

[REDACTED]

Sent: 22 February 2012 15:12
To: Mark Peacock
Subject: RE: Salisbury Square Hatfield (S6/2011/1994/MA)

Categories: Printed by Planning Support

Dear Mark

Thank you for your email regarding the above site.

The contribution from the Courtyard Park Street, Hatfield S106 was received in August 2010 and is being pooled towards the primary expansions in Hatfield (which will form part of the first part of the Primary Expansions Programme (PEP1)) and in this particular case, it is most likely the contribution will be used towards the expansion of Oak View or the New Briars site. This contribution was sought to address the impact generated by developing the Courtyard Park Street site on the local services. The contribution in respect of this particular site cannot also address the additional impact from further developments on other sites as these did not form part of the Courtyard Park Street application.

The proposed development at Salisbury Square would result in further new dwellings which will generate additional pressures on local services. The children who will reside in this development will require school places and it is the responsibility of the developer to address the impact resulting from his application, it is not the role of the LEA to cover this cost for developers.

There is a clear need for developments to address the impact brought about by their developments on local services within Hatfield, particularly in respect of primary education where there is already an existing anticipated deficit of primary school places from 2012/13 - 2017/18, the extent of the current forecast.

I trust the above is of assistance if you require any further information please contact me.

Kind regards,

Alexandra Stevens
Planning Obligations Officer,
Property and Technology
Comnet: 28132
Postal Point CHO315

From: Mark Peacock [mailto:m.peacock@welhat.gov.uk]
Sent: 07 February 2012 10:10
To: Alexandra Stevens
Subject: RE: Salisbury Square Hatfield (S6/2011/1994/MA)

Dear Alexandra

Please see the attached letter Gascoyne Cecil Estates in respect of planning obligations.

Can you confirm whether or not the contribution to primary education has been spent in respect of the residential scheme at Dunhams Courtyard Park Street, Hatfield Hertfordshire AL9 5NQ? The planning application reference number is S6/2005/0432/FP.

Kind regards

Mark Peacock
Planning Officer (South Team)

Welwyn Hatfield Borough Council
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From: Alexandra Stevens [mailto:alexandra.stevens@hertscc.gov.uk]
Sent: 10 November 2011 10:45
To: Mark Peacock
Subject: FW: Salisbury Square Hatfield (S6/2011/1994/MA)

Dear Mark

Further to my last email, I have now received confirmation that neither the secondary nor nursery education contributions would be required in this instance. All the remaining planning obligations remain as previously identified.

Kind regards

Alexandra Stevens
Planning Obligations Officer,
Property and Technology
Comnet: 28132
Postal Point CHO315

From: Alexandra Stevens
Sent: 01 November 2011 16:04
To: Mark Peacock
Subject: Salisbury Square Hatfield (S6/2011/1994/MA)

Dear Mark

I refer to the above mentioned application. I am writing in respect of planning obligations sought towards education, library and fire and rescue services to minimise the impact of development on Hertfordshire County Council Services for the local community.

Based on the information to date for a development of 24 dwellings (comprising 4 one bed 15 two bed flats and 5 three bed houses with the demolition of 7 three bed houses (all open market)) we would seek the following financial contributions and provision, as set out within HCC's Planning Obligations Toolkit. I am currently awaiting confirmation of need in respect the contributions towards education and childcare.

Please note, if the size, number or tenure of any of the dwellings changes, this calculation will need to be reviewed.

Financial Contributions

-
Primary Education £15,213
Secondary Education £7,914(to be confirmed)
Nursery Education £2,863 (to be confirmed)

Childcare £954 (to be confirmed)

Youth £170

Libraries £2,085

All calculations are based on PUBSEC index 175 and will be subject to indexation.

Provision

Fire hydrant provision is also sought and should be secured by the standard form of words in a planning obligation.

Justification

The above figure has been calculated using the amounts and approach set out within the Planning Obligations Guidance - Toolkit for Hertfordshire (Hertfordshire County Council's requirements) document, which was approved by Hertfordshire County Council's Cabinet Panel on 21 January 2008 and is available via the following link: www.hertsdirect.org/planningobligationstoolkit

In respect of Regulation 122 of the CIL Regulations 2010 the planning obligations sought from this proposal are:

(i) Necessary to make the development acceptable in planning terms.

Recognition that contributions should be made to mitigate the impact of development are set out in planning related policy documents and Circular 05/05. PPS1: Delivering Sustainable Development, sets out the planning system. It seeks to ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. It also advises that the provision of a transparent flexible, predictable, efficient and effective planning system through the provision of a plan led approach is needed to deliver sustainable development. PPS3: Housing, covers the Government's objectives on planning for housing. It indicates that developments should be located in areas with good access to key services and infrastructure.

The development plan background supports provision of planning contributions. The Development Plan comprises the Watford District Plan 2000 and Policy H10 Plan covers the requirement for development to provide for educational and community facilities. The provision of community facilities is a matter that is relevant to planning. The contribution sought will ensure that additional needs brought on by the development are met. The approach to seeking contributions as set out within the Toolkit is consistent, fair and transparent, providing certainty to all involved in the process.

The production of the Toolkit document reflects the advice at paragraphs B25-30 of Circular 5/05, which among other things requires all tiers of government with legitimate land-use planning interests to be involved at an appropriate level and in a focused way in providing an evidence base and setting planning obligation policies, providing certainty to all involved in the process. The cumulative impact of development on local service provision is also an important consideration. As set out in paragraph 10.2 of the Toolkit, the use of formulae and standard charges is a means of addressing the likely cumulative impact of development in a fair and equitable way. Accordingly, financial contributions may be pooled to address cumulative impact, as set out in paragraphs B21-B24 of Circular 05/05 and paragraphs 7.5 and 16.4 of the Toolkit.

The provision of public fire hydrants is not covered by Building Regulations 2010 (Part B5 as supported by Secretary of State Guidance 'Approved Document B')

(ii) Directly related to the development;

The occupiers of new residential developments will have an additional impact upon local services. The financial contributions sought towards the above services are based on the size, type and tenure of the individual dwellings comprising this development following consultation with the Service providers and will only be used towards services and facilities serving the locality of the proposed development and therefore, for the benefit of the development's occupants. (As set out within HCC's Toolkit and template Section 106 deeds) Only those fire hydrants

needed to serve the proposed development are sought to be provided by the developer (as set out within HCC's Toolkit and the template Section 106 deeds)

(iii) Fairly and reasonable related in scale and kind to the development.

The above financial contributions have been calculated according to the size, type and tenure of each individual dwelling comprising the proposed development (based on the person yield) (as set out within HCC's Toolkit) Only those fire hydrants needed to serve the proposed development are sought to be provided by the developer (as set out within HCC's Toolkit and the template Section 106 deeds)

Please note, financial contributions and provisions are requested based on current service information for the local area however these may change over time, for example, as a result of school forecast information being updated. Accordingly, future applications on this site will be reassessed at the time of submission and the requirements may differ from those identified above.

I would be grateful if you would keep me informed about the progress of this application so that either instructions for a planning obligation can be given promptly if your authority is minded to grant consent or, in the event of an appeal, information can be submitted in support of the requested financial contributions and provisions.

I trust the above is of assistance if you require any further information please contact me.

Kind regards,

Alexandra Stevens
Planning Obligations Officer,
Property and Technology
Comnet: 28132
Postal Point CHO315

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