



Welwyn Hatfield Borough Council
 The Campus
 Welwyn Garden City
 Hertfordshire
 AL8 6AW

Hertfordshire County Council
 Growth & Infrastructure Unit
 Environment & Infrastructure Department
 County Hall
 Hertford
 Hertfordshire
 SG13 8DN

13 July 2022

Respond to: growth@hertfordshire.gov.uk

Dear Planning Officer

**Response by HCC's Growth & Infrastructure Unit to 6/2022/1355/MAJ
 Former Beales Hotel Comet Way Hatfield AL10 9NG**

I am writing in respect of planning obligations sought towards non-transport services to minimise the impact of development on Hertfordshire County Council Services for the local community. Based on the information to date for the development of **145 dwellings** we would seek financial contributions towards the following projects:

HOUSES		
Number of Bedrooms	A) Open Market & Shared Ownership	B) Affordable Rent
1	0	0
2	0	0
3	0	0
4+	0	0
Total	0	0

FLATS		
Number of Bedrooms	A) Open Market & Shared Ownership	B) Affordable Rent
1	63	0
2	52	0
3	30	0
4+	0	0
Total	145	0

Trajectory						
Year	2022	2023	2024	2025	2026	2027
Units	0	0	45	50	50	0

PLEASE NOTE; If the tenure or mix of dwellings changes, please notify us immediately as this may alter the contributions sought

Primary Education towards the expansion of Green Lanes Primary School by 1 form of entry (£348,709 index linked to BCIS 1Q2020)

Nursery Education included in the primary school provision above.

Secondary Education towards new secondary school provision up to 8fe (£431,141 = £375,813 + £55,328 (build costs + land costs) index linked to BCIS 1Q2020)

It is reasonable that the land costs for the secondary school are proportioned to those developments which are being mitigated by it, 0.09FE originates from this development, this is 1.1% of the new secondary school of up to 8fe. As 1.1% of the need is arising from this development it is reasonable to increase the secondary education contribution to include 1.1% of the land costs.

It should be noted that in a number of recent instances HCC have received land from developers, towards school provision, at nil value as without the facilities provided by the school expansion the development would not have been viable. The most recent example we have of valuing land for educational use valued at approximately £35,000 per acre (so approximately £86,450 per hectare, £35,000 x 2.47).

Based on a 8FE secondary school site of 11ha the value of the land is £950,950 (£86,450 per hectare x 11ha) 1.1% of the costs are £X (£950,950 x 1.1%).

Therefore the total level of secondary education contributions which are sought from this development are £413,141 (£375,813 + £55,328). These are based on costs as of 1Q2020 (BCIS All in TPI) so indexation will need to be applied from this date.

Special Educational Needs and Disabilities (SEND) towards the the delivery of 113 additional Severe Learning Difficulty (SLD) special school places (WEST) (£32,770 index linked to BCIS 1Q2020)

Library Service towards increasing the capacity of Hatfield Library (£10,049 index linked to BCIS 1Q2020)

Youth Service towards a new, larger young people's centre in Hatfield (£11,022 index linked to BCIS 1Q2020)

Waste Service towards the provision of Tewin Road Recycling Centre (£14,428 index linked to BCIS 3Q2020)

Monitoring Fees – HCC will charge monitoring fees. These will be based on the number of triggers within each legal agreement with each distinct trigger point attracting a charge of £340 (adjusted for inflation against RPI July 2021). For further information on monitoring fees please see section 5.5 of the Guide to Developer Infrastructure Contributions.

The CIL Regulations discourage the use of formulae to calculate contributions however, the County Council is not able to adopt a CIL charge itself. Accordingly, in areas where a CIL charge has not been introduced to date, planning obligations in their restricted form are the only route to address the impact of a development. In instances where a development is not large enough to require on site provision but is large enough to generate an impact on a particular service, an evidenced mechanism is needed to form the basis of any planning obligation sought. HCC views the calculations and figures set out within the Guide to Developer Infrastructure Contributions as an appropriate methodology for the obligations sought in this instance.

The county council methodology provides the certainty of identified contribution figures based on either a known or estimated dwelling mix, the latter of which might be agreed with the local planning authority based on expected types and tenures set out as part of the local plan evidence base. This ensures the contributions are appropriate to the development and thereby meet the third test of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (amended 2019): “fairly and reasonably relates in scale and kind to the development”.

Please note that current service information for the local area may change over time and projects to improve capacity may evolve. This may potentially mean a contribution towards other services could be required at the time any application is received in respect of this site.

Justification

The above figures have been calculated using the amounts and approach set out within the Guide to Developer Infrastructure Contributions (Hertfordshire County Council's requirements) document, which was approved by Hertfordshire County Council's Cabinet 12 July 2021 and is available via the following link: [Planning obligations and developer infrastructure contributions | Hertfordshire County Council](#)

In respect of Regulation 122 of the CIL Regulations 2010 (amended 2019), 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. The NPPF states “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.” Conditions cannot be used to cover the payment of financial contributions to mitigate the impact of a development. The NPPG states “No payment of money or other consideration can be positively required when granting planning permission.” The development plan background supports the provision of planning contributions. The provision of community facilities is a matter that is relevant to planning. The contributions sought will ensure that additional needs brought on by the development are met.

(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.

(iii) Fairly and reasonably 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).

PLEASE NOTE THE FOLLOWING:

Consult the Hertfordshire Fire and Rescue Service Water Officer directly at water@hertfordshire.gov.uk, who may request the provision of fire hydrants through a planning condition.

I would be grateful if you would keep me informed about the progress of this application so that either instruction 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. Should you require any further information please contact the Growth & Infrastructure Unit.

Yours faithfully

Velda Wong
Senior Planning Officer