
**A1. LETTER PREPARED BY CSA – RESPONSE TO REQUEST
FOR UPDATED BAT SURVEYS**

08 October 2025
Our Ref: 0993/20251008

██████████ Senior Planning Officer
North Hertfordshire Council
PO Box 10613
Nottingham
NG6 6DW

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Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
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RE: GA2 NORTHEAST STEVENAGE – REQUESTED UPDATE BAT SURVEYS

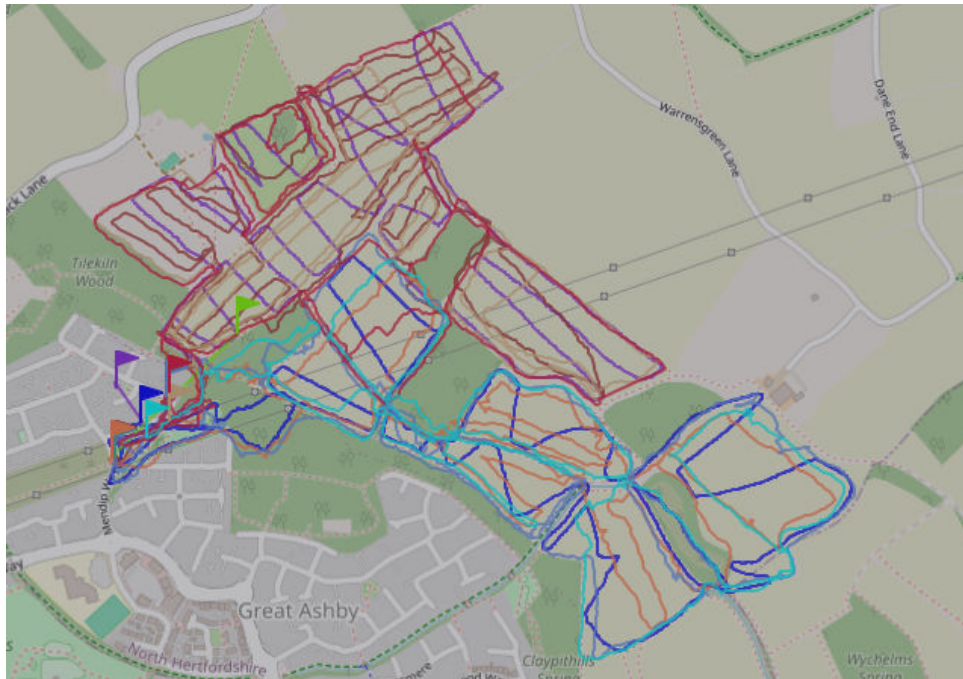
I write following recent informal officer correspondence received from ██████████ (Senior Ecologist, North Hertfordshire Council) regarding the proposed Merrick Close access regarding the wider GA2 allocated site and a forthcoming planning application.

It is understood that a bat survey is requested prior to determination with a focus upon the Merrick Close access. It was my understanding that ecological survey information collected in 2023 (following earlier surveys in 2017), to inform a period of pre-application consultation which begun in 2024, remained appropriate for the purposes of ecological impact assessment of a forthcoming application. This was based upon update habitat survey conducted by Jamie Woollam in May 2025 confirming the habitats and management of the Site had not materially changed since 2023.

I reaffirm, at the commencement of pre-application consultation with relevant ecological consultees, all data was 'in-date' and initial judgements at that time regarding bats were based upon such data. Update bat data was not requested until the end of the survey season in 2025 ahead an application, when update surveys could not then be undertaken.

With reference to CIEEM advice note April 2019 on the lifespan of ecological reports set out that for 'Age of Data' between 18 months and 3 years it is a matter of professional judgement whether data remain valid. For this Site it is my professional judgement that bat survey data remains valid for the purposes of ecological impact assessments, on the basis that habitats and management have not changed substantively since 2023 surveys based upon recent survey by Jamie Woollam in May 2025. In the absence of such changes, and comparing with 2017 data, 2023 bat survey data provide a sufficient level of confidence that potential effects of the scheme can be predicted and any appropriate mitigation be proposed.

For reference I include below bat survey (transect) routes showing the survey effort for most recently completed surveys in 2023 across May to September which shows frequent coverage of the Merrick Close access area.



Please note in the extract below, the location around Merrick Close shows only pipistrelle species recorded, with other more notable species recorded elsewhere in the Site. Regardless, it is assumed for the purposes of impact assessment in this location that many or all of these species recorded elsewhere at the Site during transect surveys or remote monitoring could use these habitats.



Bat Species	Common pipistrelle	Pipistrellus species	Nyctalus species	Brown long-eared	Barbastelle
	Soprano pipistrelle	Noctule	Myotis species	Serotine	

For the avoidance of doubt, neither bat transect nor remote monitoring data is intended, or required to provide high resolution information of bat activity in every location of an application Site. Rather it provides sufficiently broad level of understanding to (A) determine the importance of bat assemblage at the Site (species diversity, relative activity levels) (B) identify key flightlines which may be effects and (C) identify any bat roosts present which may be adversely affected by works. The latter identification of roosts remains relevant to future development phases in respect of the legal protection afforded to bats, with survey further works required for felling regardless of planning status.

