

## **25/02885/OP – Land at Mill Lane and London Road, St Ippolyts, Hitchin**

**Proposal – Residential development of up to 41 dwellings. All matters reserved except means of access.**

### **Written Update**

A late response has been received from a local neighbour who lives on Mill Lane, and this has been published in full on the Council's website. In summary, this is objecting on the basis of traffic and road safety concerns. As set out in the committee report, HCC Highways supports the proposal to add a fourth arm to the roundabout to be built as a part of the Pound Farm development and the closure of Mill Lane, and recommends no objection subject to conditions, which are recommended.

A late response has been received from the HCC Grown and Infrastructure team. The full response is detailed in the document below. They are seeking revised contributions based on the sought housing mix recommended by the NHDC Housing Officer. The contributions sought are (please note these are all indicative amounts and indexed linked as detailed in the report):

| <b>HCC Contributions</b>    | <b>Amount stated in committee report:</b>                                                     | <b>New amount sought:</b> |
|-----------------------------|-----------------------------------------------------------------------------------------------|---------------------------|
| Sustainable Transport       | £404,301.00                                                                                   | No change                 |
| Primary education           | £304,165.00                                                                                   | £416,769.00               |
| Secondary education         | £316,173.00                                                                                   | £435,973.00               |
| Childcare contribution 0-2  | £6,384.00                                                                                     | £9,240.00                 |
| Childcare contribution 5-11 | £416.00                                                                                       | £649.00                   |
| SEND                        | £69,664.00                                                                                    | £70,944.00                |
| Library service             | £10,682.00                                                                                    | £11,011.00                |
| Youth service               | £5,030.00                                                                                     | £6,646.00                 |
| Waste - recycling centre    | £7,647.00                                                                                     | £7,882.00                 |
| Waste – transfer station    | £10,694.00                                                                                    | £11,023.00                |
| Fire and rescue             | £1,020.00                                                                                     | No change                 |
| Monitoring fee              | Based on the number of triggers with each distinct trigger point attracting a charge of £420. | No change                 |

Regarding this change in contributions, the planning agent has stated:

*“We do not object to the principle of the contributions and assume that given the mix and precise number is not yet fixed, the section 106 will include a calculation formula that will provide the precise figure when the final mix is known. Assuming that is the case, there are no objections to requested contributions from the Growth team, subject to the final Reserved Matters mix and a recalculation as will be necessary”.*

I can confirm that it is usual practice for the S106 obligation document to include a calculation formula allowing for the amounts to change when the dwelling size mix is known during the Reserved Matters stage. Therefore, the application can proceed on the basis that the applicant has agreed to the revised amounts requested.

The agent has also provided confirmation that the sought HCC Highways sustainable transport contribution is accepted. This requires for the resolution for the application to be updated, as set out on the next page.

Regarding the HCC Highways Sustainable Transport payment, a late response from HCC Highways is now seeking for this contribution to be put towards:

1. Scheme SM210 – Package 15 of the South-Central Growth and Transport Plan (B656 Sustainable Travel Corridor), which includes:
  - Cycleway and footway improvements;
  - Traffic calming measures;
  - Enhanced safety for pedestrians and cyclists;
  - Improved sustainable access to local schools; and
  - Measures to discourage long-distance through traffic.
2. Scheme SM47 – Package 5 of the North Central Growth and Transport Plan, comprising signalised junction improvements to reduce congestion at Hitchin Hill Roundabout. This scheme would also provide opportunities for improved pedestrian crossing facilities and enhanced bus journey time reliability.

The agent has provided confirmation that the applicant supports the principle of a Parish Council sports pavilion contribution, but the amount at this time is not agreed. The recommendation for the report before committee is that the agreement of this is delegated to the Development and Conservation Manager, and this remains. In the event that this figure is not agreed, the application will be presented back to Planning Control Committee.

The agent has stated that the applicant is Martin Grant Homes, not Alice Lack. However, the application form states the name of the applicant to be Alice Lack at Martin Grant Homes. This is noted and is changed in the application database to be reflected on the decision notice.

Typos / errors in the report:

- Paragraph 3.19 – should state western not eastern
- Paragraph 4.3.23 – the development area in the eastern parcel is 0.84 ha not 1.06 ha.
- Addition of the trigger: 'No development shall take place (including ground works or vegetation clearance) until' to the beginning of condition 7.
- Condition 12 – typo in turning.
- Condition 20 – the addition of the word 'residential' before development.

#### Revised recommendation:

That planning permission be GRANTED subject to the provisions below and the recommended conditions and informatives as set out in the committee report subject to the above changes:

- A) Delegate to the Development and Conservation Manager the agreement of the one (sports pavilion) outstanding S106 HoT contribution and any minor change to conditions and informatives as required; and
- B) The completion of the S106 Legal Agreement; and
- C) Any necessary EoT to cover the time taken to complete (B) above.