

Emergency Service - Fire			£365.32					£764,615	£365.32	HCC/CIL	HCC	
Emergency Service - Police			£160.71					£336,345	£160.71			
Waste management (HCC)	Utilities							£356,488	£170.32			
Refuse vehicles			£81.68	additional lorries		£170,956		£170,956	£81.68	s106/CIL	DBC	
Household bins			£81.50	provision of bins		£170,580		£170,580	£81.50	s106/CIL	DBC	
Utilities - Gas										Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity				Reinforcement of sub stations - on existing sites (work on Berk'D Primary substation removed from programme)						UKPN/ Developer	UKPN	
Utilities - Water (waste)				The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application.						Thames Water/Developer	Thames Water	
Utilities - Water (potable)										Affinity Water/Developer	Affinity Water	
Utilities - telecoms												
Utilities- digital												
Utilities- broadband												
Flood protection	Flood											
Estimated Developer Contributions Total (Excluding Transport) To Date *								£64,608,158	£30,869			

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
Estimated Developer Contributions Total (Excluding Transport) To Date *											£5,409,861	£24,930			

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
Strategic Site: BK01 Land South of Berkhamsted

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required	
	Category															
Residential units		850														
Employment SqM		0														
Highways and transportation	Transport															
Rail																
Education - Early years	Education		1	400	2.125						£1,736,550	£2,043.00				
Education- Primary			1	400	2.125		3ha for a primary school				£9,805,354	£11,535.71				
Education- Secondary			1	400	2.125						£10,171,179	£11,966.09				
Education- SEND			1	400	2.125						tbc					
YCH - youth work	Community facilities		1	400	2.125						£626,450	£737.00	£106/CIL	HCC		
Libraries			1	400	2.125						£328,100	£386.00	£106/CIL	HCC		
Community Facilities							A new local centre including community facilities and a retail unit						£106/CIL	DBC		
Community Centres						£549.45	1 x Community Centre (total for Berkhamsted)		£467,033		£467,033	£549.45				
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£18,275		£18,275	£21.50	£106/CIL	DBC		
Adult Social Care													£106/CIL	HCC		
Art/Public Domain													£106/CIL	DBC/Developer		
Acute Health	Health and wellbeing												£106/CIL/CCG	CCG		
Mental Health													Central Govt DfH	NHS		
Primary Health (need to meet impact of growth)						£721.33					£613,131	£721.33	Central Govt DfH	NHS		
Green Infrastructure- amenity space	Green infrastructure	1.22				160,000	Hectares of amenity space		£195,840		£195,840	£230.40	£106/CIL	Developer/DBC		
Green - infr - natural and semi natural		3.67				140,000	Hectares of natural and semi natural greenspace		£514,080		£514,080	£604.80	£106/CIL	Developer/DBC		
Green Infra- public parks and gardens		1.63				440,000	Number of public parks and gardens		£718,080		£718,080	£844.80	£106/CIL	Developer/DBC		
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£38.82	£106/CIL	Developer/DBC		
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£94.12	£106/CIL	Developer/DBC		
Play Space - MUGA		3.00				140,000	Number of MUGAs		£420,000		£420,000	£494.12	£106/CIL	Developer/DBC		
Play Space - NEAP		1.00				165,000	Number of NEAPs	on-site	£165,000		£165,000	£194.12	£106/CIL	Developer/DBC		
Green infrastructure- Allotments		0.51				225,000	Hectares of allotments required		£114,750		£114,750	£135.00	£106/CIL	Developer/DBC		
Natural Grass Pitches		2.20					Sports England calculator Number of natural grass pitches (NGPs)		£146,824		£146,824	£172.73	£106/CIL	Developer/DBC		
Changing Rooms for NGPs		1.90					Sports England calculator Number of changing rooms for NGPs		£351,376		£351,376	£413.38	£106/CIL	Developer/DBC		
Artificial Grass Pitches		0.14					Sports England calculator Number of artificial grass pitches (AGPs)		£140,695		£140,695	£165.52	£106/CIL	Developer/DBC		
Changing rooms for AGPs		0.27					Sports England calculator Number of changing rooms for AGPs		£50,183		£50,183	£59.04	£106/CIL	Developer/DBC		
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		£106/CIL	Developer/DBC		
SANG							Deliver Suitable Alternative Natural Greenspace (SANG) on-site to offset potential adverse effects on the Chilterns Beechwoods SAC arising from recreational pressure.									
Emergency Services- Ambulance	Emergency Services															
Emergency Service - Fire						£365.32					£310,522	£365.32	HCC/CIL	HCC		
Emergency Service - Police						£160.70					£136,595	£160.70				
Waste management (HCC)	Utilities										£144,775	£170.32				
Refuse vehicles						£81.68	additional lorries		£69,428		£69,428	£81.68	£106/CIL	DBC		
Household bins						£81.50	provision of bins		£69,275		£69,275	£81.50	£106/CIL	DBC		

