

ITEM 07 APPENDIX B

*County Councillor .../
Mayor of Watford/ Leader of TRDC
Street
Town
Hertfordshire*

**Hertfordshire County Council
CHN203 County Hall
Pegs Lane
Hertford SG13 8DN**

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My ref: P5/094/075/0000

Date: 20 June 2011

Dear Councillor

Funding of the Croxley Rail Link from planning obligations held by HCC

Those of you who sit on the Joint Member Panel will have been aware for some time of the need to reserve planning obligations (Section 106 money) for use on the Rail Link. In February we learnt that the scheme had progressed to the Department for Transport's Development Pool. This greater level of certainty meant that we need a more clearly defined funding stream to submit in the Best and Final Funding Bid in September. As a result we have identified specific funds to be reserved solely for the purpose of the project from now until its delivery. I am writing to explain what it will mean for you and your colleagues.

As you know the Rail Link is the most significant transport scheme in the county and is at the heart of the South West Hertfordshire Transport Plan. It is supported by our three councils as well as by the mayor of London and Network Rail.

The planning obligations chosen to contribute towards the scheme have been chosen following the rules set out in the document 'Highways and Transport Section 106' which was adopted in June 2009 and reported to all the Joint Member Panels. In summary there are three tests that any use of such funds must meet to be considered legitimate. These are:

- The specific requirements of the legal agreement.
- Compliance with Circular 05/05 (now replaced by CIL regulation 122).
- S106 strategic priority hierarchy.

A fourth criterion has been used in this process. Since the Rail Link is not scheduled to open until 2016 we have had to ensure that the funds would still be available then.

Please find attached for your information the table for the borough/ district showing which development sites and planning obligations we are positively reserving for the Rail Link. The total of the four tables on the table that follow my letter is £1,556,492.

Since opening is 5 years from now, other qualifying planning obligations will be received by the County Council in the interim. We are aware of some as the agreements have been signed – the most obvious example being the Health Campus in west Watford. Others may arise from schemes that have not even been considered for planning permission. The overall allocation for the Rail Link will be reviewed at each quarterly officer steering group meeting and, where appropriate, newer funds may be considered for use on it therefore releasing other funds for the alternative uses most of them have against them.

Should the timescale for delivery of the Rail Link scheme change, we will review the funds against the dates by which they are due to be refunded. Some of them might be ruled out for later use and so will become available for less high priority schemes. This will be discussed at the officer steering group for the borough/ district and information updated in the Traffic Light Report.

Should you have any queries about this issue or planning obligations in general, please contact me. If your information needs are related to the Rail Link, see <http://www.croxleyrailink.com/> or please contact Ian Thompson.

Yours sincerely

Nick Gough
Highways Development Control Manager – SW Hertfordshire

cc: P Brooker (TRDC), J Custance (WBC), M Younghusband, I Thompson, R Boutal, D Swan, I Brownell, C Hoskins, J Applestone

S106 FUNDING PRIORITISED FOR CROXLEY RAIL LINK – WATFORD

Agreement	Amount Available	Refund Date
96a Queens Road	750.62	None
1 - 3 Derby Road	67,751.85	7th Ann
Land at Beechen Grove / Loates Lane	27,066.58	10th Ann
1 Bruce Grove	2,303.43	None
170 Whippendell Road	8,870.12	None
111 Langley Road	7,505.03	16-Aug-17
103 - 107 Gammons Lane	2,455.57	None
19 Rosebriar Walk	411.91	None
279 St Albans Road	4,264.81	None
25 - 27 Rickmansworth Road	15,589.65	None
Former Grangersol Premises, Imperial Way	19,376.29	None
428 Whippendell Road	14,708.31	None
88 Queens Road	1,098.43	None
33 Langley Way	1,301.23	None
Willow Grange, Church Road	54,575.03	04-Aug-20
66 Balmoral Road	504.15	None
12 - 14 St Albans Road	35,060.46	13-Dec-17
Tinsley Estate, Queen Mary's Avenue	52,353.71	04-Aug-18
St Martins House, 31 - 35 Clarendon Road	105,440.17	10th Ann
86 The Ridgeway	1,256.54	None
Watford Springs, Lower High Street	71,275.19	02-Mar-21
2 Victoria Passage	1,288.40	None
Highwayman PH, Tolpits Lane	16,683.82	None
173 Hempstead Road	1,636.54	None
27 Essex Road	1,548.94	None
24 Water Lane	19,004.51	None
148 Queens Road	4,400.63	None
West Herts College, Cassio Campus	321,891.04	10th Ann
255 St Albans Road	2,599.72	None
49 Water Lane	415.29	None
80 Ridge Lane	1,133.29	None
4 - 6 Green Lane	7,027.23	None
J R Tagger Site, Pinner Road	73,092.05	10th Ann
164 St Albans Road	1,683.91	None
Pinetree House, Butterwick / The Turnstones	5,271.05	None
103 Leggatts Wood Avenue	2,250.90	None
Leggatts Campus, Leggatts Way	125,936.60	None
Beaver PH, 98 Courtlands Drive	9,275.85	None
212 Harwoods Road	3,006.30	None
13 - 15 Green Lane	9,475.62	None
141 Ridge Lane	1,431.37	None
Colne Bridge Retail Park, Waterfields Way	78,022.22	None
Lotkeep, 201 Lower High Street	162,326.28	None
Salt Store, Dalton Way	24,678.77	5th Ann
Timms Meadow, Water Lane	9,523.02	None
	1,377,522.43	

S106 FUNDING POTENTIALLY AVAILABLE FOR CROXLEY RAIL LINK – WATFORD

Agreement	Amount Available	Refund Date
LRT Site, Metropolitan Station Approach (1)	31,002.14	19-Oct-09
LRT Site, Metropolitan Station Approach (2)	26,371.97	23-Jan-08
Viking Autos, 291 - 293 Lower High Street	7,566.06	02-Mar-07
	64,940.17	

WATFORD SUB TOTAL £1,442,462.60

S106 FUNDING PRIORITISED FOR CROXLEY RAIL LINK - THREE RIVERS

Agreement	Amount Available	Refund Date
The Cottage, Homefield Road, Chorleywood	2,006.67	None
Land at Rickmansworth School, Scots Hill, Croxley Green (1)	17,195.35	10th Ann
Land at Rickmansworth School, Scots Hill, Croxley Green (2)	20,573.11	10th Ann
19 Watford Road, Croxley Green	7,577.40	12-Dec-18
Grove Crescent, Croxley Green	4,257.46	None
55 Lower Road, Chorleywood	2,253.55	None
Kenwood House, Dwight Road, Watford (1)	25,333.09	None
	79,196.63	

S106 FUNDING POTENTIALLY AVAILABLE FOR CROXLEY RAIL LINK - THREE RIVERS

Agreement	Amount Available	Refund Date
Kenwood House, Dwight Road, Watford (2)	34,833.00	None
	34,833.00	

THREE RIVERS SUB-TOTAL £114,029.63