

From: Xavier Preston
Sent: 21 Oct 2019 09:35:01 +0000
To: Dave Rusling
Cc: Plan Devcon
Subject: [External] FW: Stevenage Full Planning Application, 576 dwellings, Land west of Lytton Way, Lytton Way, Stevenage, SG1 1AG - 19/00474/FPM

Good Morning,

In addition to the below, HCC's District Commander has responded with an additional comment for the below application. Please could I add the following comment to the below;

- **Fire & Rescue Services:** Would highly recommend that all of the blocks proposed in the plans for the application are fitted with the appropriate sprinkler systems. Due to the amount of properties proposed HCC Fire & Rescue Services would also want to ensure that we have the correct vehicular access to the site. I would want to include access for the Aerial Ladder Appliance (ALP). Can consideration be given to allowing 360 Degree access to the tower blocks for the ALP?

Thanks, Apologies for not sending this through with the original email below. I was aiming to get this back to you as quickly as possible as per our previous communications and had missed off this comment.

Kind Regards,

Xavier

From: Xavier Preston
Sent: 17 October 2019 14:17
To: Dave Rusling <[REDACTED]>
Subject: Stevenage Full Planning Application, 576 dwellings, Land west of Lytton Way, Lytton Way, Stevenage, SG1 1AG - 19/00474/FPM

Dear Dave,

I am writing in respect of planning obligations sought towards education, early years, library, youth and waste services to minimise the impact of development on Hertfordshire County Council Services for the local community.

This is for the proposed development of 576 dwellings at Land west of Lytton Way, Lytton Way, Stevenage, SG1 1AG - planning application reference number – 19/00474/FPM.

Contributions have been calculated based on the following development mix and build trajectory:

Development Mix by Tenure and Size					
HOUSES			FLATS		
Number of bedrooms	A) Open Market	B) Affordable (Social Rent)	Number of bedrooms	A) Open Market	B) Affordable (Social Rent)
1	0	0	1	243	26
2	0	0	2	241	16
3	0	0	3	40	10
4+	0	0	4+		
Total	0	0	Total	524	52
<i>Auto Totals appearing here must equal the Development Size entered below</i>			Total Affordable (Social)		52
			Total Open Market		524
			Overall total		576

Year	Overall (576 to enter)
2020	0
2021	100
2022	100
2023	100
2024	100
2025	100
2026	76

Please note that if any of this information was to change (e.g. to the mix, type, tenure or build rates) then the contributions may also need to be amended. Therefore please notify us of any future amendments in order for us to re-calculate the planning obligations accordingly. Furthermore, it would also be useful to understand whether the assumptions above are appropriate or whether you would suggest alternative information being used.

Based on the information to date, for the housing and tenure mix as set out above, we would seek financial contributions towards the following projects:

- **Primary Education** - towards the new primary school in Stevenage Town Centre - Costs to be determined, contribution amounts will be provided at the nearest opportunity.
- **Secondary Education** - towards the new secondary school at the former Barnwell East site - Costs to be determined, contribution amounts will be provided at the nearest opportunity.
- **Nursery Education** – towards a new pre-school, Clare Little Bear based on Table 2 below (index linked to PUBSEC 175) - **£72,391**
- **Childcare Service** - towards a new pre-school, Clare Little Bear based on Table 2 below (index linked to PUBSEC 175) - **£21,515**

- **Library Service** – towards the re-provision of Stevenage Central Library, as part of the redevelopment of Stevenage Town Centre. The contribution sought will be used to support specific aspects of the new library, which will be determined as soon as the construction and layout of the new library has been confirmed. Contribution based on Table 2 below (index linked to PUBSEC 175) - **£59,730**
- **Youth Service** - towards providing a life-skills training kitchen, including group work area, at the re-provision of the Bowes Lyon People’s Centre, enabling a greater number of young people to learn independent living skills (index linked to PUBSEC 175) - **£5,834**
- **Waste Service** – towards either the replacement and/or enlargement of the current waste facility at Caxton Way, Stevenage.
 - Provision of a replacement facility (contribution as at January 2019 (Indexation BCIS)): **£57,811**
 - Provision of an enlarged facility (contribution as at November 2017 (Indexation BCIS)): **£32,629**
- **Fire Hydrants** – will be required for this development

The CIL Regulations discourage the use of formulae to calculate contributions however, the County Council is not in a position 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 Toolkit as appropriate base costs for the obligations sought in this instance.

HCC’s standard approach is to request Table 2 of the Toolkit (below) is referred to and included within any Section 106 deed. This approach provides the certainty of identified contribution figures with the flexibility for an applicant/developer to amend the dwelling mix at a later stage and the financial contribution to be calculated accordingly. This ensures the contributions remain appropriate to the development and thereby meet the third test of Regulation 122 of the Community Infrastructure Levy Regulations 2010: “fairly and reasonably related in scale and kind to the development”.

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		
Early Years	£49	£239	£478	£658	£789	£40	£252	£359
Youth facilities	£6	£16	£50	£82	£105	£3	£13	£41
Library facilities	£98	£147	£198	£241	£265	£77	£129	£164
	HOUSES Social Rent					FLATS Social Rent		
Early Years	£51	£574	£663	£729	£1,232	£13	£281	£426
Youth facilities	£2	£8	£31	£51	£55	£1	£6	£21
Library facilities	£48	£91	£130	£156	£155	£38	£82	£107

*uses an assumed relationship between bedrooms and habitable rooms

All figures are subject to indexation and will be indexed using the PUBSEC index base figure 175

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').

Justification

The above figures have 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. Paragraph 54 of 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 cover the payment of financial contributions to mitigate the impact of a development (Circular 11/95: Use of conditions in planning permission, paragraph 83). In addition, for education requirements, paragraph 94 of Section 8 of the NPPF states "It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education."

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 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).

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 growth@hertfordshire.gov.uk.

Kind Regards,

Xavier Preston

Senior Planning Officer

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Environment & Infrastructure Department

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