

## **APPENDIX B: REVIEW OF ENGINEERING CHARGES**

### **Overview**

Regeneration of the Stevenage Town Centre is fully underway with many ongoing and upcoming developments in the town centre. Works affecting the highway can negatively impact the public, causing inconvenience to pedestrians (especially those with disabilities), an increase in traffic travel time and noise pollution as well as often causing a visual eyesore. The following fees will ensure that cost are covered with the usual margin and any surplus is invested back into the services, as well as incentivising developments to be completed on schedule and have effective site management.

Following recent cost analysis and benchmarking it is proposed that the charges for hoarding, scaffolding, and parking bay suspensions are increased. Additionally, it is proposed that the fees for Temporary Traffic Regulation Orders (TTROs) Permanent Traffic Regulation Orders (PTROs), Street Development Agreements (SDAs) & Land Rental Charges are formalised.

### **Hoarding & Scaffolding charges**

	<b>Current charge</b>	<b>New charge</b>
Hoarding and Scaffolding	£50 per 100m per week	£50 per 50 m per week
Application fee	£0	£100

### **Parking Bay Suspension charges**

<b>Current charging structure</b>	
Suspension timescales	Fee / Reduction
Suspension fee (per week, up to 5 bays / 30m)	£210 / £242 per bay
Additional bay / 6 metres (per week)	£6
After four weeks, the weekly fee is reduced by	5%
After thirteen weeks, the weekly fee is reduced by	20%
After twenty-six weeks, the weekly fee is reduced by	35%
After fifty-two weeks, the weekly fee is reduced by	50%

<b>New charging structure</b>	
Per bay per day (from 5m for bays parallel to the edge of the carriageway)	Fee
Week 1	£20
Weeks 2 -8	£22
Weeks 9-16	£25
Weeks 17 +	£29
Pay and Display & controlled parking zones	Daily loss of parking income in addition to the above charges
Overstay charge – per bay per day	£50
Application Fee	£120

### Formalisation of new Traffic Regulation Orders (TTRO)/Permanent Traffic Regulations (PTRO) charges

Application Type	Application Fee	Additional charges/Validity
TTRO / PTRO	£2,000	Additional fees for advertisement, signage & additional site inspections will be identified and charged for. Application will be valid for 18 months
Emergency TTRO	£1,200	Application will be valid for 21 days

### Formalisation of Street Development Agreement charges

Service	Fee	Additional detail
SDA	Application Fee of £750  10% of the total agreed value of the construction works proposed	Developers will need to take out a bond to the value of 110% of the agreed value of the roadworks

### Formalisation of Land Rental charges

Current Land Rental Charges	Fee - per m <sup>2</sup> per week
Zone A : Town Square, Queensway North, Danestrete North including for the Arrival Square (from Mecca Bingo to the Leisure Centre)	£2.35/m <sup>2</sup> /week
Zone B : The Forum, Queensway South, Danestrete South, Swingate and Danesgate	£2.03/m <sup>2</sup> /week
Zone C: All other town centre roads and footways	£1.28/m <sup>2</sup> /week

Proposed Land Rental Charges	Fee - per m <sup>2</sup> per week		
Zone	Weeks 0-26	Weeks 27-52	Weeks 53+
Zone A - Town Square, Queensway North, Danestrete North including for the Arrival Square (from Mecca Bingo to Leisure Centre)	£2.50	£2.75	£3.00
Zone B - The Forum, Queensway South, Danestrete South, Swingate and Danesgate - All other town centre roads and footways	£2.15	£2.40	£2.65
Zone C – all SBC owned land, roads, and footways outside town centre. This can include areas surrounding Council owned community centres, hubs, pavilions and buildings outside the Town Centre.	£1.90	£2.10	£2.30
Application Fee	£150.00		

### Principles of Charging

- The land rental charges relate only to the enclosure of SBC maintained streets, not to streets that are part of the adopted highway network for which HCC is responsible (sites will be mainly

brownfield town centre developments and greenfield sites are unlikely to be served by SBC roads)

- The land rental charges will apply to developers of private land
- The land rental charges will not apply where SBC is the developer of its own land but will apply to developers which have taken ownership of sites from the Council
- All charges will be non-negotiable. They will almost always represent far less than 1% of total development costs
- If developers claim that they cannot afford to pay the above fees it suggests that the development may be financially unviable
- Any waiving of charges in exceptional circumstances should be approved by the Strategic Director (TP)