

Dear Chris

This information is provided on behalf of the following Hertfordshire County (Property) Council services: education; nursery provision; childcare provision; youth services; library services; adult care/special needs; and fire hydrant provision to minimise the impact of development on Hertfordshire County Council Services for the local community.

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 (such as at the re-provided Peartree School), the equivalent nursery provision will be provided at the new school. This will form part of the primary education cost. 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 could be provided at the school. Alternatively, there is potential for the childcare element to be provided via on site dedicated space. We would expect the space accessed by the children to be at ground floor and the Ofsted registration is critical to delivery. Further to the delivery of a suitable serviced space, there are start-up costs associated with provision. Childcare contributions also cover wrap-around care (before/after school). Our service could look to the crèche/day nursery for this provision or alternatively the service could look to a local school, but this is at the discretion of the school. In conclusion, the provision of a serviced building (and a proposed definition is attached, with detail to be confirmed) with a contribution towards equipment set-up costs, could be considered a suitable alternative to the childcare contribution. Further detail will be provided shortly.

Primary Education

Based on current information we would seek a proportionate contribution towards the re-provision of Peartree School, and additional provision as deemed necessary. HCC continues to work with the applicant on pupil yields and project costs.

Secondary Education

A financial contribution is sought towards secondary education based on the table below (index linked to PUBSEC 175) towards a project to expand Stanborough School to 8 forms of entry.

Youth

A financial contribution is sought towards the provision of IT and associated refurbishment at the Monks Walk Youth Wing at Monks Walk School. A financial contribution is sought towards youth services based on the table below (index linked to PUBSEC 175).

Library Provision

A financial contribution is sought towards library provision based on the table below (index linked to PUBSEC 175) at Welwyn Garden City Central Library. Specifically HCC would intend to reconfigure the first floor of the library for Creatorspace.

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		
Secondary education	£263	£802	£2,561	£4,423	£5,662	£47	£444	£1,677	
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		
Secondary education	£62	£450	£1,676	£2,669	£2,405	£14	£261	£1,084	
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	

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').

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.

HCC welcomes the inclusion of extra care accommodation and the HCC Adult Care Service would be happy to discuss the local need and likely specification for this accommodation.

Kind regards,

Sarah

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