Hertfordshire County Council
CIL Compliance Statement

Statement in support of planning obligations sought towards Hertfordshire County Council (non-highways) services.

Full planning application made by Chase (Canada) Ltd under S62A of the Town and Country Planning Act 1990 (as amended) for residential development of Partial demolition of existing buildings (with retention of existing two-storey car park and substation) and redevelopment of the site to provide a mixed-use development comprising residential apartments (class C3) and flexible commercial floorspace (class E) across 4 blocks and associated internal roads, parking, drainage, landscaping, amenity space and associated works at Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar.

[redacted]

Senior Planning Officer

Growth and Infrastructure Unit

On behalf of Hertfordshire County Council (non-highways) services u

10 September 2026

PINS reference: S62A/2026/0159

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2.0 Introduction

2.1 The purpose of this statement is to set out Hertfordshire County Council's (HCC) requested planning obligations in relation to the full planning application at Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar and to demonstrate compliance with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) (the CIL tests)[1].

2.2 HCC is the upper-tier authority for Hertfordshire and is responsible for a range of public services for which planning obligations maybe sought to secure infrastructure and mitigate the impacts of development. These services include education, transport, libraries, waste disposal, fire and rescue, adult care services, and childcare.

3.0 Local and National Policy

3.1 Both the National Planning Policy Framework (the NPPF)[2] and the CIL tests require that planning obligations be:

a) necessary to make the development acceptable in planning terms;

b) directly related to the development; and

c) fairly and reasonably related in scale and kind to the development.

3.2 The NPPF recognises the importance of providing supporting infrastructure, including local services, and to 'promote healthy and inclusive places which supports the provision of public service infrastructure in connection with new housing. This applies to both plan-making and development management. In relation to education, the NPPF gives considerable weight to the provision of suffience education facilities (including early years, school and post-16 provision)..[4]

3.3 The requirement for financial contributions and the provision of appropriate infrastructure is established under Policy CS21 of the Hertsmere Borough Council *Core Strategy – Development Plan Document* (adopted 2013) and the Implementation and Monitoring Framework as set out in the Site Allocations and Development Management Policies Plan (adopted 2016). Policy CS18 also requires that '*New proposals will be assessed against their impact on existing local infrastructure, services and resources and where necessary, new provision of required key community facilities should be made as part of the development in consultation with the local community and local service providers and in order to meet or fund any infrastructure impact, having regard to the provisions of Policy CS21.'*

4.0 HCC's Approach to Planning Obligations

[1] The Community Infrastructure Levy Regulations 2010
[2] National Planning Policy Framework, HC1: Planning for healthy communities
[4] National Planning Policy Framework, HC1: Planning for healthy communities.

HCC Policy

4.1 HCC's overall approach to planning obligations is set out in its *Guide to Developer Infrastructure Contributions* and the accompanying technical appendices.[5] The approach to securing planning obligations through an appropriate legal agreement is set out in *the Guide to Developer Infrastructure Contributions Legal Pack*.[6]

Projects

4.2 New housing will result in an increase in population service users within the local area served by individual pieces of community infrastructure. HCC may therefore require additional capacity to accommodate these new residents and mitigate the impact of development. A planning obligation is often necessary to make the development acceptable in planning terms.

4.3 Where additional capacity is required, it will typically be provided at the school, library or other service serving the community in which the new development is located, usually the closest facility. This approach ensures that obligations are directly related to the development.

4.4 In some cases, where there is no deliverable project, HCC may not seek a planning obligation. Alternatively, HCC may seek an obligation for a facility that is not the closest if creating capacity elsewhere releases capacity locally to the development.

4.5 To ensure some flexibility, particularly as the names, locations, and strategies for individual facilities may change over the lifetime of a development and during the ten-year period in which an obligation is held, HCC includes the wording 'and/or provision serving the development' in the definition of projects. This ensures contributions can still be spent in the event of a change in service delivery strategy, provided the requirement that the obligation is directly related to the development continues to be met.

4.6 Further information justifying the choice of project and its compliance with the tests of necessity and directness is set out in the relevant sections for each obligation below.

Non-Education Contributions

4.7 Where a project is identified to mitigate the impact of development, HCC calculates contributions based on the population forecast anticipated to arise from a development, based on its characteristics and the per place costs for the type of project the obligation is funding using the Non-Education Tool (NET). This approach ensures that each contribution is fairly and reasonably related in scale and kind to the development.

[5] See Appendix 1: Guide to Developer Infrastructure Contributions.
[6] See Appendix 2: Guide to Developer Infrastructure Contributions Legal Pack.