Updating bat surveys for Merrick Close, or indeed any other parts of the Site would not meaningfully alter the assessment presented within the ES chapter, whereby the Site is assessed to be of County importance for bats. Indeed, previous surveys conducted in 2017 found only one less confirmed species of bat. It is likely updated bat surveys would again record pipistrelle species making use of this area of the Merrick Close area, but it is assumed for the purposes of impact assessment that any species recorded on-site could make use of this area.

Moreover, even if a 'nationally' important assemblage of bats to be recorded in update surveys, such as through the identification of a higher importance roost, this would not in fact alter mitigation proposed. For the avoidance of doubt this mitigation comprises the following:

- **'Hop-overs'** on hedgerow routes where roads bisect, comprising the planting & management of vegetation to minimise gaps between hedgerow sections and guide bat flightlines
- **Strengthening of hedgerow H12** between Newberry Wood and Nine Acre Spring woodland with extensive shrub planting
- Providing a **140m wide habitat corridor between Nine Acre spring and southwest to woodland north of Cleveland way**, with unlit vehicular access road passing through.
- **Central open space** running under existing overhead powerlines providing new habitat corridor in existing arable land, including orchard, trees, SuDS and scrub habitat.
- Reversion of arable habitat in field F11 to **grassland, woodland and pond** (providing new forage habitat) between existing habitats at Warrensgreen Wood and Dell Spring grassland,
- **Ancient woodland buffers** around all woodlands, extending the area of these wooded patches
- **An external lighting scheme** for the Site will be sensitively designed so as to avoid light spill along existing hedgerows (particularly severance points), woodland, retained vegetation and all enhanced and created habitats, thereby maintaining these habitats as foraging/commuting features for bats.

The above measures are either integrated within the proposed scheme itself or can be readily secured by condition without the need for any additional survey data. With regard to lighting design, as set out this would need to be reviewed by a suitably experienced bat ecologist to ensure identified bat features (all hedgerows, woodlands/woodland hedges and other habitats) are maintained at sufficiently low levels of lighting to enable bats to continue to use the Site.

In summary, based upon survey data collected initially in 2017, and again in 2023, which at the commencement of 2-year pre-application discussions was fully 'in date', it is my professional judgement that update bat survey data would not, and could not, meaningfully alter assessments made or change any mitigation measures proposed.

Yours sincerely



A2. CORRESPONDENCE WITH UKPN AND NATIONAL GRID

[REDACTED]

From: [REDACTED]@nationalgrid.com>
Sent: 28 October 2025 08:45
To: [REDACTED]
Cc: .box.assetprotection
Subject: RE: [EXTERNAL] Stevenage - NGET Approval - RE: NGET Enquiry Response - Job No. 32122155 - North Stevenage - URGENT

Hello [REDACTED]

I have reviewed the drawing, it indicates sufficient clearance to the overhead line, no objection to proceeding.

[REDACTED] FYI

Best Regards,

[REDACTED] BEng MIET

Transmission Engineer
Asset Lifecycle (OHL & Cables)
Asset Operations
Electricity Transmission
nationalgrid

[REDACTED]

National Grid, 4th Floor Crossgates House, Crossgates, Leeds LS15 8ET
[nationalgrid.com](https://www.nationalgrid.com) | [Twitter](#) | [LinkedIn](#)

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Advance notice of holiday:

