

**Planning application Ref: N6/2015/0294/PP, Former Shredded Wheat Factory,
Broadwater Road, Welwyn Garden City**

Section 106 Planning Obligations

Please note that all figures quoted are subject to indexation. In most cases the specific index has been provided, however this is to be confirmed for some items.

Element	Details	Policy or other justification
Affordable Housing	35 Units (building 6b) Affordable Rent	
Affordable Housing Viability Review Mechanism	A viability review mechanism to require the reassessment of the viability of the scheme at the point of the submission of reserved matters for phase 2.	
Tenure blind	Affordable housing to be physically indistinguishable from other housing	HCA guidance for design and quality standards
Green Travel Plan	Concept of travel plan and delivery of measures/phasing to be incorporated in to the Section 106 Obligation, but use conditions as first preference where applicable	advice from Hertfordshire County Council (Highways)
Community Centre Provision	Community building to be provided on site, the use of which will need to be secured	
Pedestrian Railway Bridge	£150,000 to pay towards the upgrading of the pedestrian bridge from the site to the railway station. Contribution to be paid to WHBC and held for Network Rail	
Outdoor Sports	£150,000 to pay for upgraded changing and clubhouse facilities to allow for combined mens, womens and junior rugby to take place. This will increase capacity at the club for all groups and meet an identified need. Delivery of on-site informal play facilities	Planning Obligations SPD , advice from Sport England,
Informal Open space and play space	To be provided on site, trigger point to be discussed.	Planning Obligations SPD
Allotments	To be provided on site, trigger point to be discussed.	Planning Obligations SPD
Non adopted on site amenity areas	Management and maintenance clause to ensure the long term maintenance of non adopted public spaces on site.	
Waste Collection and Recycling	Provision of refuse and recycling facilities on site in accordance with the requirements of WHBC. £47,970. (Whole site)	Planning Obligations SPD

Education, youth, childcare and nursery	<p>Primary – see below</p> <p>Secondary – Financial contribution in accordance with Table 2 of the HCC Toolkit (indexed to PUBSEC 175) to be put towards the expansion of Stanborough Secondary School to up to 7 forms of entry.</p> <p>Nursery – Included within Primary education figures.</p> <p>Childcare – £10,000 in set up costs to support the on-site Crèche facility</p> <p>Youth – Financial contribution in accordance with Table 2 of the HCC Toolkit towards the Monks Walk Youth Wing at the Monks Walk School towards provision of IT and associated refurbishment.</p>	Planning Obligations SPD , advice from Hertfordshire County Council (Planning Obligations Manager)
Library Services	Contribution in accordance with Table 2 of the HCC Toolkit (indexed to PUBSEC 175) to be spent on the reconfiguration of the first floor at Welwyn Garden City Central Library to enable a CreatorSpace.	Planning Obligations SPD , advice from Hertfordshire County Council (Planning Obligations Manager)
Fire Hydrants	Fire hydrant provision across the site. All dwellings to be adequately served by fire hydrants. Buildings fitted with fire mains must have a hydrant within 18m of the hard standing facility provided for the fire service pumping alliance	Planning Obligations SPD , advice from Hertfordshire County Council (Planning Obligations Manager)
Healthcare	<ul style="list-style-type: none"> • General Medical Services - £412,100 (Indexed to RPI), specific project to be identified from a shortlist of options. • Community Healthcare - £140,000 (Indexed to RPI) to be directed towards the re-configuration of Rosanne House, Welwyn Garden City, to increase capacity. 	Justification from N&EH CCG and NHS England
Car Parking	Commitment to undertake an on site and off site car parking survey at an agreed point in the future to assess impact of any overspill car parking. Financial obligation of £35,000 for survey work and implementation of controlled parking scheme in surrounding area if shown to be necessary.	Justification from WHBC Parking Services Manager
Section 106 monitoring charge	5% of the total value of the contributions, or a maximum of £5000. Subject to indexation.	Planning Obligations SPD
Travel Plan Monitoring Charge	£6,000	Hertfordshire Highways

- Quantum of open space, play space, allotments etc to be defined
- Management Scheme for open spaces
- Management Scheme for SUDS
- Parking Management Strategy
- Sustainable Transport – not sought due to large scale of improvements to public highway.
- Trigger points for LB works
- Trigger points for community facilities
- Trigger points for open space
- Trigger points for highway improvement works
- Agreement for applicant to meet WHBC reasonable costs in stopping up Hyde Way
- In the event that Hyde Way is stopped up, public access from Broadwater Road to the railway bridge at the end of Hyde Way to be maintained in perpetuity.

Contributions towards Hertfordshire County Council services (Youth, libraries and secondary education) to be as per the Hertfordshire County Council Planning Obligations toolkit.

Primary education contributions to accord with the following table:

Based on the applicant's assumed mix the known Table 2 obligations for **the whole scheme** would be as follows: Table 2 of the HCC toolkit to be inserted in the agreement in case of changes in dwelling mix.

Primary Education – Table contained in email of 4 October 2016 from Alexandra Stevens

Bedrooms*	1	2	3	4	5+	1	2	3
	HOUSES Market & other					FLATS Market & other		
Primary education	£771	£3,824	£8,056	£11,339	£13,577	£337	£3,145	£4,749
	HOUSES Social Rent					FLATS Social Rent		
Primary education	£803	£10,722	£13,153	£16,630	£16,458	£493	£11,789	£9,118
*uses an assumed relationship between bedrooms and habitable rooms								

Figures index linked to PUBSEC 257 (3Q14) TBC