4.8 To forecast the population or service users arising from development, HCC uses Census 2021 data on the all-household and migrant household populations of Hertfordshire as evidence for the following services:

- Childcare (0-2 and 5-11)
- Libraries
- Waste disposal (recycling centres and transfer stations)
- Youth

4.9 HCC has calculated a person-per-unit value for housing units by type, tenure, and bedroom number. This is achieved by identifying the number of Hertfordshire residents by unit, bed-size, type and tenure in the Census 2021 data. The total resident population by unit type, tenure and bed-size is then divided by the total number of dwellings in Hertfordshire of the same unit type, tenure and bed-size. This generates a person-per-unit value for each housing typology.

4.10 For certain services, such as childcare, HCC adjusts the person-per-unit values by a take-up rate to reflect that not all members of the population are potential service users.

4.11 To calculate a proportionate obligation, the NET multiplies the person-per-unit value by the cost-per-person for the relevant service. This figure is then multiplied by the number of units proposed, categorised by type, tenure and bed-size. This resulting calculation provides the contribution for each unit type, tenure and bed-size, which, when aggregated, provides the final total contribution for a given service. This methodology is explained in greater detail in the *Guide to Non-Education Model and Indicative Section 106 Contributions Calculator*.[7]

Education Contributions

4.12 HCC's agreed method for calculating developer contributions for mainstream and Special Educational Needs and Disabilities (SEND) education services is through the Hertfordshire Demographic Model (HDM). This approach ensures that contributions are fairly and reasonably related in scale and in kind to the development by calculating obligations based on the number of pupils forecast to arise from the proposed development.

4.13 For each school phase, the HDM projects the peak average number of pupils likely to arise from a development based on the proposed dwelling mix by type, tenure, and bedroom number. The model ages these cohorts' year-on-year to reflect how pupil yield changes over time as children progress through different school phases. It then multiplies this peak yield figure by the average per-pupil cost to give a planning obligation.

[7] See Appendix 3:Guide to Non-Education Model and Indicative Section 106 Contributions Calculator.

4.14 HCC seeks contributions based on the peak average yield of each main school phase. This approach is supported by the Department for Education (DfE) guidance, which states that "[the DfE] advise [local authorities] to respond to forecast peaks in demand".[8]

4.15 To calculate the peak pupil yield, the HDM uses Census 2021 data that is calibrated against school uptake rates in Hertfordshire and observed yields from HCC's Pupil Yield Study (PYS). The PYS is HCC's long-term, ongoing study of pupil yield from recently completed housing developments in Hertfordshire. This evidence base provides pupil yields for different housing types based on the type, tenure, and bedroom number, ensuring that forecast pupil yields are fairly and reasonably related in scale and kind to the development.

4.16 The DfE guidance on estimating pupil yield from housing development advises that local evidence bases be accepted where they are transparent, based on a representative sample of housing developments, clearly explained, and well-reasoned.[9] To meet this requirement, HCC's methodology is set out in full for both the HDM and the PYS.[10]

4.17 The HDM and PYS have both been considered at planning appeals, most recently in appeal reference APP/J1915/W/24/3340497, Land east of A10, Buntingford, Hertfordshire. As published in Inspector's report for this appeal, HCC's methodology was found to result in "education requirements [that] meet the tests within the regulations and as such are necessary, directly related to the development and fairly and reasonably related in scale and kind to the development."[11]

4.18 DfE guidance provides clear support for the use of local evidence bases when assessing pupil yields likely to arise from a development. Paragraph 13 further states that "when pupil yield evidence has been tested and validated through a local plan or CIL Charging Schedule examination, planning appeal, or Judicial Review, it should be accepted without further challenge unless there has been a significant material change in circumstances since that time."[12]

To calculate the planning obligation, the pupil yield for the proposed development mix is multiplied by a per-place cost. The HDM uses the DfE's published national average costs from its local authority school place scorecards.[13] To reflect the additional costs of delivering sustainable schools, including buildings that are net zero carbon in operation and incorporate climate resilience measures that are not accounted for in the scorecards, HCC

[8] See Appendix 5: Securing Developer Contributions for Education, paragraph 67.
[9] See Appendix 6: Estimating Pupil Yield from Housing Development, paragraph 13.
[10] See Appendix 7: Guide to the Hertfordshire Demographic Model and Appendix 8: Pupil Yield Survey Methodology.
[11] See Appendix 9: Appeal Decision: Land east of A10, Buntingford, Hertfordshire, paragraph 61.
[12] See Appendix 6: Estimating Pupil Yield from Housing Development, paragraph 13.
[13] See Appendix 4: Department for Education School Scorecards.

applies a 10% uplift. This approach, including the 10% uplift, accords with DfE advice to use the scorecards to assume per pupil costs.[14]

4.19 The methodology behind the HDM is set out in detail in *Appendix 7: Guide to the Hertfordshire Demographic Model* and *Appendix 8: Pupil Yield Survey Methodology*. DfE guidance, with which HCC's methodology accords, is provided in *Appendix 5: Securing Developer Contributions for Education* and *Appendix 6: Estimating Pupil Yield from Housing Development*.

