

Planning Consultation Response Form

Part 1: Consultation Comments	
Consultee:	<i>Reed Parish council</i>
Application Ref:	<i>25/00886/FP</i>
Site Address:	<i>Reed House, Jacksons Lane, Reed, Royston, Herts. SG8 8AB</i>
Summary of Response:	<i>Reed Parish Council Objects to this application as being in conflict with the adopted North Hertfordshire District Local Plan.</i>
Consultation Comments:	<i>Reasons for objection are presented both in summary and in detail in a response from Reed PC submitted under separate cover. Briefly: the proposed development is on a site outside the SP2 settlement boundary for Reed and there is an allocated site within the settlement boundary on which development is pending within the period of the Local Plan.</i>

In Part 2 below, please provide details of all contributions/obligations you consider necessary to mitigate impacts on services etc. that may be included in any S106 Legal Agreement. Multiple suggestions can be put forward (please copy and paste Part 2 as required for each 'project'). Notwithstanding the comments detailed in Part 1 above (i.e. if an objection has been stated) consultees should still seek S106 contributions towards services which can be secured in the event that permission is granted.

Any contributions sought will need to be in line with the CIL regulations and fully justified/ evidenced. Any contributions or 'projects' which are not compliant will not be sought - the decision whether to seek any proposed contributions will be at the discretion of the Planning Case Officer (who can also provide further assistance and guidance where necessary - Some guidance is already provided for each question/ requirement in grey).

Part 2: Required s106 Contributions/ Obligations	
Named Project:	<i>Kitchen Refurbishment Reed Village Hall, Reed Village Hall, Blacksmith's Lane, Reed, Hertfordshire</i>
Responsible Party for named project:	<i>Reed Parish Council Applies on behalf of the Reed Village Hall Committee which manages this community amenity.</i>
Justification and reasoning for named project	
<i>Reed is a small village and the proposed development would constitute a 10% increase in the housing stock of Reed. The consequent increase in the village population will create increased demand for use of Reed Village Hall, which is an indispensable and heavily used community resource in Reed. It is in regular (indeed daily) use for scheduled clubs and societies. It is also the venue for community events and social gatherings. This function is particularly important in the light of the ongoing planning issue that has left Reed without its functioning public house, The Cabinet, for a decade now. The Village Hall contributes significantly to sustainability in Reed. The Village Hall kitchen facility is in immediate need of refurbishment and improvement to cater for community functions. The condition of the kitchen also affects the lettings potential of the Hall, on which its continuing financial viability depends. The importance of the Village Hall as a Community amenity and leisure provision means it is appropriate that it be maintained and improved to make provision for existing residents and for those arriving as a consequence of the proposed housing development 25/00886/FP should planning consent be granted.</i>	
Estimated Total upfront Costs of project:	
Part 2: Required s106 Contributions/ Obligations	
Named Project:	<i>NEW REED COMMUNITY NOTICEBOARD</i>

Responsible Party for named project:	<i>Reed Parish Council</i>
Justification and reasoning for named project	
A new notice board in a necessary communal provision with the existing notice board now reaching the end of its life. The proposed expansion of the village means it would be all the more required. Though the Parish Council has a full and informative website accessible to residents, however residents- young and old-deprecate sole reliance on social media and consistently express the wish to have the immediacy and visibility of a physical notice board. There are also a number of residents who rely on family and neighbours for access to the internet and social media. A new notice board in a necessary communal provision.	
Estimated Total upfront Costs of project:	

Part 2: Required s106 Contributions/ Obligations	
Named Project:	
Responsible Party for named project:	<i>Parish Council/ Local Group/ Management company?</i>
Justification and reasoning for named project	
<i>Is the project Listed in an adopted strategy/ neighbourhood plan etc?</i> <i>CIL Regulation 122:</i> <i>(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—</i> <i>(a) necessary to make the development acceptable in planning terms;</i> <i>(b) directly related to the development; and</i> <i>(c) fairly and reasonably related in scale and kind to the development.</i> <i>(For example 'the proposed housing development will increase the population of the village/ town, putting increased pressure on this particular service. The new residents will benefit from the village hall and it is in need of refurbishment' or 'the village/ town has a short fall in sports facilities and the new residents will put added pressure on this service and would benefit from a new sports pavilion')</i>	
Estimated Total upfront Costs of project:	<i>£xxxx (this will need to be an accurate, evidenced costing for the project, rather than a 'guess')</i>