

**Suggested Phasing Programme – Zone 3**

Notes:

- Phases 1, 2, 3 and 4 do not have to come forward in sequence as they could be constructed independently of one another.
- Phases 5 to 10 are dependent upon the provision of the new access road to the rear of 88 to 94 Seaton Road

**PHASE 1:**

Rear of 59 to 67 Deaconsfield Road (inclusive)

**PHASE 2:**

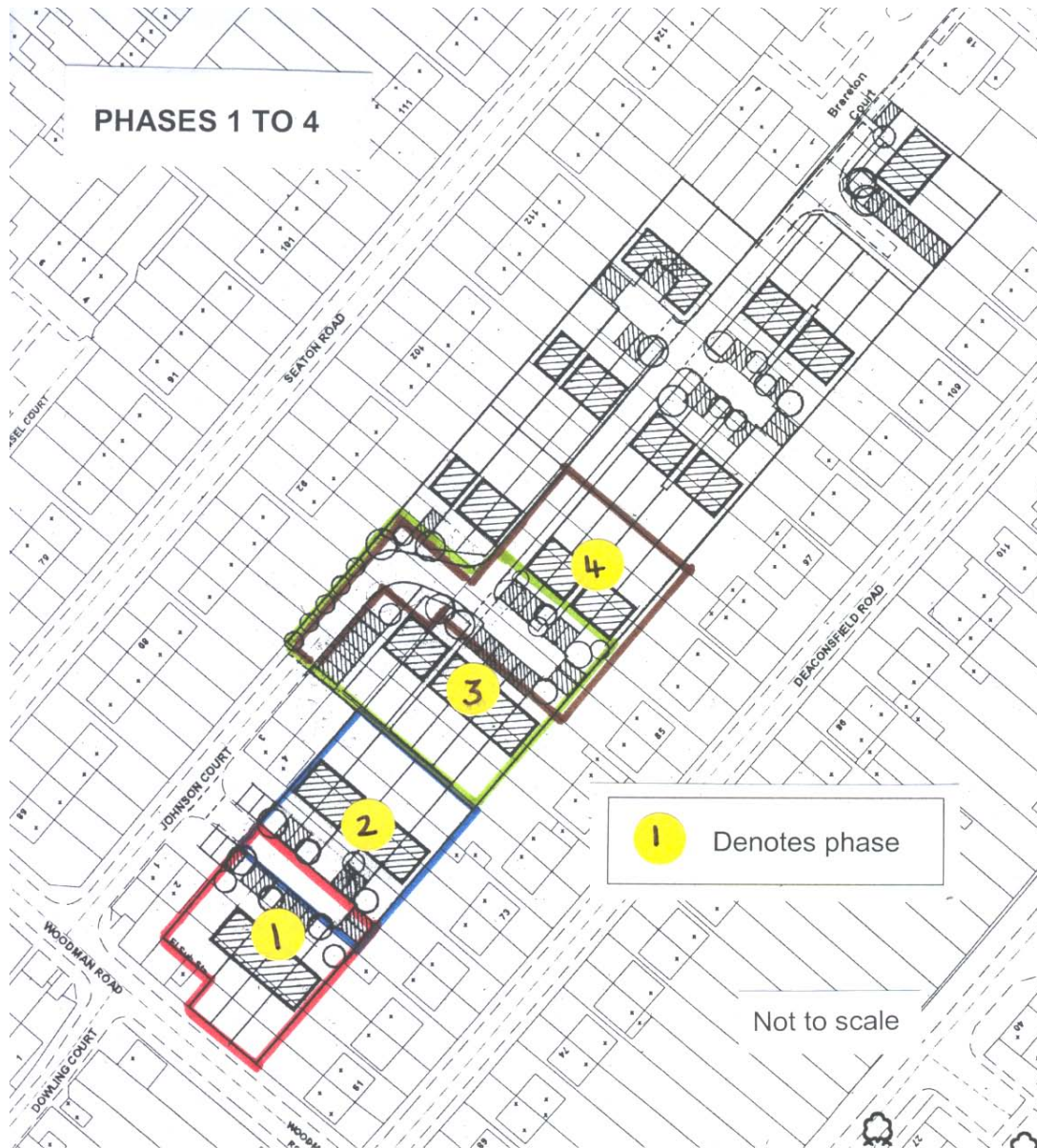
Rear of 67 to 75 Deaconsfield Road (inclusive)

**PHASE 3:**

Rear of 77 to 85 Deaconsfield Road (inclusive) and rear of 88 to 94 Seaton Road (inclusive)

**PHASE 4:**

Rear of 83 to 91 Deaconsfield Road (inclusive) and 88 to 94 Seaton Road (inclusive)



**PHASE 5:**

Rear of 93 to 101 Deaconsfield Road (inclusive)

**PHASE 6:**

Rear of 96 to 102 Seaton Road (inclusive)

**PHASE 7:**

Rear of 102 to 112 Seaton Road (inclusive)

