

Gerry Ansell

From: Gill Claxton <Gill.Claxton@hertfordshire.gov.uk>
Sent: 19 December 2018 15:48
To: Planning
Cc: Gerry Ansell
Subject: 6/2018/2768/OUTLINE - Large-scale mixed use development including 1,100 new homes and supporting infrastructure including a primary school, local centre etc. at Hatfield Business Park

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Dear Gerry,

Thank you for your recent consultation in respect of the above application. These are our initial comments on the scheme on behalf of the following Hertfordshire County Council services: education; nursery provision; childcare provision; youth services; library services; adult care/special needs; waste disposal and fire hydrant provision to minimise the impact of development on Hertfordshire County Council Services for the local community.

It is noted that this is an outline application, with all matters reserved. Notwithstanding the indicative split between market and social housing on the application form, these comments are based upon an assumed dwelling and tenure mix as discussed with colleagues in your Policy Team and existing/emerging Local Plan policies. The 31 elderly persons extra care units have been omitted from Education, Childcare and Youth calculations but included for Libraries. The following mix was input into HCC's Demographic Model:

Affordable rented: 66 x 1 bed flats plus 19 x 2 bed flats; 20 x 2 bed houses; 44 x 3 bed houses; 15 x 4 bed houses. Market + Intermediate: 145 x 1 bed and 213 x 2 bed flats plus 243 x 2 bed houses; 147 x 3 bed houses; 157 x 4 bed houses plus 31 x 1 bed elderly extra care units for library provision only, for Table 2 Toolkit contributions. However, we acknowledge that the housing and tenure mix is likely to be the subject of on-going discussion as the application proceeds and further modelling work may need to be undertaken.

Nursery Education

The County Council has a duty to secure sufficient Free Early Education places for eligible families of two year olds and all parents of three and four year olds who require a free early education place. The County Council works with the private, voluntary and independent sector as well as maintained schools to ensure sufficient childcare and free early education places.

Early Education facilities (Nursery) will be required for 2 - 4 year olds arising from this proposal. In instances where new primary school provision is required, the equivalent nursery provision should also be provided at the new school. Please see Primary Education below.

Childcare Services

In addition to Nursery (free early education) provision the Local Authority has a statutory duty to ensure there is sufficient childcare for working parents. This duty covers 0 – 14 year olds (19 for children with S.E.N.D.). Childcare can take place in preschools, day nurseries, childminders and out of school provision such as holiday clubs and after school clubs depending on the age of the child and therefore can take place in school buildings or community use buildings. New schools should be designed to be able to offer childcare to all children (aged 2 years upwards).

In instances where new primary school provision is required, childcare provision should also be provided at the new school. A financial contribution is sought towards childcare based on the table below (index linked to PUBSEC 175) towards childcare provision at new primary schools. Please also see Primary Education below.

However, in proposals of this size we have also explored the possibility of the developer building an early years provision which we could market for them and they could lease out to an Early Years Provider. Please can you bring both alternatives to the attention of the applicant so that a discussion can take place on the way that they intend to proceed.

Primary Education

We are aware that this site is not currently a proposed allocation in the Draft Local Plan (2013-2032). However, based on current information, if the site were to come forward for residential development, we would seek on-site primary school provision (both build costs and serviced land). Based only on dwelling numbers, it is estimated that this site would generate at least 2 forms of entry (2FE) of primary education. Additional primary provision to meet demand arising from new housing in Hatfield is proposed through provision of a new 2FE primary school at HS11. However, should the HS11 site not be able to be delivered, then additional capacity may be required at this site as there is no further expansion potential at existing primary schools in the town. We consider that it is prudent to plan for additional capacity beyond 2FE in relation to this site, pending the on-going review of the Local Plan.

As discussion on the application progresses, further information on school costs can be supplied, which will be subject to indexation. Costs will include nursery education provision.

Secondary Education

Based only on dwelling numbers, it is estimated that this site would generate at least 2 forms of entry (2FE) of secondary education. There is currently no available secondary expansion capacity in Hatfield. However discussions are ongoing between WHBC and HCC regarding additional housing sites as part of the review of the Local Plan and the infrastructure required to support them, including secondary education. If WHBC are minded to support this application, then HCC would request proportionate secondary education contributions from this site towards new secondary school provision as a consequence of additional housing sites as the Draft Local Plan, as it currently stands, only makes provision for the additional secondary capacity required as a result of new housing proposed in the HAT1.