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
 Strategic Site: BK02 British Film Institute

Infrastructure type	Infrastructure Category	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units		90													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		2	500	0.18						£183,870	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	0.18						£830,571	£9,228.57	S106/HCC	HCC	
Education- Secondary			2	500	0.18						£861,559	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.18						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.18						£66,330	£737.00	s106/CIL	HCC	
Libraries			2	500	0.18						£34,740	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (total for Berkhamsted)		£49,451		£49,451	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£1,935		£1,935	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£64,920	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.13				160,000	Hectares of amenity space		£20,736		£20,736	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.39				140,000	Hectares of natural and semi natural greenspace		£54,432		£54,432	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.17				440,000	Number of public parks and gardens		£76,032		£76,032	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£366.67	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£888.89	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.23					Sports England calculator		£15,546		£15,546	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.20					Sports England calculator		£37,205		£37,205	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01					Sports England calculator		£14,897		£14,897	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.03					Sports England calculator		£5,313		£5,313	£59.03	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG							Deliver new green corridors on site which connect with proposed new wildlife corridors to the south of the site.								
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£32,879	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£14,463	£160.70			
Waste management (HCC)	Utilities										£15,329	£170.32			
Refuse vehicles						£81.68	additional lorries		£7,351		£7,351	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£7,335		£7,335	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	

Utilities- Water (waste)													Thames Water/Developer	Thames Water	
Utilities - Water (potable)													Affinity Water/Developer	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
Estimated Developer Contributions Total (Excluding Transport) To Date *											£2,507,893	£27,865			

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
Strategic Site: BK03 Haslam Playing Fields

Infrastructure type	Infrastructure Category	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units		150													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.375						£306,450	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.375						£1,730,357	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	0.375						£1,794,914	£11,966.09	S106/HCC	HCC	
Education- SEND			1	400	0.375						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.375						£110,550	£737.00	s106/CIL	HCC	
Libraries			1	400	0.375						£57,900	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (total for Berkhamsted)		£82,418		£82,418	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£3,225		£3,225	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£108,200	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.22				160,000	Hectares of amenity space		£34,560		£34,560	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.65				140,000	Hectares of natural and semi natural greenspace		£90,720		£90,720	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.29				440,000	Number of public parks and gardens		£126,720		£126,720	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£220.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£533.33	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.39					Sports England calculator		£25,910		£25,910	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.34					Sports England calculator		£62,008		£62,008	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.02					Sports England calculator		£24,829		£24,829	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.05					Sports England calculator		£8,856		£8,856	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG							Deliver a new wildlife site on the southern parcel of the site which links into the adjacent network.								
Emergency Services- ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£54,798	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£24,105	£160.70			
Waste management (HCC)	Utilities										£25,549	£170.33			
Refuse vehicles						£81.68	additional lorries		£12,252		£12,252	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£12,225		£12,225	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utilities- Water (waste)													Thames Water/Developer	Thames Water	

Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
Estimated Developer Contributions Total (Excluding Transport) To Date *											£2,271,720	£32,453			

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
 Strategic Site: BK05 Blegberry Gardens

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category														
Residential units		80													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.2						£163,440	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.2						£922,857	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	0.2						£957,287	£11,966.09	S106/HCC	HCC	
Education- SEND			1	400	0.2						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.2						£58,960	£737.00	s106/CIL	HCC	
Libraries			1	400	0.2						£30,880	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (Total for Berkhamsted)		£43,956		£43,956	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£1,720		£1,720	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£57,706	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.12				160,000	Hectares of amenity space		£18,432		£18,432	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.35				140,000	Hectares of natural and semi natural greenspace		£48,384		£48,384	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.15				440,000	Number of public parks and gardens		£67,584		£67,584	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		0.00				33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£1,000.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.21					Sports England calculator		£13,819		£13,819	£172.74	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.18					Sports England calculator		£33,071		£33,071	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01					Sports England calculator		£13,242		£13,242	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.03					Sports England calculator		£4,723		£4,723	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG															
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£29,226	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£12,856	£160.70			
Waste management (HCC)	Utilities										£13,626	£170.33			
Refuse vehicles						£81.68	additional lorries		£6,534		£6,534	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£6,520		£6,520	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	