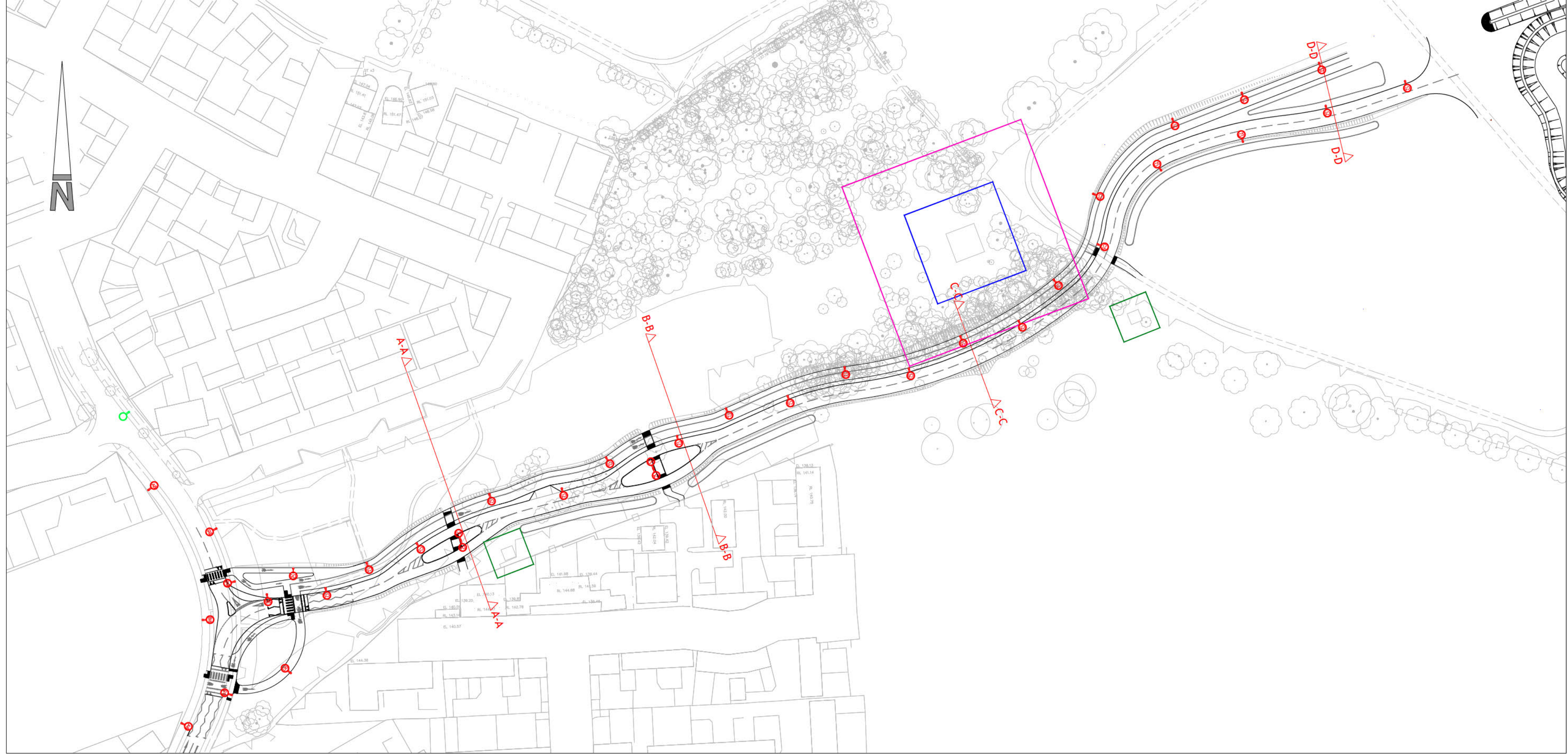
From: [REDACTED]@brookbanks.com>
Sent: 14 October 2025 09:30
To: [REDACTED]@nationalgrid.com>; [REDACTED]@WoodsHardwick.com>
Cc: .box.assetprotection <assetprotection@nationalgrid.com>
Subject: [EXTERNAL] Stevenage - NGET Approval - RE: NGET Enquiry Response - Job No. 32122155 - North Stevenage - URGENT

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Hi [REDACTED]

We have slightly updated our drawing for this scheme.

Could you review and approve please?



NOTES

- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding.
- Reproduced from OS Sitemap ® by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2008. All rights reserved. Licence number 100007126.
- Until technical approval has been obtained from the relevant authorities, all drawings are issued as preliminary and not for construction. Should the Contractor commence site work prior to the approval being given it is entirely at their own risk.
- Woods Hardwick cannot accept any discrepancies in terms of coordinates or any other information deciphered from .dwg files.
- The exact location and level of all existing sewers, drains and services are to be confirmed on site prior to the commencement of any works.

KEY

- Existing ground level
- Proposed access road profile
- Lowest Surveyed Cable Level (National Grid)
- 4.0m National Grid clearance zone for street lighting
- 8.1m National Grid clearance zone for road surface
- Lowest Surveyed Cable Level (UKPN)
- 3.6m National Grid clearance zone for street lighting
- 6.7m National Grid clearance zone for road surface

- National Grid 12m tower stand off zone required for access and maintenance
- National Grid 30m tower stand off zone, where advised any conductive material within this zone be adequately earthed
- UKPN 5m stand off zone required for access and maintenance (tbc)

B	REVISED LIGHTING DESIGN (DATED 06.10.25) ADDED TO PLAN	MF	MDF	14.10.2025
A	ACCESS ROAD LAYOUT UPDATED, SECTIONS AMENDED TO SUIT	SH	MDF	09.10.2025
REV	DESCRIPTION	DRN	CHD	DATE
PRELIMINARY	INFORMATION			TENDER
CONSTRUCTION	AS BUILT			

