

PIRTON BURY TRUST

Charity No 1035736

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Section 106 Infrastructure & Conservation Proposals The Bury Pirton.

Proposed Strategic Mitigation Schedule

Project Sponsors: Pirton Parish Council & The Pirton Bury Trust

Planning Application: Proposed Gladman Development, Pirton

Document Status: Final

Objective: To secure direct developer contributions under Section 106 of the Town and Country Planning Act 1990, explicitly mitigating the cumulative heritage, public-footfall, and environmental impacts of rapid village expansion on the Scheduled Ancient Monument (SAM) and surrounding historic open spaces.

1. Executive Summary & Legal Framework

The village of Pirton is experiencing unprecedented expansion, with cumulative housing growth accelerating to **over 800 homes**. This major caused population growth places immediate, non-mitigated pressure on the village's historic core, landscape infrastructure, and protected archaeological assets.

Under the **National Planning Policy Framework (NPPF)** and the **North Hertfordshire Local Plan (2011–2031)**, major developments must fully mitigate their site-specific impacts and provide public benefits to offset harm to designated heritage assets and local green infrastructure.

This schedule details the strategic infrastructure projects jointly sponsored by Pirton Parish Council (the statutory body) and The Pirton Bury Trust (the custodial land manager). These projects satisfy the legal tests set out in **Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010**:

1. Necessary to make the development acceptable in planning terms.
2. Directly related to the development.
3. Fairly and reasonably related in scale and kind to the development.

Strategic Financial Overview

Project Ref	Infrastructure & Conservation Project	Capital Cost	10-Yr Commuted Sum	Total Contribution
Project 1a	Toot Hill Wet Moat: Phase 1 (Research, Consents & Test Digs)	£25,000	—	£25,000
Project 1b	Toot Hill Wet Moat: Phase 2 (Mass Execution & Engineering)	£120,000	£35,000	£155,000
Project 2	Footpath Stabilization & Erosion Mitigation	£8,000	£2,000	£10,000
Project 3	Ancient Earthwork Conservation & Landscape Management	£6,000	£2,000	£8,000
Project 4	Heritage Interpretation & Educational Public Realm	£6,000	£2,000	£8,000
Project 5	Water in the Landscape: Blacksmith's Pond & Watercourse	£31,000	£5,000	£36,000
TOTAL		£236,000	£56,000	£292,000

2. Detailed Project Schedules

Project 1: Re-Excavation and Restoration of the Toot Hill Wet Moat

Enhancement of grassed area to encourage wildflowers.

- **The Project:** Careful removal of the 1950s construction rubble, spoil, and silt infill currently choking the historic medieval moat surrounding Toot Hill Motte and Bailey Castle, restoring it to a functioning wet moat system.
- **Statutory Planning Justification:**
 - **Heritage Compliance:** The development scheme introduces significant cumulative harm to the setting and rural edge of Pirton's historic core. Under **NPPF National Decision-Making Policy HE6 (Heritage Harm and Public Benefit Balance)**, any development causing harm to the significance of a designated heritage asset must be weighed directly against the public benefits of the proposal. Furthermore, **NPPF Policy HE3** confirms that proposals providing positive effects on the significance of heritage assets should be supported. Locally, **North Herts Local Plan Policy HE1 (Designated Heritage Assets)** and **Policy SP13** require developments to sustain, enhance, and better reveal the significance of scheduled monuments. Restoring the premier historical asset of the village directly satisfies this requirement.
 - **Environmental & Drainage:** Rather than relying solely on artificial on-site plastic attenuation tanks, restoring this natural basin provides a sustainable, high-capacity drainage asset to help manage local water-table displacement caused by new non-porous surfaces, aligned with **North Herts Policy NE1** and current **NPPF Climate Change and Flood Risk policies**.
 - **Ecological Justification:** Re-establishing a permanent wetland habitat supports the developer's statutory obligation to provide a **10%**

Biodiversity Net Gain (BNG) under the Environment Act, **NPPF Landscape and Biodiversity policies**, and **North Herts Local Plan Policy NE4**. This project specifically creates targeted habitats for protected local species, including Great Crested Newts and aquatic invertebrates.

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Project 1a: Phase 1 – Research, Consents and Test Dig Stage

- **Scope:** Delineation, desk-based research, environmental scoping, and exploratory field investigation to fully de-risk the execution phase.
- **S106 Financial Requirement (Total: £25,000):**
 - **£10,000** – Specialized archaeological exploratory trenching, test digs, and a professional watching brief to map infill depths.
 - **£8,000** – Core drilling and environmental soil/waste analysis to classify the synthetic rubble before mass extraction.
 - **£7,000** – Professional fees for obtaining Scheduled Monument Consent (SMC) from Historic England.

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Project 1b: Phase 2 – The Execution

- **Scope:** Full-scale physical re-excavation of the moat channel, rubble extraction, structural baseline formation, and long-term asset integration.
- **S106 Financial Requirement (Total: £155,000):**
 - **£85,000** – Civil engineering works, heavy plant excavation, mechanical extraction, and hazardous waste disposal fees for the 1960s rubble.
 - **£35,000** – Installation of a sustainable, natural puddle-clay liner and bespoke water-level control/overflow structures.
 - **£35,000** – 10-year commuted maintenance sum for cyclical aquatic vegetation control, banking stability reviews, and wildflower meadow establishment.

