurbishment of the changing rooms at Hitchin Swim Centre.</p> <p>Policy SP7 'Infrastructure requirements and developer contributions' and Planning Obligations SPD.</p>	S106 obligation
HCC Highways Strand 2	<p>Mitigation for the wider cumulative impact of development on non-car networks through a Strand 2 S106 agreement</p> <p><b>£293,518</b></p> <p>The costs of the wider works identified shall be subtracted from the Strand 2 contributions.</p>	S106 obligation.