SCALE	AS SHOWN @ A1	DATE	APRIL 2025
DRAWN	WT	CHK	MDF
DRAWING NO.	19244-ASHB-5-SK009	REV	B

TITLE
LAND NORTH EAST OF GREAT ASHBY STEVENAGE

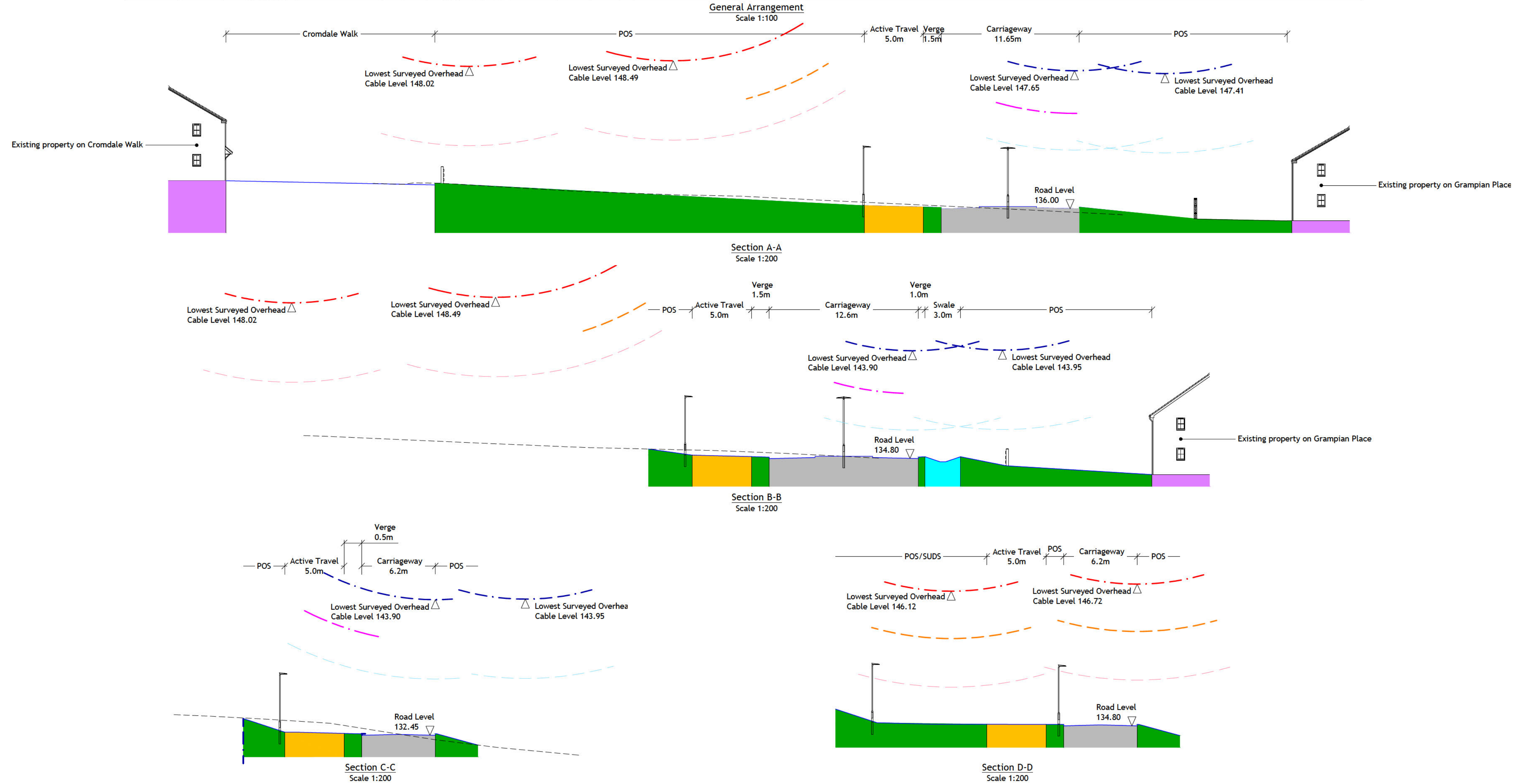
DETAILS
PROPOSED ACCESS ROAD SECTIONS
SHEET 1 OF 2

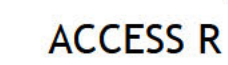
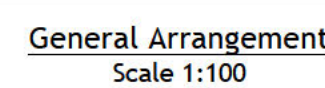
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[illegible]

- KEY**
- Existing ground level
- Proposed access road profile
-  National Grid 12m tower stand off zone required for access and maintenance
-  National Grid 30m tower stand off zone, where advised any conductive material within this zone should be adequately earthed
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A2. CORRESPONDENCE WITH UKPN AND NATIONAL GRID

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Inviato: martedì 18 novembre 2025 11:40

[REDACTED]

[REDACTED]

Oggetto: RE: UK Power Networks Application Submitted - [[8430059315]] - FORMAL COMPLAINT - Complaint 00204820

Good Morning

UK Power Networks has reviewed the drawings, it indicates sufficient clearance to the overhead line, no objection to proceeding.

Regards

[REDACTED]

Property & Consents Networks Manager EPN & SPN

[REDACTED]

[REDACTED]

Sent: 28 October 2025 09:11

[REDACTED]

Subject: RE: UK Power Networks Application Submitted - [[8430059315]] - FORMAL COMPLAINT - Complaint 00204820

[External]: Please note this email has been sent to you by an external source. Please use caution when clicking on links or attachments.