**PHASE 8:**

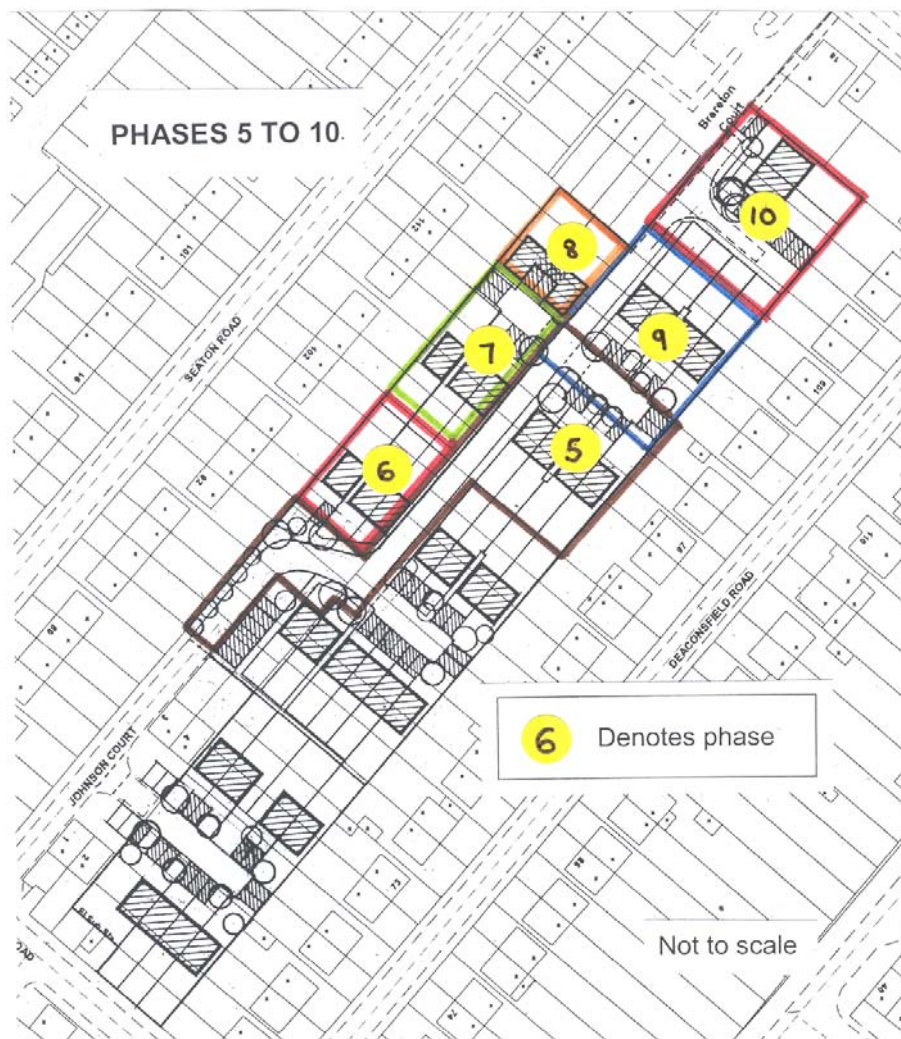
Rear of 112 to 118 Seaton Road (inclusive)

**PHASE 9:**

Rear of 101 to 109 Deaconsfield Road (inclusive)

**PHASE 10:**

Rear of 111 to 117 Deaconsfield Road (inclusive)



## **APPENDIX 3**

## Section 106 Agreements - Summary of Financial Requirements

---

<i>Nature of Contribution</i>	<i>Amount per new unit</i>
Affordable housing	£5,200
Childcare provision	} £550 (index linked)
Library provision	
Youth facilities	
Fire hydrants	

## **APPENDIX 4**

## ADVICE NOTE

### CALCULATION OF DEVELOPER CONTRIBUTIONS

---

#### 1. Affordable Housing:

- 1.1 The Council's preference is for affordable housing to be provided on-site through 'design and build' schemes where possible. However, the Council will accept commuted sums where it is not considered practical or reasonable to provide affordable housing on site.
- 1.2 This commuted sum should usually cover the full cost of the land subsidy that would have been incurred by the developer / landowner if affordable housing had been provided on the site.
- 1.3 The methodology for calculating commuted payments is taken from the Affordable Housing Advice Note, adopted by the Council in December 2002.

#### **CALCULATION:**

- **open market land cost of the whole site *multiplied by***
  - **normal proportion of affordable housing (i.e. a minimum of 20%)**
- multiplied by***
- **subsidy on the land element (taken as 60%)**
- = Affordable Housing Contribution**

- 1.4 When calculating the open market land cost (or 'residual value'), the following assumptions were made:
- i. The land is not contaminated
  - ii. The ground substructure is stable with little or no future risk of subsidence
  - iii. No allowance has been made for alterations in constructions arising in point (ii) above i.e. piled or raft foundations etc
  - iv. Planning permission will be granted for the proposed development
  - v. No allowance is included for possible contributions under S.106 of the Town and Country Planning Act
  - vi. The basis of valuation is Market Value as defined by the RICS Valuation and Appraisal Standards Fifth Edition (Practice Statement 3.2)
- 1.5 It has been assumed that the development costs on the site will be high (and hence the open market land cost of the site reduced). This is to take account of the likely difficulties associated with land assembly and the need to provide essential highways and utilities infrastructure.

- 1.6 An affordable housing contribution will be required for each new residential unit created. Therefore, if three plots are amalgamated to form a pair of semi-detached houses, a contribution of £10,400 will be required (i.e. 2 x £5,200).

*NOTE: Affordable housing contributions will be index linked to take account of any significant changes in house prices.*

## **2. Provision of Educational, Library, Childcare & Youth Facilities; and Fire Hydrants**

- 2.1 It is essential to ensure appropriate contributions towards educational, library, childcare and youth facilities are obtained from new residential development. Although the site is expected to come forward in phases, its cumulative impact on the area's social infrastructure will be significant.
- 2.2 Hertfordshire County Council have advised that contributions will not be required towards educational facilities from this particular development area. Contributions towards childcare, youth and library facilities are however considered appropriate.
- 2.2 Fire hydrants are essential to ensure that, should fire break out within the new development, the fire brigade are able to access a readily available supply of water to control the blaze and thereby ensure the safety of all residents.
- 2.3 Hertfordshire County Council therefore require each new residential unit provide £550 to support the provision and/or expansion of these facilities. All contributions are index linked.