



Sent: 21 October 2010 19:40

To: Planning

Cc: Richard Aston; Jacqueline Nixon

Subject: Development at Former Shredded Wheat Factory, Broadwater Road, Welwyn Garden City (N6/2010/2055/MA)

Dear Richard

I refer to your consultation dated 1st October on the above mentioned application. I am writing in respect of planning obligations sought towards education, library and fire and rescue services.

This application falls above the current threshold where financial contributions are sought to minimise the impact of development on Hertfordshire County Council Services for the local community. Following consultations with our services I can confirm we would be seeking the following:

Financial contributions

- Primary education
- Secondary education (temporary)
- Nursery education
- Childcare services
- Youth services
- Library services

The current CSF secondary school forecast (issue 121) shows an anticipated need for a contribution towards secondary education however, based on this forecast the need, although present for a number of years, does not appear to be an increasing/sustained need for the extent of the forecast. As a result we would currently seek a reduced amount to take this into account. This matter is currently being considered in further detail and I will be able to confirm the requirement following this consideration. In the interim I would be happy to discuss this issue with you.

I note this application is a hybrid application with part being in full and the majority being in outline. In respect of the outline part, a single figure for each service cannot be provided. Instead Table 2 of the "Planning Obligations Guidance - Toolkit for Hertfordshire (Hertfordshire County Council's requirements) January 2008" (copied below) which sets out the values of each of the above financial contributions, by dwelling size and tenure, should be referred to and included within a S106. This table can be amended to take into account the possible reduced contribution figures in respect of secondary education mentioned above. If helpful figures can be calculated in respect of the detailed part of this application. I would be grateful if we could discuss how your authority wishes to approach this hybrid application and whether a mix of detailed figures and Table 2 is required.

All financial contributions are currently based on PUBSEC index 175 and will be subject to indexation

Provisions

- **Fire hydrant provision**, to be secured by the standard form of words in a planning obligation.

Justification

The above provisions are sought based on the approach and justification 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

Financial contributions are calculated according to the type, tenure and size of each proposed dwelling and will be used towards mitigating the impact of the proposed development on facilities serving this locality. The development

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plan background supports the provision of planning contributions, Policy IM2 of the Welwyn Hatfield Local Plan covers the requirement for developers to finance the cost of infrastructure provision and improvements which are directly related to and necessary to the granting of planning permission.

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 collated and 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,
Hertfordshire Property

Table 2: Hertfordshire County Council services planning obligations contributions table

Bedrooms*	1	2	3	4	5+	1	2	3
	HOUSES Market & other					FLATS Market & other		
Primary education	£231	£1,036	£2,469	£3,721	£4,692	£93	£816	£1,392
Secondary education	£263	£802	£2,561	£4,423	£5,662	£47	£444	£1,677
nursery education	£35	£175	£340	£459	£545	£32	£195	£270
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
Total	£647	£2,240	£5,756	£9,125	£11,513	£260	£1,654	£3,633
	HOUSES Social Rent					FLATS Social Rent		
Primary education	£247	£2,391	£3,860	£5,048	£5,673	£44	£1,167	£2,524
Secondary education	£62	£450	£1,676	£2,669	£2,405	£14	£261	£1,084
nursery education	£39	£453	£475	£503	£955	£9	£216	£313
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
Total	£410	£3,514	£6,360	£8,653	£9,520	£110	£1,797	£4,162

*uses an assumed relationship between bedrooms and habitable rooms

All figures are subject to indexation and will be indexed using the PUBSEC Index from the base of 175.

Source: Planning Obligations Guidance - Toolkit for Hertfordshire (Hertfordshire County Council's requirements)
January 2008, available at: www.hertsdirect.org/planningobligationstoolkit

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