

INFORMATION FOR HITCHIN COMMUNITY FORUM: SECTION 106 SUMMARY

Background

Planning obligations or Section 106 agreements (Town and Country Planning Act 1990) are a legally binding agreement with a landowner as part of the grant of planning permission.

Section 106 agreements provide a mechanism to make a development proposal acceptable in planning terms. They are focused on site specific mitigation of the impact of the development on the local community. They can be used to support provision of services and infrastructure such as education, highways, affordable housing and recreational facilities.

The Hitchin Community Forum Chair has asked the S106 Monitoring and Compliance Officer to compile a summary that shows the current status of S106 for Hitchin.

Below is background information on the Section 106 Summary for Hitchin, provided by the S106 Monitoring and Compliance Officer:

- Four new s106 Agreements have been signed during 2024/25. These sites are being monitored and invoices will be issued for contributions once trigger points are met. A detailed breakdown of these agreements is provided in a separate document. The s106 Agreements can also be viewed via this link - [View and comment on planning applications | North Herts Council](#)
- Section 106 contributions collected for affordable housing was previously allocated to John Barker Place and have now been spent on this project.
- Money held from s106 contributions fall into allocated and unallocated categories. I am in the process of working with the relevant people to discuss what stage these projects are at. Please note that these contributions and their subsequent allocation was administered by the previous s106 Monitoring Officer. I am currently going through all information for all areas to gain an understanding of each project. Three contributions have been received during 2024/25 – towards affordable housing, play space and Biodiversity Net Gain.
 - Pitches (allocated) – contributions are held to be applied to a pavilion at Walsworth Common.
 - Sustainable Transport (allocated) – records show sustainable transport contributions have been informally allocated to cycle projects.
 - Open Space (allocated) – allocation of funds to enhancements at Bancroft Gardens, River Hiz, Butts Close and King George V Rec play area.
 - Leisure (allocated) – allocation to works at Hitchin Outdoor Pool.
 - Affordable Housing – funds are held that are both allocated and unallocated.
 - Pitch & Play (unallocated) – to be spent at Walsworth Common.
 - Sustainable Transport (unallocated) – we are holding contributions to be spent within the sustainable transport category. These funds have been collected from Unilateral Undertakings and do not have a date by which they need to be spent. I am currently collating information for this category to discuss with colleagues and this will be monitored on an ongoing basis.

- Open Space (unallocated) – A couple of contributions (including ecology and BNG), yet to be formally allocated, link to improvements at Walsworth Common. Actively working with colleagues regarding the allocation of these funds.
- Leisure, Public Realm and Community (unallocated) – a small sum is held, yet to be allocated. I will be working with colleagues to discuss any unspent contributions and regularly monitoring.
- Healthcare (unallocated) – ICB are aware of the contribution we hold.

CONTACT OFFICERS

Please contact the S106 Monitoring and Compliance Officer compliance.monitoring@north-herts.gov.uk if you would like to discuss any of the information provided. North Herts District Council will be publishing the annual Infrastructure Funding Statement on the NHDC website by 31/12/2025. Quarterly reports detailing new s106 Agreements, monies received and spent are published on a quarterly basis via the link [Planning obligations \(section 106 agreements\) | North Herts Council](#)