Indexation

4.20 HCC will apply indexation to contributions to ensure they retain their value in real terms between the point of calculation and the point of payment.

4.21 Indexation should be applied from the point that the base costs are set, rather than the point the application is determined or the point the S106 agreement is signed. This approach prevents contributions from losing value in real terms during the period between the calculation of the base costs and the determination of the application or signing of the agreement.

4.22 The appropriate index to be used is identified in Table 2: Summary of HCC's requested planning obligations and in the substantive sections below.

4.23 For education contributions Secondary and SEND regional indexation will also be applied. Contribution requests are based on DfE scorecard costs for pupil places, which apply nationally. To reflect higher build and material costs in Hertfordshire, this regional indexation is included in addition to the national costs.

Trigger Points

4.24 HCC has a responsibility to ensure that appropriate mitigation measures are in place before the need generated by a development site arises. HCC therefore seeks payment of financial contributions at the earliest possible trigger point and in advance of the need being generated. To do otherwise would risk delaying the delivery of projects, particularly where they rely on pooled contributions from multiple applications. Early payment also reduces the risk associated with later trigger points, which may be significantly delayed or never reached, although an element of the impact would have arisen.

Monitoring and compliance

4.25 HCC's approach to the allocation and spending of Section 106 contributions is robust to ensure compliance with the S106 agreement and Regulation 122. This process includes sign-off from finance officers and, where necessary, legal officers.

5.0 HCC's Requested Planning Obligations

[14] See Appendix 5: Securing Developer Contributions for Education, paragraphs 32 and 33.

5.1 The development mix for this application is as shown in Table 1 below:

Table 1: Application development mix

Type	Tenure	Bedrooms	Units
Houses	Open Market and/or Shared Ownership*	1	0
		2	0
		3	0
		4+	0
Flats	Open Market and/or Shared Ownership*	1	97
		2	150
		3	46
		4+	0
Houses	Affordable Rent and/or Social Rent**	1	0
		2	0
		3	0
		4+	0
Flats	Affordable Rent and/or Social Rent**	1	0
		2	0
		3	0
		4+	0

5.2 HCC's requested planning obligations are set out in Table 2: Summary of HCC's requested planning obligations below. Please note that our contributions are calculated on the NET gain of 280 on the development, to incorporate the deduction of the existing 7 x 1 bedroom and 6 x 2 bedroom flats which are to be demolished as part of the development.

Table 2: Summary of HCC's requested planning obligations

Contribution	Project	Contribution	Indexation
Secondary Education	towards the expansion of secondary school provision in Potters Bar	£914,256	BCIS Q1 2024 Additionally, contributions will be subject to BCIS Regional Indexation using the Building Cost

Contribution	Project	Contribution	Indexation
			Information Service Tender Price Study by location (based on 2000 boundaries data) for the East of England.
SEND	towards new Severe Learning Difficulty (SLD) special school places (WEST) for pupils aged 2 to 19 years old, through the relocation and expansion of Breakspeare School	£187,235	BCIS Q1 2024 Additionally, contributions will be subject to BCIS Regional Indexation using the Building Cost Information Service Tender Price Study by location (based on 2000 boundaries data) for the East of England.
Waste (Transfer Station)	towards increasing capacity at Waterdale Transfer Station	£24,471	BCIS Q1 2024
Waste (Recycling Centre)	towards increasing capacity through the expansion of Potters Bar Recycling Centre	£72,231	BCIS Q1 2024

Contribution	Project	Contribution	Indexation
Monitoring		£420 Per trigger in s106	RPI January 2024