Dear [REDACTED]

I would also add that the cross sections in our technical drawings demonstrate that the lighting columns and everything else included in those drawings are fully compliant with the requirements of article 4 of the 1972 Deed of Grant.

There is therefore no need to make any variations to the easement as set out in the said Deed of Grant.

Kind regards,

[REDACTED]

Picture Estates Limited

Sent: Tuesday, October 28, 2025 9:40 AM

Submitted - [[8430059315]] - FORMAL COMPLAINT - Complaint
00204820

Just to be clear, the 2008 DOV doesn't cover the area we are discussing here so we are only considering the older original document.

The street lighting is shown on the cross sections, and the location of the lighting has been carefully considered to ensure it adheres to the specifications within the ENA document and the sag and swing info provided by UKPN.

Kind Regards



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Sent: 28 October 2025 08:28

Subject: RE: UK Power Networks Application Submitted - [[8430059315]] - FORMAL COMPLAINT - Complaint 00204820

Are you erecting streetlights within this area as they would also need a clearance to the line?

Regards

Property & Consents Networks Manager EPN & SPN

Sent: 28 October 2025 08:22

Subject: RE: UK Power Networks Application Submitted - [[8430059315]] - FORMAL COMPLAINT - Complaint 00204820

[External]: Please note this email has been sent to you by an external source. Please use caution when clicking on links or attachments.

Hi

A further review of the document notes that the change in ground level clause only relates to where we are reducing the distance between the lowest conductor and ground level to less than 25ft which we are not doing in this case. I therefore see no breach of the existing legal rights.

I therefore revert back to our need to secure UKPNS confirmation that our proposed development is acceptable, which I have been attempting to secure for over 12 months at this stage. I had raised a complaint against this and revert back to this complaint that we still don't have resolution to our fundamental issue, which is that we need UKPN to approve our drawings, which is a direct request from Local Authority Highways and Planning. [@UKPN Care](#) [<care@ukpowernetworks.co.uk>](mailto:care@ukpowernetworks.co.uk) [@SmartEnquiries](#) I need a technical member of staff to provide this approval TODAY.

Kind Regards



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Civil, Structural, Mechanical & Electrical Engineering | Development Partnerships & Management

[REDACTED]
Sent: 24 October 2025 13:35

[REDACTED]
Subject: RE: UK Power Networks Application Submitted - [[8430059315]] - FORMAL COMPLAINT

Hi [REDACTED]

As discussed to confirm our conversation.

- I copy in our client who can advise on land ownership.
- UKPN will confirm that they will not raise an objection at planning based on the technical drawings that we have provided but will not formally approve the drawings in lieu of just advising that we need to adhere to the relevant ENA guidance on everything that we are doing.
- We discussed that UKPN will want to vary the easement as our works contravene the details of the specific easement. In order to do that they require a plan that shows the easement overlaid over the carriageway design. I assume your suggestion is that we are breaching the change of ground level clause which is identified as 25 feet from the NGED infrastructure and 22 feet from the UKPN infrastructure. The updated document doesn't actually update the restriction on ground levels so assumed this remains as previous.
- Following the call I have reviewed the older, original easement document and I can only see restrictions on erecting structures and changes of ground level. Obviously no structures are being erected in that area and ground level changes have been kept to an absolute minimum so I believe the breaches to be minor.

We will action the plan and revert.

[REDACTED]
Sent: 21 October 2025 09:43

[REDACTED]
Subject: RE: UK Power Networks Application Submitted - [[8430059315]] - FORMAL COMPLAINT

[REDACTED]
Yes that's fine.

Regards

[REDACTED]
Property & Consents Networks Manager EPN & SPN

A3. SAVILLS CARE HOME REPORT

GA2, Great Ashby, Stevenage

Senior Living and Care Report

	01. Introduction
	02. Location
	03. Planning Background
	04. Residential Market Overview
	05. Population & Demographics
	06. Socio-Economics
	07. Market Engagement
	08. Pipeline, Supply and Demand
	09. Conclusion

1.0 Introduction

On behalf of the Landowner and Promotor, Savills (UK) Ltd ('Savills') have been asked to provide an assessment of the suitability for inclusion of Senior Living and Care uses as part of the future development at GA2, Great Ashby, Stevenage (hereafter referred to as 'the Property').

2.0 Location

The Property is located on the northern side of Great Ashby, in the town of Stevenage and is situated on the southwestern edge of Great Ashby. Stevenage is a town and borough in Hertfordshire. It is located 11.07 miles (17.82 km) northeast of Luton town centre, 4.91 miles (7.91 km) southeast of Hitchin, 3.64 miles (5.86 km) southeast of Letchworth Garden City and 8.49 miles (13.67 km) north of Welwyn Garden City.

