

svc-ExportAccount

From: Jonathan Tucker <JonathanTucker@nettassets.co.uk>
Sent: Monday, June 10, 2013 10:50 AM
To: Jackie Ambrose; 'David Varney'
Subject: FW: Adeyfield Free Church, Leverstock 4/00518/13/MFA
Attachments: 2013-04 Transport Statement 13-028.pdf

Importance: High

Jackie / Dave

As requested

Kind regards

Jonathan Tucker

01923 293 117 direct line

07531 124528 mob.



From: Matt Stevens [mailto:mstevens@milestonetp.co.uk]
Sent: 26 April 2013 14:42
To: 'Jonathan Tucker'
Cc: pasj2009@btinternet.com
Subject: RE: Adeyfield Free Church, Leverstock 4/00518/13/MFA
Importance: High

Jonathan

I did send this to you on 9 April?

Additional copy attached

Matt Stevens

Milestone Transport Planning Ltd

Sandy Farm Business Centre, The Sands,

Farnham, Surrey GU10 1PX

d: 01252 411802 | **t:** 01252 411800 | **m:** 07812 097895

e: mstevens@milestonetp.co.uk

w: www.milestonetp.co.uk

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From: Jonathan Tucker [<mailto:JonathanTucker@nettassets.co.uk>]

Sent: 26 April 2013 14:14

To: Matt Stevens

Subject: FW: Adeyfield Free Church, Leverstock 4/00518/13/MFA

Matt

Can you send both myself and Peter an electronic copy of the report.

Many thanks

Jonathan Tucker

01923 293 117 direct line

07531 124528 mob.

From: Peter Blackband [<mailto:pete.pasj2009@btinternet.com>]
Sent: 26 April 2013 11:45
To: Jonathan Tucker
Cc: Chris Grimsdale
Subject: Re: Adeyfield Free Church, Leverstock 4/00518/13/MFA

Hi Jonathan,

Thanks for this, as you say, a disappointing response. Hopefully the council officers will start talking to one another.

A hard copy of the traffic report has landed on my desk - do you need it? If you have an electronic copy, could you send it to me please.

Thanks,

Pete

On 23/04/2013 15:46, Jonathan Tucker wrote:

Jackie

All received. I am disappointed about the request for affordable housing especially as Jack agreed it was not necessary and the affordable housing SPD is not adopted policy yet. It has a large effect on the viability of this site. The church will obviously feel aggrieved by this after all the pre- application work that had been done to ensure that this application should get a smooth ride through the system without any surprises.

I will need to take instruction on this, but I can see this causing problems.

I will organise your larger scale plan as requested.

Kind regards

Jonathan Tucker

01923 293 117 direct line

07531 124528 mob.

From: Jackie Ambrose [<mailto:jackie.ambrose@dacorum.gov.uk>]
Sent: 23 April 2013 15:26
To: jonathantucker@nettassets.co.uk
Subject: FW: Adeyfield Free Church, Leverstock 4/00518/13/MFA

Jonathan

I have been trying to get this information to you – but it keeps bouncing back from your email address – although it looks to be the correct address.

My previous email said:

Although you were directly contacting Jack Burnham regarding affordable housing requirements prior to submission, you asked that I should provide any comments received through the formal submission. These are now given below:

“In line with the Core Strategy, and the new Affordable Housing SPD (approved by Cabinet 22nd January 2013) we expect 35% of the units to be affordable housing, of which the tenure split should be 75% affordable rent and 25% shared ownership.

Camelia Smith

Lead Officer- Housing Delivery

Strategic Housing|Dacorum Borough Council”

However, the above requirement which translates into 5 affordable homes could be reduced to 4 in this particular case, as I have now consulted the CIL officer, Robert Freeman on this particular matter.

Also, you had agreed that you would supply a large copy of the site layout, with a scale bar – would a 1:200 be possible please.

And finally, I have just had Herts CC response back to the application and I have forwarded it to you below.