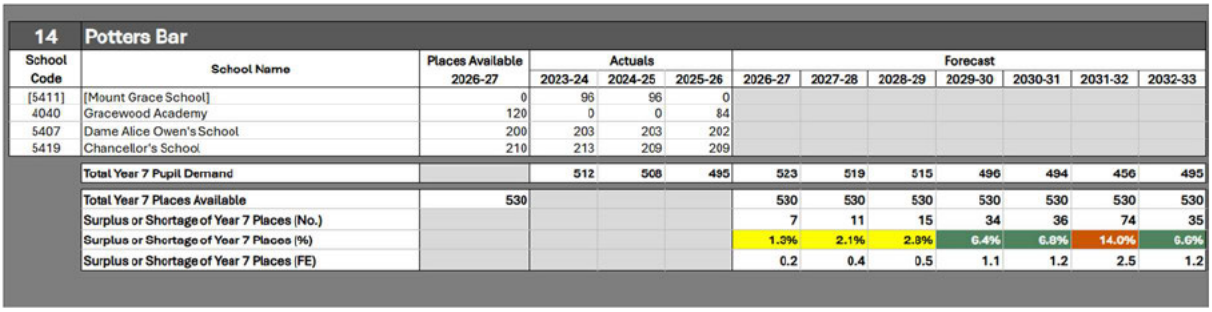
HCC's Growth and Infrastructure Unit were not consulted as part of any pre-application discussions and therefore have not submitted any previous comments.

6.0 Mainstream Education Secondary

Necessity

6.1 HCC has a statutory responsibility to provide sufficient school places for**Error! Reference source not found.** Secondary age pupils. Ensuring access to good local schools also supports the sustainability of sites and communities, contributes to local wellbeing, and gives children the best possible start in life.

6.2 HCC assesses school capacity within designated school planning areas. Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar is located within the Potters Bar Secondary**Error! Reference source not found.** Planning Area. The forecast for this school planning area is set out in



14	Potters Bar											
School Code	School Name	Places Available 2026-27	Actuals 2023-24	Actuals 2024-25	Actuals 2025-26	Forecast 2026-27	Forecast 2027-28	Forecast 2028-29	Forecast 2029-30	Forecast 2030-31	Forecast 2031-32	Forecast 2032-33
[5411]	[Mount Grace School]	0	96	96	0							
4040	Gracewood Academy	120	0	0	84							
5407	Dame Alice Owen's School	200	203	203	202							
5419	Chancellor's School	210	213	209	209							
	Total Year 7 Pupil Demand		512	508	495	523	519	515	496	494	456	495
	Total Year 7 Places Available	530				530	530	530	530	530	530	530
	Surplus or Shortage of Year 7 Places (No.)					7	11	15	34	36	74	35
	Surplus or Shortage of Year 7 Places (%)					1.3%	2.1%	2.8%	6.4%	6.8%	14.0%	6.6%
	Surplus or Shortage of Year 7 Places (FE)					0.2	0.4	0.5	1.1	1.2	2.5	1.2

Figure 1 below.

14	Potters Bar											
School Code	School Name	Places Available 2026-27	Actuals 2023-24	Actuals 2024-25	Actuals 2025-26	Forecast 2026-27	Forecast 2027-28	Forecast 2028-29	Forecast 2029-30	Forecast 2030-31	Forecast 2031-32	Forecast 2032-33
[5411]	[Mount Grace School]	0	96	96	0							
4040	Gracewood Academy	120	0	0	84							
5407	Dame Alice Owen's School	200	203	203	202							
5419	Chancellor's School	210	213	209	209							
	Total Year 7 Pupil Demand		512	508	495	523	519	515	496	494	456	495
	Total Year 7 Places Available	530				530	530	530	530	530	530	530
	Surplus or Shortage of Year 7 Places (No.)					7	11	15	34	36	74	35
	Surplus or Shortage of Year 7 Places (%)					1.3%	2.1%	2.8%	6.4%	6.8%	14.0%	6.6%
	Surplus or Shortage of Year 7 Places (FE)					0.2	0.4	0.5	1.1	1.2	2.5	1.2

Figure 1: Forecast for the Secondary planning area for 2026/27.

6.3 Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar is forecast to yield 0.16FE at Secondary stage.

6.4 The forecasts show a close match in the supply and demand for school places within the area, with only a small surplus capacity forecast in some years. However with regard to the approved, anticipated and planned growth in Potters Bar HCC acknowledge there is a need for secondary provision. HCC

is also awaiting the decision from the Secretary of State in relation to the Land to the West of Barnet Road, And East of Baker Street, Potters Bar Inquiry (ref: 24/1101/OUTEI / 6004002) for the development of up to 900 dwellings.

6.5 Moreover, secondary education places take a significant time to arise and therefore, the impact of the housing growth on secondary education places will predominantly be beyond these forecasts.

6.6 It is therefore unlikely that sufficient school capacity will exist in the local area to meet the needs of pupils arising from Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar. Without new education capacity, children would be unlikely to secure a local school place, leading to unstainable patterns of movement.

6.7 A planning obligation is therefore necessary to make this application acceptable in planning terms.

Directness

6.8 The project identified to mitigate the impact of development is the expansion of secondary school provision in Potters Bar.

Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar is located within the Potters Bar Secondary School Planning Area. This is illustrated in

Figure 2: Map of Potters Bar Secondary School Planning Area

6.9 below.