Project 2: Footpath Stabilization and Erosion Mitigation

- **The Project:** Upgrading and reinforcing the primary public footpaths and entry points crossing the Bury Trust lands to handle localized erosion hotspots.
- **Statutory Planning Justification:** Cumulative development to give over 800 homes in the village will exponentially increase daily footfall across the Bury from dog walkers, runners, and families. Without mitigation, this traffic will cause severe soil erosion, muddy quagmires, and physical degradation to protected medieval earthworks.
- **Policy Alignment:** This project directly complies with **North Herts Local Plan Policy SP7 (Infrastructure Requirements and Developer Contributions)** and the **Adopted Developer Contributions SPD**, which demand that developers fully mitigate site-specific impacts on public infrastructure. Furthermore, **Pirton Neighbourhood Plan Policy PNP 10 (Public Rights of Way)** explicitly requires that new development does not result in the deterioration of the local footpath network.

- **S106 Financial Requirement (Total: £10,000):**
 - **£5,500** – Ground preparation, targeted leveling, and installation of low-impact, permeable eco-grid trail segments or timber boardwalk reinforcement across high-wear transit hotspots.
 - **£2,500** – improving access , replacement with premium, self-closing, DDA-compliant timber kissing gates.
 - **£2,000** – 10-year commuted sum for minor pathway aggregate replenishment and gateway boundary upkeep.

Project 3: Ancient Earthwork Conservation & Landscape Management

- **The Project:** Targeted stabilization of the shrunken medieval village earthworks and sensitive management of vegetation whose growth threatens the underlying archaeology.
- **Statutory Planning Justification:** The rapid expansion to over 800 homes village-wide brings a higher risk of accidental damage to the delicate contours of the Scheduled Ancient Monument. Under **NPPF National Decision-Making Policy HE4 (Assessing and Minimising Harm)**, proposals must actively avoid or minimise harm to the significance of heritage assets.
- **Policy Alignment:** **North Herts Policy HE1** and the **Pirton Conservation Area Character Appraisal (CAAMP)** state that any development increasing human presence near the historical center must secure the structural preservation of the village's unique landscape character. Root-damage mitigation and grass binding directly protect the asset from structural failure caused by intensified recreational usage.
- **S106 Financial Requirement (Total: £8,000):**
 - **£2,500** – Specialist micro-arboricultural assessment and precision tree-surgery works near Toot Hill to prevent wind-throw root damage to subsurface features.
 - **£3,500** – Targeted earthwork re-profiling, geogrid stabilization, and re-seeding of eroded banks using deep-rooting, historically appropriate meadow grass blends to bind the soil.
 - **£2,000** – 10-year commuted ring-fenced fund for cyclical erosion monitoring and spot repairs on the Scheduled Monument.

Project 4: Heritage Interpretation and Educational Public Realm

- **The Project:** Design, manufacture, and installation of targeted, weather-resistant heritage interpretation panels and low-impact public integration features.

- **Statutory Planning Justification:** Integrating an influx of residents to over 800 homes requires proactive community integration. Educating new residents on the historical significance of the land they are using fosters respect for the monument, actively reducing vandalism, anti-social degradation, and littering.
- **Policy Alignment: NPPF National Decision-Making Policy HE7 (Advancing Understanding of Significance)** emphasizes that opportunities should be sought for new developments to advance the public understanding of an asset's significance. **North Herts Local Plan Policy D1 (Sustainable Design)** and **Pirton Neighbourhood Plan Policy PNP 2** explicitly dictate that new public realms must enhance local distinctiveness. Providing educational assets satisfies the policy requirement to integrate new populations into the village's historic fabric without diminishing its cultural value.
- **S106 Financial Requirement (Total: £8,000):**
 - **£2,000** – Commissioning of localized historical text review and graphic design updates for the village archaeological map narrative.
 - **£4,000** – Production and installation of high-specification, weather-resistant display panels at key site arrival points.
 - **£2,000** – 10-year commuted maintenance sum for graffiti removal, panel structural repairs, and display replacements.

● **Project 5: Water in the Landscape – Blacksmith's Pond & Watercourse Restoration**

- **The Project:** Comprehensive restoration of the historic Blacksmith's Pond by removing accumulated silt and encroaching trees. This includes the active management and profiling of the feeding watercourse and ponds that links the pond directly with the existing pond network within the Bury, creating a unified village blue infrastructure asset.
- **Statutory Planning Justification:** A village footprint expanded to over 800 homes will drastically disrupt natural catchment hydrology and increase non-porous surfaces. Re-establishing this historical water network mitigates surface water pressures and prevents downstream flooding by restoring natural channel capacity.
- **Policy Alignment:** This conforms explicitly with the updated **NPPF Climate Change, Renewable Energy, and Water Infrastructure framework**, which places heightened requirements on developments to actively manage water environments and surface pressures. This is reinforced by **North Herts Local Plan Policy NE2 (Water Resource Management)** and **Pirton Neighbourhood Plan Policy PNP 8 (Biodiversity and Green Infrastructure)**, which dictate that development must safeguard and enhance local water features, ponds, and connecting streams to maintain the village's hydrologic and environmental resilience against rapid catchment growth.
- **S106 Financial Requirement (Total: £36,000):**
 - **£20,000** – Environmental dredging, targeted silt extraction, mandatory chemical testing for pollutants, and safe processing or disposal.
 - **£6,000** – Selective tree canopy thinning and invasive scrub removal to restore sunlight penetration and ecological stability to the pond basin.

- **£5,000** – Bank stabilization, hydrological profiling, and clearance works along the connecting watercourse to guarantee consistent flow links with the Bury ponds.
- **£5,000** – 10-year commuted sum for watercourse clearance, seasonal desilting, and emergency overflow management.