

Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Kings Langley

Settlement: Kings Langley
Strategic Site: Summary

Infrastructure type	Infrastructure Category	No of Units/SqM	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		203										
Employment SqM		0										
Highways and transportation	Transport											
Rail												
Education - Early years	Education							£414,729	£2,043.00	S106/HCC	HCC	
Education- Primary				No Deliverable Solution - The expansion capacity table for Hemel Hempstead Rural South suggests there is no expansion potential within the two existing primary schools within the PPA. Primary School Sites Search is being carried out to identify the best possible site in South Hemel, including a solution to this area.				£1,873,399	£9,228.57	S106/HCC	HCC	
Education- Secondary				Secondary numbers to be accommodated in new Hemel schools				£1,943,294	£9,572.88	S106/HCC	HCC	
Education- SEND								tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities							£149,611	£737.00	s106/CIL	HCC	
Libraries								£78,358	£386.00	s106/CIL	HCC	
Community Facilities										s106/CIL	DBC	
Community Centres												
CCTV												
Adult Social Care				No response to date				tbc		s106/CIL	HCC	
Art/Public Domain										s106/CIL	DBC/Developer	
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	Haverfield Surgery relocation				£146,430	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.21	160,000	Hectares of amenity space		£33,408		£33,408	£164.57	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.63	140,000	Hectares of natural and semi natural greenspace		£87,696		£87,696	£432.00	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.28	440,000	Number of public parks and gardens		£122,496		£122,496	£603.43	s106/CIL	Developer/DBC	
Play Space - LAP		1.00	33,000	Number of LAPs		£33,000		£33,000	£162.56	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00	80,000	Number of LEAPs		£80,000		£80,000	£394.09	s106/CIL	Developer/DBC	
Play Space - MUGA		-	140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		-	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 (NGP)		0.60	Sports England calculator	Number of natural grass pitches (NGPs)		£59,621		£59,621	£293.70	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.61	Sports England calculator	Number of changing rooms for NGPs		£112,617		£112,617	£554.76	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.03	Sports England calculator	Number of artificial grass pitches (AGPs)		£33,587		£33,587	£165.45	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.07	Sports England calculator	Number of changing rooms for AGPs		£11,980		£11,980	£59.01	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a				n/a		n/a		s106/CIL	Developer/DBC	
SANGS				Deliver biodiversity enhancements along the River Bulbourne/ Grand Union Canal and utilise the new landscape structure to connect with existing green corridors and spaces in the area (KL02).						s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services											
Emergency Service - Fire			£365.32					£2,193	£365.32	HCC/CIL	HCC	

Emergency Service - Police			£160.71				£32,622	£160.71			
Waste management (HCC)	Utilities						£255,486	£1,258.55			
Refuse vehicles			£81.68	additional lorries		£16,581	£16,581	£81.68	s106/CIL	DBC	
Household bins			£81.50	provision of bins		£16,545	£16,545	£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			Kings Langley Flood Alleviation Study - 2022-27		£325,000	£325,000	£1,600.99			
Estimated Developer Contributions Total (Excluding Transport) To Date *											
							£5,828,653	£29,067			

* 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.

Estimated Developer Contributions Total (Excluding Transport) To Date *											£1,241,932	£26,224			
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Settlement: Kings Langley
Strategic Site: KL01 Land adj to Coniston Road

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		10													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		2	500	0.02						£20,430	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	0.02						£92,286	£9,228.60	S106/HCC	HCC	
Education- Secondary			2	500	0.02						£95,729	£9,572.90	S106/HCC	HCC	
Education- SEND			2	500	0.02						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.02						£7,370	£737.00	s106/CIL	HCC	
Libraries			2	500	0.02						£3,860	£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/Developer	
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					£7,213	£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		0.00				140,000	Hectares of natural and semi natural greenspace		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infra- public parks and gardens		0.00				440,000	Number of public parks and gardens		£0		£0	£0.00	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		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 (NGP)		0.03					Sports England calculator	Number of natural grass pitches (NGPs)	£2,938		£2,938	£293.80	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.03					Sports England calculator	Number of changing rooms for NGPs	£5,550		£5,550	£555.00	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.00					Sports England calculator	Number of artificial grass pitches (AGPs)	£1,655		£1,655	£165.50	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.00					Sports England calculator	Number of changing rooms for AGPs	£590		£590	£59.00	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£731	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£1,607	£160.70			
Waste management (HCC)	Utilities										£85,162	£8,516.20			
Refuse vehicles						£81.68		additional lorries	£817		£817	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£815		£815	£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 *											£326,753	£32,968			

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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.

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Utilities- digital														
Utilities- broadband														
Flood protection	Flood													
Estimated Developer Contributions Total (Excluding Transport) To Date *										£3,934,967	£26,911			

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Settlement: Kings Langley
 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		71													
Employment SqM															
Highways and transportation	Transport														
Rail															
Education - Early years	Education		2	500	0.142						£145,053	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	0.142						£655,228	£9,228.56	S106/HCC	HCC	
Education- Secondary			2	500	0.142						£679,674	£9,572.87	S106/HCC	HCC	
Education- SEND			2	500	0.142						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.142						£52,327	£737.00	s106/CIL	HCC	
Libraries			2	500	0.142						£27,406	£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/Developer	
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					£51,214	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.10				160,000	Hectares of amenity space		£16,358		£16,358	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.31				140,000	Hectares of natural and semi natural greenspace		£42,941		£42,941	£604.80	s106/CIL	Developer/DBC	
Green infra- public parks and gardens		0.14				440,000	Number of public parks and gardens		£59,981		£59,981	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£464.79	s106/CIL	Developer/DBC	
Play Space - LEAP						80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA						140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP						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 (NGP)		0.21					Sports England calculator	Number of natural grass pitches (NGPs)	£20,812		£20,812	£293.13	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.21					Sports England calculator	Number of changing rooms for NGPs	£39,312		£39,312	£553.69	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.01					Sports England calculator	Number of artificial grass pitches (AGPs)	£11,726		£11,726	£165.15	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.02					Sports England calculator	Number of changing rooms for AGPs	£4,182		£4,182	£58.90	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£25,938	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£11,410	£160.70			
Waste management (HCC)	Utilities										£12,093	£170.32			
Refuse vehicles						£81.68		additional lorries	£5,799		£5,799	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£5,787		£5,787	£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 *											£1,900,241	£26,764			

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