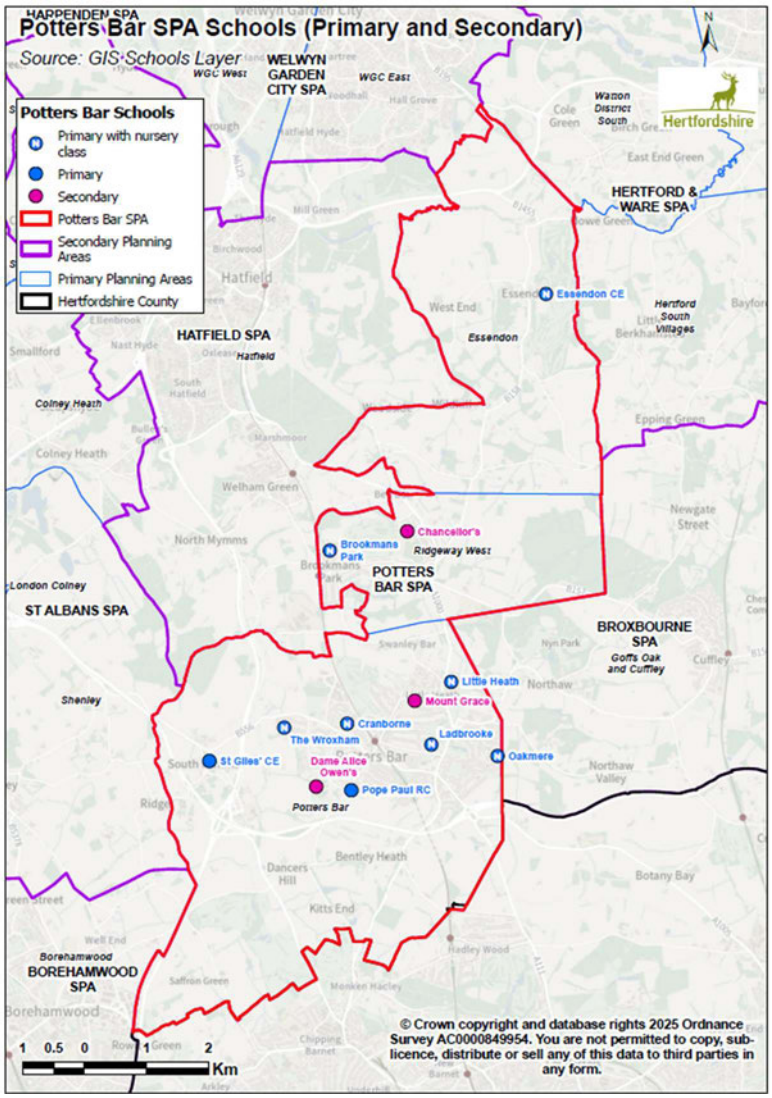


Figure 2: Map of Potters Bar Secondary School Planning Area

6.10 HCC can reasonably expect that secondary aged children from this development will attend a secondary school in Potters Bar and therefore, a £914,256planning obligation towards the expansion of secondary school provision in Potters Bar is therefore directly related to the development.

Scale

6.11 HCC's requested planning obligation is £914,256Secondary index-linked to BCIS Q1 2024. The methodology for calculating this contribution is set out below.

6.12 The development mix set out in Table 1: Application development mix as assessed using the HDM, forecasts a peak pupil yield of 25 or 0.16FE at the Secondary stage, and 6 at the Post-16 stage.

6.13 The DfE school scorecards maintain benchmark costs for both new schools and expansions. As this project is a expansion the most appropriate per-place scorecard costs are the expansion costs. The applicable scorecard costs for a

Secondary and Post-16 place are therefore £30,241 per place, index-linked to BCIS Q1 2024.

6.14 The subsequent calculation is set out in Tabe 3 below. Note that the calculation shown is rounded for illustrative purposes.

Table 3: Calculation of the Secondary planning obligation.

Phase	Pupils	Cost Per Place	Contribution
Post-16	66	£30,24130,241£30,241	£167,114
Secondary	25	£30,24130,241£30,241	£747,142
Total			£914,256

6.15 The contribution is therefore based on the pupil yield arising from the development, taking account of its characteristics, and appropriate per-pupil costs, and is thus related in scale and kind to the development.

6.16 Accordingly, a contribution is sought towards the expansion of secondary school provision in Potters Bar of £914,256, index-linked to BCIS Q1 2024.

6.17 Further information on HCC's approach to mainstream education contributions is set out in Appendix 10*: Technical Appendix 3 – Education (Mainstream Schools*).