As discussion on the application progresses, further information on school costs can be supplied, which will be subject to indexation.

Youth

All HCC Youth Connexions youth work is delivered through planned curriculum programmes which are based on identified need resulting in recordable personal and social development outcomes. Needs are identified in a variety of ways: through the planning and evaluation process; coproduction with young people; through consultation with stakeholders, elected Members and the local 11-19 Youth Strategy Groups.

A financial contribution is sought towards youth provision based on the table below (index linked to PUBSEC 175) towards the development of Detached and Outreach Work within Welwyn Hatfield Parks and Local Estates to complement the work of the Positive Pathways Project (meeting the needs of young people and addressing issues of anti-social behaviour) linked to Hatfield Young People's Centre and will involve the purchase of equipment and resources, including mobile lighting, sports equipment and educational resources.

Library Provision

A financial contribution is sought towards library provision based on the table below (index linked to PUBSEC 175). HCC is currently considering a variety of options to improve local services which could mitigate demand from this and other large scale developments in Hatfield and further information will become available as the application progresses.

Table 2: Hertfordshire County Council Services planning obligations contributions table

Bedrooms*

1

2

3

4

5+

1

2

3

HOUSES

FLATS

Market & other

Market & other

Childcare

£14

£64

£138

£199

£244

£8

£57

£89

Youth facilities

£6

£16

£50

£82

£105

£3

£13

£41

Library facilities

£98

£147

£198

£241

£265

£77

£129

£164

HOUSES

FLATS

Social Rent

Social Rent

Childcare

£12

£121

£188

£226

£277

£4

£65

£113

Youth facilities

£2

£8

£31

£51

£55

£1

£6

£21

Library facilities

£48

£91

£130

£156

£155

£38

£82

£107

Adult Care/Special needs

HCS is working with all stakeholders across Hertfordshire to develop accommodation for frail older people. The means of delivery of such care are diverse, with residential care homes, nursing homes, extra care and sheltered housing and provision can be made through socially funded or private sector schemes. Local evidence of need completed in support of the Development Plan process will assist in identifying the nature of the need which needs to be prepared in partnership with the Health and Community Services Department (HCS) of the County Council on an ongoing basis.

There is a need to facilitate the provision of accessible homes for the elderly and persons with disabilities, as well as potentially, special needs housing and housing for the frail elderly. In relation to accommodation for people with special needs, there may need to be development of special needs accommodation for people with physical or learning disabilities and for people with mental health problems. Special needs accommodation will often need to be affordable and socially rented but may be required across the tenures. The different types of special need result in requirements for different types of accommodation.

HCC would ask that the needs of adult care and special needs groups are considered by the applicant.

Waste Services

At the time of writing, the County Council, as the Waste Disposal Authority, is considering a variety of options to improve local services which could mitigate demand from this and other large scale developments in the vicinity and further information will become available as the application progresses.

Fire and Rescue Services

The Fire and Rescue Service would urge and encourage the installation of residential sprinkler systems to reduce the impact of this development on both the residents and the increase in calls that will come from a development of this size.

All dwellings must be adequately served by fire hydrants in the event of fire. The County Council as the Statutory Fire Authority has a duty to ensure fire-fighting facilities are provided on new developments. HCC therefore seek the provision of hydrants by the developer, through standard clauses set out in a legal agreement. If the developer does not provide hydrants where necessary (and this is a matter which is not considered until a more detailed design stage), the responsibility and cost would fall upon the County Council. Accordingly the provision of fire hydrants is sought from this proposal.

In addition, buildings fitted with fire mains must have a suitable hydrant provided and sited within 18m of the hard-standing facility provided for the fire service pumping appliance.

Paragraph 6.1(c), of BS 5588-5 2004 states that every building needs to have a suitable hydrant:

- not more than 60m from an entry to any building on the site;
- not more than 120m apart;
- preferably immediately adjacent to roadways or hard-standing facilities provided for fire service appliances; and
- not less than 6m from the building or risk so that they remain usable during a fire (generally a water supply capable of providing a minimum of 1500 litres per minute at all times should be provided).

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').

I hope that the above is helpful as an initial response on this application and we look forward to engaging further as the application progresses.

Kind regards,

Gill

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