Utilities- Water (waste)													Thames Water/Developer	Thames Water	
Utilities - Water (potable)													Affinity Water/Developer	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
Estimated Developer Contributions Total (Excluding Transport) To Date *											£2,584,824	£32,310			

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
Strategic Site: BK06 East of Darrs Lane

Infrastructure type	Infrastructure Category	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units		200													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.5						£408,600	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.5						£2,307,142	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	0.5		Provide land to deliver a new secondary school.				£2,393,219	£11,966.10	S106/HCC	HCC	
Education- SEND			1	400	0.5						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.5						£147,400	£737.00	s106/CIL	HCC	
Libraries			1	400	0.5						£77,200	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (total for Berkhamsted)		£109,890		£109,890	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£4,300		£4,300	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£144,266	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.29				160,000	Hectares of amenity space		£46,080		£46,080	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.86				140,000	Hectares of natural and semi natural greenspace		£120,960		£120,960	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.38				440,000	Number of public parks and gardens		£168,960		£168,960	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£165.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£400.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£700.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.52					Sports England calculator	Number of natural grass pitches (NGPs)	£34,547		£34,547	£172.74	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.45					Sports England calculator	Number of changing rooms for NGPs	£82,677		£82,677	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.03					Sports England calculator	Number of artificial grass pitches (AGPs)	£33,105		£33,105	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.06					Sports England calculator	Number of changing rooms for AGPs	£11,808		£11,808	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG								Deliver Suitable Alternative Natural Greenspace (SANG) to offset recreational impacts on the Chiltern Beechwoods SAC.							
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£73,064	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£32,140	£160.70			
Waste management (HCC)	Utilities										£34,065	£170.33			
Refuse vehicles						£81.68		additional lorries	£16,336		£16,336	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£16,300		£16,300	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	

Utilities- Water (waste)														Thames Water/Developer	Thames Water	
Utilities - Water (potable)														Affinity Water/Developer	Affinity Water	
Utilities - telecoms																
Utilities- digital																
Utilities- broadband																
Flood protection	Flood															
Estimated Developer Contributions Total (Excluding Transport) To Date *													£6,515,059	£32,575		

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
Strategic Site: BK07 Lock Field, Northchurch

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category														
Residential units		60													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.15						£122,580	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.15						£692,143	£11,535.72	S106/HCC	HCC	
Education- Secondary			1	400	0.15						£717,966	£11,966.10	S106/HCC	HCC	
Education- SEND			1	400	0.15						tbk		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.15						£44,220	£737.00	s106/CIL	HCC	
Libraries			1	400	0.15						£23,160	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (total for Berkhamsted)		£32,967		£32,967	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£1,290		£1,290	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DFH	NHS	
Mental Health													Central Govt DFH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£43,280	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.26				140,000	Hectares of natural and semi natural greenspace		£36,288		£36,288	£604.80	s106/CIL	Developer/DBC	
Green infra- public parks and gardens		0.12				440,000	Number of public parks and gardens		£50,688		£50,688	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£550.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.16					Sports England calculator		£10,364		£10,364	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.13					Sports England calculator		£24,803		£24,803	£413.38	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01					Sports England calculator		£9,931		£9,931	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.02					Sports England calculator		£3,542		£3,542	£59.03	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG								Deliver enhancements to the wildlife corridor along the Grand Union Canal.							
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£21,919	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£9,642	£160.70			
Waste management (HCC)	Utilities										£10,219	£170.32			
Refuse vehicles						£81.68		additional lorries	£4,901		£4,901	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£4,890		£4,890	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utilites- Water (waste)													Thames Water/Developer	Thames Water	

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
 Strategic Site: BK08 Rossway Farm