7.0 Special Education Needs (SEND)

Necessity

7.1 HCC has a statutory responsibility to provide sufficient school places for pupils with SEND requirements. Access to SEND education services is essential to ensure fairness and equal opportunities for all pupils and parents.

7.2 HCC's SEND Special School Place Planning Strategy identifies the need for additional special school places in Hertfordshire.[17] It highlights a shortfall in provision across several categories, including Physical and Neurological Impairment, Severe Learning Difficulties, Social Emotional and Mental Health, Learning Difficulties, and Hearing Impairment/Deaf. Furthermore, there is currently no special school provision for the Communication and Autism category.

7.3 Demand for SEND provision continues to grow, and the additional new dwellings will place further pressure on an already stretched service, exacerbating an already problematic situation. HCC plans to deliver new special schools covering various SEND categories and has secured planning permission for the expansion and reprovision of Breakspeare School in Croxley Green (WEST) and towards a new special school in Buntingford (EAST).

[17] See Appendix 111: SEND Special School Place Planning Strategy.

7.4 New applications for planning permission must therefore include measures to mitigate the additional demand placed upon the SEND education system in Hertfordshire.

7.5 A planning obligation is therefore necessary to make this application acceptable in planning terms.

Directness

7.6 The project identified to mitigate the impact of development is towards new Severe Learning Difficulty (SLD) special school places (WEST) for pupils aged 2 to 19 years old, through the relocation and expansion of Breakspeare School.

7.7 Unlike mainstream education, pupils often travel longer distances to attend special schools. This is due to the relatively small number of pupils requiring special education and the limited number of special schools which are available. Moreover, pupils have diverse needs and must attend a school that can meet their specific requirements and has the capacity to enrol them.

7.8 Consequently, HCC needs to seek for a small number of projects, each serving a wide geographical area. Each project may provide places for local pupils or, by admitting local pupils from mature housing stock, release capacity at other special schools that can accommodate pupils from the development.

7.9 Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar is located in the west of the county. HCC can therefore reasonably expect that the increase in school capacity provided by new Severe Learning Difficulty (SLD) special school places (WEST) for pupils aged 2 to 19 years old, through the relocation and expansion of Breakspeare School will serve the development. This project has not yet secured full funding.

7.10 A planning obligation towards new Severe Learning Difficulty (SLD) special places (WEST) for pupils aged 2 to 19 years old, through the relocation and expansion of Breakspeare School is therefore directly related to the development.

Scale

7.11 HCC's requested planning obligation is £187,235, index-linked to BCIS Q1 2024 and BCIS Regional Factor. The methodology for calculating this contribution is set out below.

7.12 DfE guidance[18] states that it is reasonable and fair to seek developer contributions for SEND provision in direct proportion to the needs arising from a housing development, specifically in relation to pupils requiring provision in a

[18] Paragraph 25-30 of Securing Developer Contributions for Education

special school, specialist provision within a mainstream school, a pupil referral unit, or other alternative provision

7.13 HCC calculates contributions for SEND provision using a flat-rate per dwelling type, multiplied by the number of proposed dwellings. This approach is simpler and more appropriate given the smaller number of SEND pupils compared to mainstream pupils.

7.14 These rates are calculated based on the observed yields of SEND pupils in the PYS and the per-place costs for SEND pupils, which are four times higher than the DfE per-place scorecard costs for mainstream pupils.

7.15 The subsequent calculation, based on the development mix set out at Table 1: Application development mix, is presented in Table 4 below. Note that the calculation shown is rounded for illustrative purposes.

Table 4: SEND contribution calculation

Phase	Project yield projection	Cost Per Place	Contribution
Primary	1	£105,006	£94,031
Secondary	1	£127,213	£93,204
Total			£187,235

7.16 The contribution is based on the yield arising from the development, taking account of its characteristics, and appropriate per-pupil costs. It is therefore related in scale and kind to the development.

7.17 Accordingly, a contribution is sought towards new Severe Learning Difficulty (SLD) special school places (WEST) for pupils aged 2 to 19 years old, through the relocation and expansion of Breakspeare School of £187,235, index-linked to BCIS Q1 2024.

7.18 Further information on HCC's approach to special school contributions is set out in Appendix 122: Technical Appendix 4 – Education (Special Schools and Specialist Provision).

8.0 Waste (Recycling Centres)

Necessity

8.1 Under the Environmental Protection Act 1990, HCC is required to perform the statutory functions of the Waste Disposal Authority (WDA) for Hertfordshire. The WDA is also required to provide facilities within its area where residents may deposit their household waste free of charge. In Hertfordshire, these facilities are known as Recycling Centres (RCs) and ensures that the WDA meets increased waste segregation requirements set by the Environment Agency.