Regards,

Jackie Ambrose

Assistant Team Leader

Dacorum Planning and Regeneration

01442 - 228521

From: Alexandra Stevens [<mailto:Alexandra.Stevens@hertfordshire.gov.uk>]

Sent: 23 April 2013 12:46

To: Jackie Ambrose

Subject: Adeyfield Free Church, Leverstock 4/00518/13/MFA

Dear Jackie

I refer to the consultation for the above mentioned proposal. I am writing in respect of planning obligations sought towards education, library and fire and rescue services to minimise the impact of development on Hertfordshire County Council Services for the local community.

Based on the information to date for a development of 14 dwellings (comprising 4 two bedroom, 2 three bedroom and 8 four bedroom open market houses (based on floorplans)) we would seek the following financial contributions and provision, as set out within HCC's Planning Obligations Toolkit.

Please note, if the size, number or tenure of any of the dwellings changes, this calculation will need to be reviewed.

Financial Contributions

Primary Education £38,850

Secondary Education £43,714

Nursery Education £5,052 (to be confirmed)

Childcare £2,124 (to be confirmed)

Youth £820

Libraries £2,912

All calculations are based on PUBSEC index 175 and will be subject to indexation.

Provision

Fire hydrant provision is also sought and should be secured by the standard form of words in a planning obligation.

Justification

The above planning obligations are sought based on 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. The NPPF states "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition." (paragraph 203, page 47) 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, paragraph 72 of Section 8 of the NFFP states "The Government attaches great importance to ensuring 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 provision of planning contributions. Policy 13 Dacorum Borough Local Plan 1991-2011 (adopted April 2004 covers the requirement for financial contributions to be made by developers towards the provision or improvement of related facilities, services or infrastructure. In addition, the Dacorum Planning Obligations

SPD April 2011 covers the planning obligations sought from new development within this area and the application of the HCC Planning Obligation Toolkit (paragraphs 1.26-1.28, 3.5-3.9, 6.10-6.12)

The cumulative impact of development on local service provision is an important consideration. As set out in paragraph 10.2 of the Toolkit, the use of formulae and standard charges is a means of addressing the likely cumulative impact of development in a fair and equitable way. Accordingly, financial contributions may be pooled to address cumulative impact, as set out in paragraphs 7.5 and 16.4 of the Toolkit.

(ii) Directly related to the development;

The occupiers of new residential developments will have an additional impact upon local services. The planning obligations sought towards education, youth, childcare and library services from this development relate to the specific residential dwelling mix following identification of local service requirements and will only be spent on those services and facilities serving the locality of the proposed development (as set out within the Toolkit) and therefore, for the benefit of its occupants. Only those fire hydrants needed to serve the proposed development are sought to be provided by the developer (as set within the Toolkit)

(iii) Fairly and reasonable related in scale and kind to the development.

The financial contributions are linked to the size, type and tenure of each individual dwelling comprising the proposed development. Only those fire hydrants needed to serve the proposed development are sought to be provided by the developer (as set out within HCC's Toolkit)

I trust the above is of assistance if you require any further information please contact me.

Kind regards,

Alexandra Stevens

Planning Obligations Officer,

Development Services

Property and Technology

Postal point CHO 315

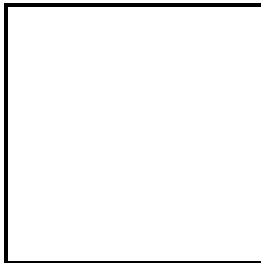
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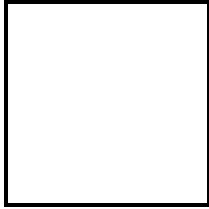
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Are you a Dacorum Borough Council tenant or leaseholder? If so, you are the key to making our housing service work better for us all. There are a range of ways you can get involved.

For an information pack call **01442 228000** and ask for tenant involvement, visit www.dacorum.gov.uk/key or email tenantinvolvement@dacorum.gov.uk



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Rev Peter Blackband
Adeyfield Free Church
Hemel Hempstead
<http://www.adeyfieldfree.org.uk/>