Infrastructure type	Infrastructure Category	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units		200													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.5						£408,600	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.5						£2,307,142	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	0.5						£2,393,219	£11,966.10	S106/HCC	HCC	
Education- SEND			1	400	0.5						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.5						£147,400	£737.00	s106/CIL	HCC	
Libraries			1	400	0.5						£77,200	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (Total for Berkhamsted)		£109,890		£109,890	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£4,300		£4,300	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£144,266	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.29				160,000	Hectares of amenity space		£46,080		£46,080	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.86				140,000	Hectares of natural and semi natural greenspace		£120,960		£120,960	£604.80	s106/CIL	Developer/DBC	
Green infra- public parks and gardens		0.38				440,000	Number of public parks and gardens		£168,960		£168,960	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£165.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£400.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£700.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.52					Sports England calculator		£34,547		£34,547	£172.74	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.45					Sports England calculator		£82,677		£82,677	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.03					Sports England calculator		£33,105		£33,105	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.06					Sports England calculator		£11,808		£11,808	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG							Deliver a new wildlife corridor on site which connect with proposed new wildlife corridors to the south-east of the site, along the A41.								
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£73,064	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£32,140	£160.70			
Waste management (HCC)	Utilities										£34,065	£170.33			
Refuse vehicles						£81.68	additional lorries		£16,336		£16,336	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£16,300		£16,300	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	

Utilities- Water (waste)													Thames Water/Developer	Thames Water	
Utilities - Water (potable)													Affinity Water/Developer	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
Estimated Developer Contributions Total (Excluding Transport) To Date *												£6,515,059	£32,575		

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
Strategic Site: BK09 Bank Mill Lane

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category														
Residential units		50													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.125						£102,150	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.125						£576,786	£11,535.72	S106/HCC	HCC	
Education- Secondary			1	400	0.125						£598,305	£11,966.10	S106/HCC	HCC	
Education- SEND			1	400	0.125						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.125						£36,850	£737.00	s106/CIL	HCC	
Libraries			1	400	0.125						£19,300	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (Total for Berkhamsted)		£27,472.50		£27,473	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£1,075.00		£1,075	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£36,067	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.07				160,000	Hectares of amenity space		£11,520.00		£11,520	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.22				140,000	Hectares of natural and semi natural greenspace		£30,240.00		£30,240	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.10				440,000	Number of public parks and gardens		£42,240.00		£42,240	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000.00		£33,000	£660.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.13					Sports England calculator		£8,637.00		£8,637	£172.74	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.11					Sports England calculator		£20,669.00		£20,669	£413.38	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01					Sports England calculator		£8,276.00		£8,276	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.02					Sports England calculator		£2,952.00		£2,952	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG							Enhance the wildlife corridor along the River Bulbourne.								
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£18,266	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£8,035	£160.70			
Waste management (HCC)	Utilities										£8,516	£170.32			
Refuse vehicles						£81.68	additional lorries		£4,084.00		£4,084	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£4,075.00		£4,075	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	

Utilities- Water (waste)													Thames Water/Developer	Thames Water	
Utilities - Water (potable)													Affinity Water/Developer	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
Estimated Developer Contributions Total (Excluding Transport) To Date *												£1,598,515	£31,970		

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
 Strategic Site: BK10 Hanbury's, Shootersway

Infrastructure type	Infrastructure Category	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units		40													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.1						£81,720	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.1						£461,428	£11,535.70	S106/HCC	HCC	
Education- Secondary			1	400	0.1						£478,644	£11,966.10	S106/HCC	HCC	
Education- SEND			1	400	0.1						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.1						£29,480	£737.00	s106/CIL	HCC	
Libraries			1	400	0.1						£15,440	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (Total for Berkhamsted)		£21,978.00		£21,978	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£860.00		£860	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£28,853	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.06				160,000	Hectares of amenity space		£9,216.00		£9,216	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.17				140,000	Hectares of natural and semi natural greenspace		£24,192.00		£24,192	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.08				440,000	Number of public parks and gardens		£33,792.00		£33,792	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000.00		£33,000	£825.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.10					Sports England calculator		£6,909.00		£6,909	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.09					Sports England calculator		£16,535.00		£16,535	£413.38	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01					Sports England calculator		£6,621.00		£6,621	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.01					Sports England calculator		£2,362.00		£2,362	£59.05	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG							Deliver new green corridors on site which connect with proposed new wildlife corridors to the south of the site, along the A41.								
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£14,613	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£6,428	£160.70			
Waste management (HCC)	Utilities										£6,813	£170.33			
Refuse vehicles						£81.68	additional lorries		£3,267.20		£3,267	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£3,260.00		£3,260	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utilities- Water (waste)													Thames Water/Developer	Thames Water	