8.2 HCC currently manages a network of 16 RCs. At these locations, residents can deposit waste items and materials, including those not collected at the kerbside by District and Borough Councils. An increase in population within Hertfordshire resulting from new residential development will require increased capacity and therefore investment in the network.

8.3 Many of Hertfordshire's RCs are at or above capacity[19]. Moreover, additional capacity is required to enable the efficient processing, recycling or treatment of waste in order to meet the Government's *Resources and Waste Strategy*[20], as well as increased waste segregation requirements set by the Environment Agency and to meet increased waste recycling targets established in the July 2020 *Circular Economy Package*[21].

8.4 This development is within the Potters Bar catchment area. This centre has insufficient spare capacity and cannot meet the needs of housing growth. Therefore, a contribution is necessary to ensure it can continue to provide suitable services to Hertfordshire residents.

8.5 A planning obligation is therefore necessary to make this application acceptable in planning terms.

Directness

8.6 Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar is within the Potters Bar catchment area.

8.7 A planning obligation towards increasing capacity through the expansion of Potters Bar Recycling Centre is therefore directly related to the development.

Scale

8.8 HCC's requested planning obligation is £72,231, index-linked to BCIS Q1 2024. The methodology for calculating this contribution is set out below.

8.9 The development mix set out in Table 1 as assessed by the NET, forecasts 536 service users arising from the development.

8.10 Given that the geographical catchments and the works to be undertaken for the Hertfordshire RCs vary, there will be a different project cost for each facility and project. Costs per project are therefore based on the individual catchment areas. The cost of the project is divided by the number of existing residents as well as the projected number of additional residents in the catchment area to get a cost-per-person rate for the project.

8.11 The subsequent NET calculation is set out in Table 3 below. Note that the below calculation shown is rounded for illustrative purposes.

[19] See Appendix 1313: Collected Waste Spatial Strategy – Recycling Centre Appendix
[20] See Appendix 1515: Our Waste, Our Resources: A Strategy for England.
[21] See Appendix 1616: Circular Economy Package policy statement

Table 3: Calculation of RC planning obligation

Service Users	Cost Per Person	Contribution
536	£134.97	£72,231

8.12 Accordingly, a contribution of £72,231(index-linked to BCIS Q1 2024) is sought towards increasing capacity through the expansion of Potters Bar Recycling Centre..

8.13 Further information on HCC's approach to Waste contributions is set out at Appendix 1717: Technical Appendix 7 – Waste Management.

9.0 Waste (Transfer Stations)

Necessity

9.1 HCC, as the Waste Disposal Authority (WDA) is responsible for bulking, segregating and securing the onward disposal of residual waste collected by the districts and boroughs, as well as waste collected at the county's Recycling Centres (RCs). This is primarily undertaken at a Waste Transfer Station (WTS).

9.2 Waterdale TS currently handles most of Hertfordshire's residual waste; however, there is insufficient spare capacity to cope with demand, and work is being forward funded to increase capacity at this WTS. Additional WTSs are planned to more sustainably support the north and east of the county, with work for the new Eastern Transfer Station already underway and also being forward funded by HCC. The forward funding by HCC, on the basis that proportional S106 contributions are still sought from subsequent developments in the area. The additional WTSs will ensure that there is sufficient capacity in the network and that no main population centre in the county is more than 20 minutes' drive time from the nearest WTS[22].

9.3 A planning obligation is therefore necessary to make this application acceptable in planning terms.

Directness

9.4 Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar is within the catchment area of the Waterdale TS. Therefore, a planning obligation towards increasing capacity at Waterdale TS is directly related to the development.

Scale

9.5 HCC's requested planning obligation is £24,471, index-linked to BCIS Q1 2024. The methodology for calculating this contribution is set out below.

[22] See Appendix 114:

9.6 The development mix set out in Table 1, assessed by the NET, forecasts 536 service users arising from the development.

9.7 Given that the geographical catchments and the works to be undertaken for Hertfordshire WTSs vary, there will be a different project cost for each facility and project. Costs per project are therefore based on the individual catchment areas. The cost of the project is divided by the number of existing residents as well as the projected number of additional residents in the catchment area to get a cost-per-person rate for the project.

9.8 The subsequent NET calculation is set out in Table 4 below. Note that the below calculation shown is rounded for illustrative purposes.

Table 4: Waste TS planning obligation calculatio

Service Users	Cost Per Place	Contribution
536	£45.73	£24,471

9.9 Accordingly, a contribution of £24,471 (index-linked to BCIS Q1 2024) is sought towards increasing capacity at Waterdale Transfer Station.

