

Corporate Architecture Limited

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Our Ref : 25/02734/S106A

Contact : Anne McDonald
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Date : 23rd January 2026

FAO: Alfie Simons

Dear Sir / Madam,

S106A Planning Obligations : Application for the discharge of Planning Obligation under S106A of the TCPA 1990 Fire hydrants with respect to S106 agreement pursuant to 19/01669/FP

Land On The South West Side Of, Stevenage Road, St Ippolyts, Hertfordshire,

Fire Hydrants

I refer to your application, received on 10/11/25, which seeks approval of the scheme for fire hydrants. The S106 Agreement, under Schedule 3 sets out the requirements on the developer regarding the provision of fire hydrants. There are 7 obligations set out in the S106 Agreement (set out at 2.1 – 2.7), in summary these are:

- To ensure the Water Scheme incorporates fire hydrants in accordance with BS 750 (2012) as reasonably required by the fire and Rescue Service
- Prior to commencement of development prepare and submit the Water Scheme to the Fire and Rescue Service for its written approval.
- To construct these details on site and to inform the Fire and Rescue Service when each is operational on site.
- To ensure each hydrant is kept operational until they are adopted by the Fire and Rescue Service.
- To ensure that each building in the development is served by an operational fire hydrant.
- No occupation of any building until it is served by an operational fire hydrant.
- To ensure all notices are addressed to the correct department.

There are no conditions imposed on planning permission 19/01669/FP in respect of fire hydrants in the development. For this, 25/02724/S106A application, the HCC Fire and Rescue team have been consulted. They have provided a copy of a plan showing the agreed location of new fire hydrants to be provided by / in the development. However, no information has been provided to demonstrate that these are fully operational or that they have been adopted by the Fire and Rescue Service. Therefore, I am unable to agree the compliance of the fire hydrants with the requirements of the S106 Agreement at this time.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves

Development and Conservation Manager

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