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
Strategic Site: BK 11 Billet Lane (Jewson site)

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category														
Residential units		40													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		3	1000	0.04						£81,720	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.04						£184,571	£4,614.28	S106/HCC	HCC	
Education- Secondary			3	1000	0.04						£191,457	£4,786.43	S106/HCC	HCC	
Education- SEND			3	1000	0.04						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.04						£29,480	£737.00	s106/CIL	HCC	
Libraries			3	1000	0.04						£15,440	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (Total for Berkhamsted)		£21,978		£21,978	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£860		£860	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£28,853	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.17				140,000	Hectares of natural and semi natural greenspace		£24,192		£24,192	£604.80	s106/CIL	Developer/DBC	
Green infra- public parks and gardens		0.08				440,000	Number of public parks and gardens		£33,792		£33,792	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£825.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.10					Sports England calculator	Number of natural grass pitches (NGPs)	£6,909		£6,909	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.09					Sports England calculator	Number of changing rooms for NGPs	£16,535		£16,535	£413.38	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01					Sports England calculator	Number of artificial grass pitches (AGPs)	£6,621		£6,621	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.01					Sports England calculator	Number of changing rooms for AGPs	£2,362		£2,362	£59.05	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG								Deliver enhancements to the wildlife corridor along the Grand Union Canal.							
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£14,613	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£6,428	£160.70			
Waste management (HCC)	Utilities										£6,813	£170.33			
Refuse vehicles						£81.68		additional lorries	£3,267		£3,267	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£3,260		£3,260	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utiliites- Water (waste)													Thames Water/Developer	Thames Water	

Flood protection	Flood														
Estimated Developer Contributions Total (Excluding Transport) To Date *											£248,334	£15,521			

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Utilities- digital														
Utilities- broadband														
Flood protection	Flood													
Estimated Developer Contributions Total (Excluding Transport) To Date *										£825,499	£27,346			

* Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should be noted that this guidance is currently being reviewed and a revised document is not expected to be adopted until early 2021. These figures may therefore be subject to further change, once the revised developer contributions guidance has been adopted. It should also be noted that a more accurate figure will be calculated at the planning application stage when a more detailed development mix is known.

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Berkhamsted

Settlement: Berkhamsted
 Strategic Site: Other Commitments

Infrastructure type	Infrastructure Category	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units		143													
Employment SqM															
Highways and transportation	Transport														
Rail															
Education - Early years	Education		2	500	0.286						£292,149	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	0.286						£1,319,685	£9,228.57	S106/HCC	HCC	
Education- Secondary			2	500	0.286						£1,368,921	£9,572.87	S106/HCC	HCC	
Education- SEND			2	500	0.286						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.286						£105,391	£737.00	s106/CIL	HCC	
Libraries			2	500	0.286						£55,198	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres															
CCTV															
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£103,150	£721	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.25				160,000	Hectares of amenity space		£39,859.20		£39,859	£278.74	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.75				140,000	Hectares of natural and semi natural greenspace		£104,630.40		£104,630	£731.68	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.33				440,000	Number of public parks and gardens		£146,150.40		£146,150	£1,022.03	s106/CIL	Developer/DBC	
Play Space - LAP						33,000	Number of LAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP						80,000	Number of LEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA						140,000	Number of MUGAs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP						165,000	Number of NEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.37					Sports England calculator	Number of natural grass pitches (NGPs)	£24,687.00		£24,687	£172.64	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.32					Sports England calculator	Number of changing rooms for NGPs	£59,079.00		£59,079	£413.14	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.02					Sports England calculator	Number of artificial grass pitches (AGPs)	£23,656.00		£23,656	£165.43	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.05					Sports England calculator	Number of changing rooms for AGPs	£8,438.00		£8,438	£59.01	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a					Sports England calculator		n/a		n/a		s106/CIL	Developer/DBC	
SANG															
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£52,241	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£0	£160.70			
Waste management (HCC)	Utilities										£24,356				
Refuse vehicles						£81.68		additional lorries	£11,680.24		£11,680	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£11,654.50		£11,655	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utilities- Water (waste)													Thames Water/Developer	Thames Water	