9.10 Further information on HCC's approach to Waste contributions is set out at Appendix 1717: Technical Appendix 7 – Waste Management.

10.0 Fire Hydrants

10.1 As the statutory Fire & Rescue Authority under the Fire and Rescue Act 2004, HCC seeks to ensure that all new developments are adequately served by fire-fighting water supplies. To fulfil this duty, all new developments must be designed to include appropriate fire hydrants, as the provision of public fire hydrants is not secured through Building Regulations and must instead be secured through the planning process. Without this, both people and property would be at increased risk in the event of a fire.

10.2 Operationally, all new housing must be located within 90 metres of a fire hydrant to enable Hertfordshire Fire and Rescue Service to reliably extinguish fires. Fire hydrants should be incorporated at the masterplanning stage. The precise number and location of hydrants will be confirmed at the detailed design stage, once the internal layout and water service infrastructure are finalised.

10.3 In the case of Maple House, 1 To 7 Princes Parade, 8-16 (evens), And, 30 - 32 High Street, Potters Bar, of the existing hydrant network does not provide sufficient coverage to meet this operational requirement. New fire hydrants are therefore essential to ensure the development can be safely and effectively served.

10.4 No financial contribution is requested, but fire hydrants should be secured via planning condition. A planning condition requiring the submission, approval,

and implementation of a fire hydrant water supply scheme is therefore necessary and reasonable. If the developer does not provide the hydrants required as a direct result of their development the responsibility and cost would fall upon HCC.

10.5 To secure the necessary provision the following condition is required:

Condition:

No above-ground works shall take place until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented.

Reason:

To ensure sufficient water infrastructure is provided on site to enable the Fire and Rescue Authority to discharge its statutory firefighting duties.

10.6 This condition is necessary, relevant, enforceable, precise, proportionate, and directly related to the development, and therefore fully meets the six tests for planning conditions.

10.7 Further guidance is available in *Appendix 18 - Technical Appendix 8: Fire and Rescue Service.*

11.0 Monitoring Fees

11.1 Local authorities are permitted to charge monitoring fees to recover their costs in monitoring planning obligations, provided these fees are proportionate, reasonable, and reflect the actual cost of monitoring.[23]

11.2 HCC charges £420, index-linked to January 2024 RPI, per individual trigger point. This figure is derived from the cost of expected time required by a Monitoring Officer and Senior Planning Officer to undertake tasks associated with monitoring that trigger.

11.3 Further information on HCC's approach to monitoring is set out at Appendix 1: Guide to Developer Infrastructure Contributions.

12.0 Viability

12.1 A Viability Study has been prepared and submitted by Turner Morum LLP, dated July 2026.

12.2 Should the Inspector consider that an apportionment of the planning obligations is appropriate, given the viability considerations, HCC would respectfully request that any resulting legal agreement includes an upwards-only viability review mechanism. This would ensure that any

[23] See Planning Obligations Planning Practice Guidance paragraph 36.

unforeseen uplift in viability or developer profit arising during delivery is captured and applied towards securing additional public benefits, including but not limited to planning obligations.

13.0 Conclusions

13.1 HCC is seeking the financial contributions set out in this Statement, together with fire hydrant provision to be secured through a planning condition, to mitigate the impact of this proposed development.

13.2 It is considered that these requirements meet the tests set out within Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended 2019) and paragraph 58 of the NPPF.

13.3 Therefore HCC, respectfully requests that the Inspector accepts these obligations.

14.0 Appendices

Appendix 1	Guide to Developer Infrastructure Contributions
Appendix 2	Guide to Developer Infrastructure Contributions Legal Pack
Appendix 3	Guide to Non-Education Model and Indicative Section 106 Contributions Calculator
Appendix 4	Department for Education School Scorecards
Appendix 5	Securing Developer Contributions for Education
Appendix 6	Estimating Pupil Yield from Housing Development
Appendix 7	Guide to the Hertfordshire Demographic Model
Appendix 8	Pupil Yield Survey Methodology
Appendix 9	Appeal Decision: Land east of A10, Buntingford, Hertfordshire
Appendix 10	Technical Appendix 3 – Education (Mainstream Schools)
Appendix 11	SEND Special School Place Planning Strategy
Appendix 12	Technical Appendix 4 – Education (Special Schools and Specialist Provision)
Appendix 13	Collected Waste Spatial Strategy – Recycling Centre Appendix
Appendix 14	Collected Waste Spatial Strategy
Appendix 15	Our Waste, Our Resources: A Strategy for England
Appendix 16	Circular Economy Package policy statement
Appendix 17	Technical Appendix 7 – Waste Management
Appendix 18	Technical Appendix 8 – Fire and Rescue Service