

Planning Consultation Response Form

Part 1: Consultation Comments	
Consultee:	Cllr Dave Winstanley (Councillor for Bearton Ward, Hitchin)
Application Ref:	25/03234/FP
Site Address:	Land East Of Bedford Road And North Of The Priory School, Hitchin, Hertfordshire
Summary of Response:	S.106 Suggestion
Consultation Comments:	

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:	Pedestrian Crossing on Old Hale Way, Hitchin (outside Our Lady School)
Responsible Party for named project:	Hertfordshire County Council
Justification and reasoning for named project	
Pupils and parents for Our Lady School (OLS), and a large number of Priory School (TPS) students must cross Old Hale Way to get to their schools. OLS has been asking for a crossing, and have submitted a petition to HCC. This was also supported by local residents who would benefit from the crossing. TPS students enter and exit TPS from Bessemer Close, which comes off Old Hale Way, and therefore any students living to the east of Old Hale Way are likely to benefit from a crossing, and also more likely to travel on foot or by bike. Old Hale Way is very active at the start and end of the school day, the road is busy, fast and with very few places to cross safely, without a lengthy detour. Old Hale Way is included in the proposed roll-out of more 20mph zones in Hitchin, and formal crossings are known to have a localised effect on traffic speeds.	
Estimated Total upfront Costs of project:	Upper estimate of £100,000.00 for the full project, (including design, legal, TMOs, dropped kerbs, markings, belisha beacons, electrical connections, lighting upgrades and allowing for contingency)

Part 2: Required s106 Contributions/ Obligations	
Named Project:	Further Pedestrian crossings in Bearton Ward in the vicinity of the Victoria pub roundabout and the roundabout where Grove Road meets Nightingale Road.
Responsible Party for named project:	Hertfordshire County Council
Justification and reasoning for named project	
The roundabouts mentioned are very busy, and extremely difficult for pedestrians to cross. The roads serviced by these roundabouts experience a concentration of HGV traffic headed to and from the industrial area at the other end of Grove Road. These sites already all benefit from dropped kerbs, and all have traffic islands, so are significantly lighter touch than the Old Hale Way scheme. The Grove Road site has already been identified as a contender for a crossing, following the health impact assessment in relation to the metal recycling sites in the industrial area.	
Estimated Total upfront Costs of project:	£60,000 for all crossings. Minimal additional works required, as dropped kerbs and traffic islands already in place. Belisha beacons not appropriate. (design, legal, TMOs and markings – including the repainting of the miniature roundabout at Grove Rd and Nightingale Rd).

Part 2: Required s106 Contributions/ Obligations	
Named Project:	Contribution to Secondary Education (The Priory School) – Additional Capacity and enhanced infrastructure.
Responsible Party for named project:	Hertfordshire County Council
Justification and reasoning for named project	
The Priory School is next to the site. The Section 106 agreement should secure sufficient education contributions to mitigate the impact of the development on local schools, with priority given to investment in those schools expected to accommodate the additional pupils generated by the development, including The Priory School where justified by Hertfordshire County Council's assessment.	
Estimated Total upfront Costs of project:	£250,000.00

Part 2: Required s106 Contributions/ Obligations	
Named Project:	Chalk Stream Restoration / Mitigation (Oughtonhead Common)
Responsible Party for named project:	North Herts District Council
Justification and reasoning for named project	
The development will increase recreational pressure, surface water runoff, disturbance and long-term management requirements for this nationally significant chalk stream habitat. Restoration and enhancement, riverbank stabilisation and native planting, management of invasive species, improvements to footpaths and visitor infrastructure, ongoing habitat management. £100,000.00 should be secured through the S106 agreement and allocated to North Hertfordshire District Council, as the owner and manager of Oughtonhead Nature Reserve, or another appropriate body responsible for delivering the agreed mitigation measures	
Estimated Total upfront Costs of project:	£100,000.00