London Luton Airport is approximately 9.22 miles (14.85 km) southwest of the Property. The nearest railway station is Stevenage station, with a fastest journey time of 25 minutes to St Pancras International, an average of 44 minutes to Cambridge, and a fastest journey time of 9 minutes to Welwyn Garden City. The A1 runs along the western edge of Stevenage, providing excellent access to Junction 23 of the M25 and other major roads.

Stevenage itself has a wide range of services and amenities including a hospital, primary and secondary schools, sports facilities and a variety of public houses within close proximity to the Property.

3.0 Planning Background

The Property is located within the Local Authority of North Hertfordshire. The North Hertfordshire Local Plan 2011–2031, adopted in November 2022, forms part of both the Council's adopted Policy Framework and the statutory Development Plan for the District. The Plan outlines strategies for housing, employment, and infrastructure development, aiming to meet the needs of residents and guide sustainable growth.. The Plan makes provision for at least 13,000 new homes to be built.

In November 2024, GA2's Strategic Masterplan was approved by North Hertfordshire District Council, with more details located in the Public Reports Pack dated 28th November 2024.

The Proposed Framework Plan shows how the following can be provided on the Property:

- Approximately 640 dwellings within 19.62 hectares (48.48 acres) of residential development land;
- A 2.1 hectare (5.1 acres) for a primary school and further 1.9 hectares (4.6 acres) of reserved land for educational purposes;
- A site for a Community Facility;
- 33.27 hectares (82.21 acres) of green infrastructure, including retained woodland, hedgerows, trees and Dell Spring as well as large meadow areas of open space and planting;
- A Sustainable Drainage System ('SuDS') to manage surface water run-off; and
- Vehicular access off Mendip Way, alongside several cycle and pedestrian links into the Property.



House prices rose by 0.1% in January, according to Nationwide. This means that annual house price growth slowed to 4.1% at the end of the year, but 2024 still came in ahead of our forecasts despite mortgage rates weighing on affordability.

Transaction volumes also improved in 2024, with sales almost back in line with the pre-pandemic average by the end of the year. 1.1 million transactions completed in 2024, -8% below the 2017-19 average, but 8% above 2023. Market activity picked up in the second half of 2024 and peaked before the Budget in October. A further peak is expected in March, as buyers aim to complete before the Stamp Duty change. This will be supported by increasing numbers of sales agreed, according to early data from TwentyCI. 2025 got off to a stronger start than either of the previous two years, according to Zoopla, with high levels of both supply and demand.

January proved to be a rollercoaster for gilt yields, causing concern that mortgage rates may rise, but we are back at the station now. In mid-January, gilt yields spiked to their highest level since the 2008 global financial crisis, sparking fears of Truss 2.0. Mortgage rates, however, remained relatively steady, and by the end of January gilt yields had eased to 4.5%, where they were at the beginning of the month, and there was little impact on the housing market. But it did highlight the continued vulnerability of the market to external shocks. (Source: Savills Housing Market Update February 2025).

Local

House prices in Stevenage have an overall average of £340,119 over the last year. The majority of properties sold in Stevenage during the last year were terraced properties, selling for an average price of £331,622. Flats sold for an average of £184,961, with semi-detached properties fetching £396,038. Overall, the historical sold prices in Stevenage over the last year were similar to the previous year and 3% down on the 2022 peak of £352,401. (Source: Rightmove).

5.0 Population & Demographics

Great Ashby has a current population of 5,700 people (2021 census) and Stevenage has a population of 89,737 (2021 census). With the majority of the population being aged either 20-34 (20.5%) or 35-49 (20.4%). Stevenage continues to trend a slightly younger population than both Hertfordshire or England. From the 2011 to the 2021 census, there has been an increase of 4.6% in people aged 15 -64 years and an increase of 7.7% in children aged under 15 years. The trend is most easily seen in the 65-79 category which has seen an increase of 15.4% since 2011, and where the Stevenage percentage (10.9%) is below both the county (12.0%) and the National (13.5%) level.

6.0 Socio-Economics

In the immediate vicinity of the property, Experian Mosaic data shows that the most common household type is "Aspiring Homemakers," which refers to families with school-aged children who have purchased the best home they can afford in popular neighbourhoods. This is followed by "Domestic Success," which includes busy couples living in modern detached homes, balancing careers and family life, as well as professional families with children in traditional, mid-range suburbs where neighbours tend to be older.

7.0 Market Engagement

Savills have undertaken market engagement with national developers and operators working within the senior living and care sectors to substantiate the suitability of location, feasibility and viability of the scheme and an appropriate quantum of dwellings.

Senior Living

Responses were received from two national developers and operators, both deemed the location unsuitable and unviable for development of a senior living scheme at any quantum. Feedback was clear that proximity to key town

centre amenities was a key consideration in this conclusion. Their current requirements do not cover sustainable extensions to settlements in this location.

Care

A response for care use was received from one national developer. The Property was deemed suitable for inclusion of C2 use. The developers preferred quantum would be for the provision of a 66-bed care facility (residential & dementia) situated on a parcel of 1.5 acres in close proximity to a local centre. The preference would be that this would be developed in a later phase of the development to ensure that construction does not disrupt the quality of care provided.

