

Three Rivers District Council
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Northway
Rickmansworth
Hertfordshire
WD3 1RL

Hertfordshire County Council
Growth & Infrastructure Unit
Environment & Infrastructure Department
Farnham House
Six Hills Way
Stevenage
SG1 2ST

Respond to: growth@hertfordshire.gov.uk

14 February 2025

Dear Planning Officer

**Response by HCC's Growth & Infrastructure Unit to 24/2073/OUT
Land To North Of Little Green Lane Croxley Green WD3 3SP**

Thank you for your recent consultation. I am writing regarding the additional planning obligations that are sought for this outline planning application. HCC acknowledges that the site falls within the district council's CIL charging area. However, to mitigate the impact of the proposed development of 600 dwellings on education provisions (primary education, secondary education and SEND education) and waste facilities, it is essential that appropriate mitigation measures be secured through a Section 106 legal agreement.

HOUSES		
Number of Bedrooms	A) Open Market & Shared Ownership	B) Affordable Rent
1		
2	15	8
3	153	59
4+	56	8
Total	224	75

FLATS		
Number of Bedrooms	A) Open Market & Shared Ownership	B) Affordable Rent
1	51	46
2	115	89
3		
4+		
Total	166	135

Trajectory						
Year	2026	2027	2028	2029	2030	2031
Units	50	100	150	150	150	

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

Children's Homes

HCC welcomes and supports the inclusion of a children's home on the site. We look forward to engaging with the applicant regarding the appropriate location and design as plans progress. Additionally, we anticipate starting discussions related to the potential operation of the home and any necessary land or building transfers, as deemed appropriate.

Primary Education Contribution

In 2018, HCC responded to Three Rivers District Council Regulation 18 local plan consultation. In paragraph 17.4, our response set out that primary school sites may need to be identified in all settlements to meet pupil yield from new housing developments, depending on the number of sites and level of growth chosen. We acknowledge that the applicant has proposed a new 1FE (up to 2FE land) primary school on-site to accommodate the needs arising from their scheme. Therefore, the contribution sought towards the delivery of a new 1FE (up to 2FE land) primary school in the area and/or provision serving the development would be (£5,335,853 index linked to BCIS 1Q2022).

Secondary Education Contribution towards the expansion of a Secondary School in the area and/or provision serving the development (£4,534,908 index linked to BCIS 1Q2022).

Special Educational Needs and Disabilities (SEND) Contribution towards new Severe Learning Difficulty (SLD) special school places (WEST) and/or provision serving the development (£498,652 index linked to BCIS 1Q2022).

Waste Service Transfer Station Contribution towards increasing capacity at Waterdale Transfer Station and/or provision serving the development (£35,316 index linked to BCIS 3Q2022).

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".

OUTLINE ONLY: Outline applications will require the ability for an applicant to recalculate contributions at the point of a reserved matters application and as such a calculation Table will be provided as part of the S106 drafting process. 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.

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 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

Christine Perkins
Senior Strategic Infrastructure Officer