

## **Hertford Mill (Tamworth Road) Proposals**

The permission will not be issued to the applicant until a proposed legal agreement has been completed. When issued the permission will be subject to 37 Planning Conditions. In particular the conditions will relate to detailed measures relating to flood prevention, mitigation of railway noise and vibration and provision of high-speed broadband and electric vehicle charging points.

*The Hertford Civic Society had objected to the grant of permission.*

### **Parking**

The objection spelt out why the parking arrangements were not acceptable. The problems could be partly overcome by imposition of a requirement that the developer fund provision of residents parking zone on Tamworth Road (to which the new residents would not have access). The developer made a last-minute commitment to contribute £20,000 to the setting up of such a residents parking scheme. This commitment is to be included in the legal agreement.

### **Infrastructure Provision**

In the suggested Heads of Terms included in the application as originally submitted there was no mention of medical facilities or any contribution to the NHS. The 200 or so additional residents would add to the current pressure on the NHS in Hertford. The Objection pressed that contributions to medical facilities, as well as schools, should be insisted upon. In the event the Legal Agreement will include, amongst other contributions to infrastructure provision, commitments by the developer to contribute to both medical and education provision as follows -

GP Services - £34,682 (This is a small part of a larger total of contributions to Mental Health, Community Healthcare and Acute services, requested by the NHS. These other sums are not being sought "at this stage")

Nursery Education - £15,657 - Towards expansion of Right Track Day Nursery, Primary Education - £113,192 - Towards new 2 form entry expansion at the existing Simon Balle School, Secondary Education £349,850 - Towards the proposed new secondary school within north Ware development proposed in the District Plan.

### **Affordable Housing**

The Council's policy aspiration is for 40%. The Society objection pressed that unless the full quota of affordable housing could be provided (within a 49 dwelling development), the application should be refused as contrary to District Plan policy.

Based on an independently validated viability appraisal and concerns that a registered provider would not take on three dwellings for affordable rent within the proposed block of flats (because of repair and maintenance obligations) the Council Officers recommended acceptance of a single 3 bed house for affordable rent plus £343,539 allocated towards affordable housing provision anywhere in the District.