8.0 Pipeline, Supply and Demand

Pipeline

- Muller Property Group was refused planning permission to construct a 76 bed care home at 18 North Road, Stevenage, Hertfordshire, SG1 4AL (1.7 miles south west of the Property). The refusal was based on concerns related to the massing and specific issues with the site. LNT has withdrawn an application to construct a 66 bed home at Land East of Stevenage (EOS1), Gresley Way, Stevenage, Hertfordshire, SG2 7PH (2 miles SE of the Property).

Supply and Demand

- Six care homes have been built since 2010 within 15 minutes' drive of the Property. In addition, two sites have been granted planning permission (total of 138 beds).
- Taking into account the granted beds, there is a 24 bed undersupply of wetroom beds in the area. However, one of the homes has put in an application for a 22 bed (with wetroom) extension. The catchment is therefore saturated.

Typical land requirements (Senior Living)

Set out below are the typical minimum requirements of national senior living developers, consideration has been given to whether the Property meets the minimum requirements.

Typical Minimum Requirements	Deliverable at the Property
0.75 - 2 acres	Yes
Centrally located, typically brownfield (maximum of 0.5 miles from the town centre)	No
Close to town centre amenities with level access	No
Minimum three-storey development	Possible, subject to approved density and height plans
Identified need for provision	No
Good public transport links	Yes (subject to grant of planning permission)

As set out above the property does not meet the minimum land requirements and therefore any requirement for the inclusion of this tenure will be undeliverable at the property.

Typical land requirements (Care)

Typical Minimum Requirements	Deliverable at the Property
1 - 5 acres	Yes
20,000+ population	Yes
Close to community amenities	Possible, subject to approved parameter and land use plans
Identified need for care provision	No

As set out above the property does meet the majority of the land requirements, however, the pipeline of care permissions and applications meets need, resulting in a saturated market and this tenure unlikely to be viable at the subject property.

9.0 Conclusion

Taking into consideration the information set out above and market engagement, our conclusions are set out below:

- As a result of Stevenage's below national and regional average age demographics there is a limit to current and future demand that should be taken into account when assessing the suitability of senior living and care development.
- Market engagement and supporting evidence set out above, including standard land requirements demonstrated there is no demand for senior living uses in this location.
 - The Property is located too far from town centre amenities to attract interest from developers and operators in the senior living sector. Inclusion of this use would affect the viability of the planning permission in this location.
- While land requirements for a care home are broadly possible to be accommodated on site demand for beds is currently being met through planning permissions, therefore, it is our view that the market is saturated at the date of this report, therefore, severely limiting market interest in developing a care home in this location.

A4. DRAFT HEADS OF TERMS

GA2 – Draft Heads of Terms (S106 Agreement)

October, 2025

Introduction

This document is prepared on a without prejudice basis and sets out the draft Heads of Terms for inclusion within a S106 Agreement to be subsequently prepared in support of the

“Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.

Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.

The outline application, for which all matters are reserved except for means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure.”

Planning Obligations: Draft Heads of Terms

The financial contributions to be requested by the Council will need to meet the planning obligations test set out in part 11 Section 122 of the Community Infrastructure Levy Regulations 2010 and paragraph 57 of the NPPF. As such, any planning obligations to be imposed as part of the application must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

Financial contributions towards the provision of necessary and directly related infrastructure and services that is fairly and reasonably related in scale and kind to the development will be discussed with the Council through the consideration of the application and will be secured through the s106 legal agreement, subject to the Council providing the requisite justification having regard to the CIL Regulations. Financial contributions towards the following matters are to be negotiated as part of the application process as appropriate and necessary, based upon evidence to be provided by the Council (and statutory consultees as appropriate) in terms of need.

Category (Authority)	Figure (£)	Infrastructure Project(s)
Primary Education (HCC) Nursery Education Contribution included within the primary education contribution	TBA – subject to final housing mix	Towards the delivery of a new primary school on-site and/or provision serving the development. Land costs to be refunded proportionately based on the housing mix and numbers and build trajectory.
Secondary Education Contribution Including post 16 provision (HCC)	TBA - subject to final housing mix	Towards new secondary education provision at the former Barnwell East site/land at Redwing Close and/or provision serving the development.
Primary School Land	Land cost to be agreed and deducted from Primary Contributions	Comprising 2.1 hectare of land, location as shown in the Master Plan approved by the District Council and meeting HCC land specification requirements. To be made available in the early phases of development with supporting services and infrastructures to be in place by dates to be agreed.
Reserved School Land (HCC)	N/A	Comprising an additional 1.9 hectares of reserved Education Land, location as shown in the Master Plan approved by the District Council. Land cost to be agreed. Clawback provision to release the land of this reserve school

		designation on terms to be agreed.
Childcare Contribution (HCC)	TBA - subject to final housing mix	Towards increasing the capacity of 0-2 year old childcare facilities in north Stevenage and/or provision serving the development.
Childcare Contribution (HCC)	TBA - subject to final housing mix	Towards the provision of 5-11 year old childcare facilities at the new primary school on GA2 and/or provision serving the development.

