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| <u>Location:</u>  | <b>Ickleford Mill Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UN</b>                                                                                                                                                                                                                                                                                                     |
| <u>Applicant:</u> | <b>Hill Residential Limited</b>                                                                                                                                                                                                                                                                                                                                                |
| <u>Proposal:</u>  | <b>Variation of conditions 4, 10,11,14, 16, 17, 18, 19, 31 32, 35 and 37 of outline planning permission 17/01955/1 granted 11.03.2024 for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access)</b> |
| <u>Ref. No:</u>   | <b>26/00587/S73</b>                                                                                                                                                                                                                                                                                                                                                            |
| <u>Officer:</u>   | <b>Peter Bull</b>                                                                                                                                                                                                                                                                                                                                                              |

### **Addendum to published report**

#### **General**

Amendment to drawing list:

- Proposed Site Layout 185-PS-103 I

This reflects the most up to date layout as proposed as part of the RM.

Details pursuant to conditions 36 (Bat Roost Licence) and 39 (lighting and ecological improvements) on the original OP have been submitted and are pending consideration. In the event that these matters are considered to be satisfactory, Members are asked to provide delegated powers to the Development and Conservation Manager to update the wording of these conditions as appropriate.

#### **Planning Obligations**

For the avoidance of doubt, the amounts listed in the Head of Terms at section 4.3.46 of the published report were based on 71 units. The s106 as agreed as part of the OP, included tables to calculate the final amount depending on the number units that are presented as part of the RM submission. In this case, we know that there will be 55 units proposed on the site. This means that the final amounts will be lower than that set out in the published table. This is normal practice and primarily affects HCC financial contributions relating to education and sustainable transport.

The original S106 agreement included a contribution to a community project at St Katherine's Church. Officers understand that this has been completed. An alternative project has been identified by the local community that comprises solar panels to the village recreation ground building. Whilst there is no requirement for the applicant to broaden how this contribution is spent, it has agreed that the outstanding Deed of Variation to the S106 agreement can be varied to enable this contribution to be put towards another identified community project. Officers would negotiate the final wording of this.

## **Recommendation**

*That planning permission be GRANTED subject to the following:*

- A) the satisfactory completion of a Deed of Variation to the S106 agreement secured on the original planning permission 17/01955/1 to secure the original Heads of Terms as set out in the original report as amended by this addendum*
- B) providing delegated powers to the Development and Conservation Manager to update conditions with minor amendments as required;*
- C) conditions as originally set out with amendments as set out below*

7. Details of retained trees and protection measures shall be carried out in accordance with Appendices 2 and 3 to the Arboricultural Impact Assessment as submitted under reference 26/01348/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality.

8. The development shall be carried out in complete accordance with the Dust Management Plan approved under reference 26/00672/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To minimise environmental impacts and protect the residential amenity of existing residents.

9. the demolition stage of the development shall be carried out in complete accordance with the Demolition Stage Construction Management Plan received, Ickleford Mill logistics plan and Construction Vehicles Swept Paths Analysis (Sheets 1 to 4) drawing number KMC2532\_TR05\_Construction Vehicles.S.P.A. as approved under reference 26/00671/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of construction vehicles on the highway network and to maintain the amenity of the local area.

11 (a) Prior to first occupation of the development, the proposed system of footways shown on drawing KMC25232/002 shall be provided to connect the new development with the existing bus stops along Arlesey Road as part of the application. The bus stops will need to be complete with easy access kerbs and shelters as appropriate. The exact location and accommodating works will need to be as identified on drawing number KMC25232/002 and agreed in conjunction with appropriate parties. These works shall be secured and undertaken as part of the s278 works.

(b) In addition, and as part of the S278 stage, the applicant shall fund, design and promote a Traffic Regulation Order for a 20mph zone for the section of Arlesey Road between the built up edge of north Hitchin extending to the junction with Turnpike Lane.

Reason: In order to provide safe and suitable pedestrian access to public transport facilities, in line with HCC Local Transport Plan Policy 5.

22. The development shall be carried out in complete accordance with SS25335 - Flood Risk Assessment prepared by Superstructures dated 05/03/2026 together with the Preliminary Drainage Strategy drawing 25355 SUS XX XX DR C 0001 as approved under reference 26/01495/DOC on all correspondence unless otherwise agreed in writing by the local planning authority.

Reason: To prevent environmental and amenity problems arising from flooding.

24. The development shall be carried out in complete accordance with the Structural Inspection Report prepared by Superstructures dated 22/10/2026 as approved under reference 26/01349/DOC unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to retain important details associated with the historic mill use of the site.

25(a). The demolition shall be carried out in complete accordance with the Historic Building Recording and Analysis prepared by Prospect Archaeology dated April 2026 as approved under reference 26/01145/DOC unless otherwise agreed in writing by the local planning authority.

(b) No development (other than demolition phase works up to but not including the removal of any existing hardstanding aprons) shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved Page 41 by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation. (NMA)

Reason: To ensure the protection of heritage assets of archaeological interest.

36. The development shall be carried out in complete accordance with the Pre-Commencement Mammal Survey Version 3.0 by MKA Ecology received 17/07/26 as approved under reference 26/01805/DOC.

Reason: Reason: in the interests of wildlife protection and in accordance with Conservation of Habitats and Species Regulations 2017.

37. No works on any new dwellings shall commence (other than demolition works) until full details of the following have been submitted to and approved in writing by the local planning authority:

- (i) a site wide wildlife-sensitive lighting scheme;
- (ii) hedgehog friendly boundary treatments;
- (iii) the provision of 20 bat boxes.

Thereafter, the development shall be implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing by the local planning authority. (OP)

Reason: In the interests of wildlife and habitat protection and enhancement.