

DRAFT HEADS OF TERMS

PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER PRINCESS HELENA COLLEGE

At

**TEMPLE DINSLEY (FORMER
PRINCESS HELENA COLLEGE),
SCHOOL LANE, PRESTON,
HITCHIN, HERTS**



These draft Heads of Terms have been submitted in support of a full planning application for the following proposed development at Temple Dinsley (Formally Princess Helena College), School Lane, Preston, Hitchin, Hertfordshire:

Full Planning Permissions and Listed Building Consent for the change of use of the former Princess Helena College to residential use, comprising the conversion of Grade II Listed Building to apartments, the replacement of existing sports hall and science block with 22no. new-build dwellings, the conversion of existing Tank House and Pump House to two further dwellings and the provision of 2no. new dwellings located within the summerhouse plantation, one in place of existing barn and associated partially covered car park for residents and visitors. Associated reinstatement of Grade II* Listed Parks and Gardens and provision of new community Cricket Pitch, together with replacement Cricket Pavilion*

The Agreement will be entered into pursuant to Section 106 of the Town and County Planning Act 1990 (as amended) and will contain planning obligations in respect of the proposed development site.

These Heads of Terms are only draft at this stage and do not include any precise financial figures. The sum of the contributions are to be agreed with North Hertfordshire District Council (NHDC) and Hertfordshire County Council (HCC) during the course of the application and will be identified once these have been justified and have been found to be in full compliance with the Community Infrastructure Levy (CIL) Regulations 2019.

The draft Heads of Terms are provided having taken account of the HCC Guide to Developer Infrastructure Contributions and the NHDC 'Developer Contributions Supplementary Planning Document'. These draft terms are also provided as a result of extensive pre-application discussions with NHDC and feedback provided by other key stakeholders, such as the HCC Growth & Infrastructure Unit, Sport England and also Preston Parish Council.



Childcare Services provision

- A financial contribution towards the expansion of Preston Nursery School, if there is insufficient capacity

Primary Education and Nursery Provision

- Financial Contribution toward the expansion of Preston Primary (VE) School and/ or Preston Nursery School (if there is not existing capacity to accommodate the proposed development)

Secondary Education

- Financial contributions towards the expansion of the Priory School, Hitchin

Special Needs and Disabilities (SEND)

- Financial contribution towards special educational needs and disabilities (SEND) and specifically for the new 'East Severe Learning Difficulty School'

Library Services

- An off-site financial contribution towards increasing the capacity of Stevenage Library or its future re-provision

Youth Services

- An off-site financial Contribution towards increasing capacity at Hitchin's Young People's Centre or its future re-provision



Open Space

- Local Area of Play (LAP): A financial contribution to be provided towards an off-site project at the Millenium Playground in Preston
- Locally Equipped Area of Play (LEAP): An off-site financial contribution towards the replacement of play equipment at the play area at the Preston Recreation Ground
- Multi-Use Games Area (MUGA): An off-site financial contribution towards a new MUGA at the Preston Recreation Ground
- Parks and Gardens – to be provided for the new residents on-site
- Amenity Green Space – to be provided on-site
- Natural and semi-natural Open Space – to be provided on-site
- Allotments: contribution towards off-site provision in Preston or surrounding area. An alternative that can be discussed during the course of the application, is seeking potential provision on site, if a suitable location can be identified
- Other – Outdoor Gym – off-site contribution towards the provision of outdoor-gym equipment at the Preston Recreation Ground
- Other – Picnic Area – off-site financial contribution towards the provision of a picnic area (ground-work and picnic tables) at Preston Millenium Park

Sports and Playing Pitch Provision

- Cricket Pitch – on-site provision of land for a new Cricket Pitch to be provided and leased to Preston Cricket Club (on a 'peppercorn rent') (cost of laying of pitch and pavilion to be covered by Preston Cricket Club and ECB Grant funding)
- Cricket Pavilion – on-site new pavilion included as part of application proposals in place of the existing tennis courts and to be provided for Preston Cricket Club. Existing store/ pavilion to be retained and relocated for storage use (storage of plant, mowers, rollers etc) – (cost of pavilion to be covered by Preston Cricket Club and ECB Grant funding – land to be provided on 'peppercorn rent')



- x1 Tennis court to be provided on-site for community use, located between the main house at Temple Dinsley and the Dower House to the north – to be provided as part of the development (paid for by the developer) and to be made available to the parish Council on a 'peppercorn rent' and available for use by the wider community, with an access path provided from School Lane (if the community want the tennis court – if not, alternative use to be discussed)
- x1 Tennis court to be retained on site, towards St Albans Highway and located alongside the proposed Cricket Pitch and Cricket Pavilion, for use by the on-site residents only.

Highways and Transport

- As mentioned in the submitted Planning Statement and as outlined in detail within the submitted Transport Assessment by EAS consultants, the proposed development of this site and its change of use from an all-girls boarding school to private residential will result in a significant reduction in traffic movements. Therefore, the proposal will result in a substantial reduction in the use of the private car/ vehicle and a substantial reduction in the use of the local and the wider highway network.
- The change from a boarding school to 69 private dwellings would, however, likely result in a change in habits and a likely increase in the use of local public transport, which is a benefit of the scheme, as people will use more sustainable modes of transport.
- Accordingly, a financial contribution towards the improvement of the local bus service and nearby bus stops would be proportionate.
- Provision of a Residential Travel Plan and monitoring

Affordable Housing

- As outlined in detail within the submitted Planning Statement, the proposed development benefits from 'Vacant Buildings Credit' and accordingly, there will no affordable housing provision as part of this proposal.



The Section 106 Agreement will also include any other obligations or financial contributions as deemed necessary and which meet the tests of the CIL Regulations.