Special Educational Needs and Disabilities (SEND) (HCC)	TBA - subject to final housing mix	Towards new Severe Learning Difficulty (SLD) special school places EAST and/or provision Serving the development.
Library Service Contribution (HCC)	TBA - subject to final housing mix	Towards the reprovision of Stevenage Library.
Youth Service Contribution (HCC)	TBA - subject to final housing mix	Towards increasing the capacity by sourcing a new exclusive or shared use young people's centre serving Stevenage and the surrounding area and/or provision serving the development.
Waste Service Recycling Centre Contribution (HCC)	TBA - subject to final housing mix	Towards increasing capacity at Stevenage Recycling Centre and/or provision serving the development.
Waste Service Transfer Station Contribution	TBA - subject to final housing mix	Towards the new Northern Transfer Station and/or provision serving the development.

Monitoring Fees (HCC)	TBA - subject to the final agreed number of distinct trigger points for payments. £420 per distinct trigger (index linked to RPI January 2024).	N/A
Affordable Housing (NHDC)	Nil	Affordable housing 40% of homes on site to be affordable homes, with 65% of the affordable homes to be social and affordable rented and 35% of the affordable homes to be shared ownership. S106 to also specify triggers by when certain proportions of affordable homes are to be delivered, and mechanism for agreeing mix of affordable housing between each phase of development or reserved matters application.
Community Building (NHDC)	Nil	Preferred uses to be discussed and also mechanisms for determining (i) Specifications of building (ii) Time by which building must be available for use by public (iii) Management options and transfer Arrangements.

Primary Health Care Provision (NHS ICB)	TBA	Either (i) a financial contribution (to be specified) to be applied towards primary healthcare serving the general area of the development; or (ii) the provision of floorspace in the proposed community hub, to a specification to be agreed with the NHS. The cost of provision of the on-site facility shall be calculated and agreed. If the cost of the on-site facility exceeds the level of contribution specified under (i), or if a larger facility is sought by the NHS and capable of being accommodated within the community building, the balance of the cost shall be provided by the NHS.

Public Open Space (NHDC)	TBA	Provision of a strategy for the provision of the on-site public open space (including play areas) to be delivered to appropriate timescales relative to the occupation of each phase.
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Self / Custom Build Homes Scheme (NHDC)	Nil	Scheme of 6 of the open market plots shall be marketed as self build or custom build plots. Marketing terms shall be agreed prior to such marketing. Any such plots which have not sold to eligible self- or custom-builders following the marketing period may be developed and sold.
Sports Facilities contribution (NHDC / Stevenage BC)	TBA	Towards local sports facilities to be paid to the district council for onward payment (either directly or via another council – e.g. Stevenage Borough Council if appropriate for schemes in their area) to improve sports facilities in the area with the total in accordance with the sums advised by Sport England, but the detailed selection of projects to be at Council's discretion.
Allotments (NHDC, Great Ashby CC)	Nil	Provision of at least 0.4 hectares for allotments, location as shown in the Master Plan approved by the District Council. Also, triggers for when allotments to be laid out and handed over, and provisions for offering them to the Community Council and District Council, with fallback provisions in the event that neither Council wishes to take them on.

School Community Use Agreement (NHDC)	Nil	Use of Primary School site for community use to be agreed in consultation with Herts CC Growth and Infrastructure Unit and Sport England.
Open Space Management and Maintenance Scheme (NHDC)	TBA –	To include – a) Details of landscape management and maintenance plans; b) Details of planting, grass cutting, weeding and pruning; c) Management of sustainable urban drainage features; d) Management of biodiversity enhancements; e) Inspection, repair and maintenance of all hard landscaping and structures; f) Management, monitoring and operational restrictions; and g) Maintenance and planting replacement programme for the establishment period of landscaping. The agreement will set out the terms for adoption of the public open space by the District Council (financial contribution/commuted sum to be agreed as appropriate), or alternatively for its long-term management and maintenance by a private management company.

Highway Improvements Strand 1 (HCC Highways) –	TBA	Towards identified works agreed with HCC Highways.
Highway Improvements Strand 2 (HCC Highways) –	TBA	Towards identified works agreed with HCC Highways.
BNG Monitoring		BNG monitoring contributions to cover LPA officer time to consider monitoring reports sent to the LPA over the 30 yrs of secured ongoing management but also to make site visits in yrs 1,2,3,5,7,10,15,20,25 and 30 comes to at least £40,000 (index linked).
Beryl Bikes and car club		Provisions for beryl bikes and a car club will be discussed and agreed in the S106.
NHC Monitoring fees		To be discussed and agreed in the S106.

Standard refund provisions will be included in the final document to provide that any amounts paid in contributions that are not spent after a definite period of time shall be returned to the developer.