Settlement: Tring
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		2,418										
Employment SqM		54,000										
Highways and transportation	Transport											
Berkhamsted and Tring Transport Plan				Package SP-T1 West of Tring	Off site	£1,061,360	West Tring = £898,308 Miswell Lane = £163,052			tbc	нсс	
Berkhamsted and Tring Transport Plan				Package SP-T2 Gateway to Tring Town Centre West	Off site	£174,728	West Tring = £113,059 Cumulative = £61,669			tbc	нсс	
Berkhamsted and Tring Transport Plan				Package SP-T3 Gateway to Tring Town Centre East	Off site	£123,338	East of Tring (1)			tbc	нсс	
Berkhamsted and Tring Transport Plan				Package SP-T4 Town Centre Fringe	Off site	£154,172	Cumulative (plus Ti55 - refer to UTP)			tbc	НСС	
Berkhamsted and Tring Transport Plan				Package SP-T5 Dundale Road-Little Tring Road	Off site	£102,267	Cumulative			tbc	HCC	
Berkhamsted and Tring Transport Plan				Package SP-T6 Sustainable Modes Access to Tesco	Off site	£61,669	Cumulative			tbc	нсс	
Berkhamsted and Tring Transport Plan				Package SP-T7 Southern Gateway to Tring	Off site	£842,806	Dunsley Farm = £801,694 Cumulative = £41,113			tbc	нсс	
Berkhamsted and Tring Transport Plan				Package SP-T8 Active Mode Route to Station	Off site	£231,463	East of Tring (2) = £10,278 Cumulative = £221,185			tbc	нсс	
Berkhamsted and Tring Transport Plan				Package SP-T9 Tring Station Enhancements	Off site	Refer to UTP and Station Prospectus	West Tring			tbc	НСС	
Berkhamsted and Tring Transport Plan				Package SP-T10 Miswell Lane	Off site	£61,669	West of Tring, Miswell Lane			tbc	НСС	
Berkhamsted and Tring Transport Plan				Package SP-T11 Grove Road	Off site	£176,578	East of Tring 1 & 2, New Mill			tbc	НСС	
Berkhamsted and Tring Transport Plan				Package SP-T12 Brook Street	Off site	£30,834	New Mill			tbc	НСС	
Berkhamsted and Tring Transport Plan				Package SP-T13 20mph speed limit	Off site	£205,563	Cumulative			tbc	HCC	
Rail												
Education - Early years	Education			tbc				£4,939,974	£2,043	S106/HCC	HCC	
Education- Primary				Seeking two new 3FE primary schools to meet need arising from developments. Best location for primary schools is in East Tring – one in the north parcel of land and one in the south parcel of land				£27,505,749	£11,375	S106/HCC	нсс	
Education- Secondary				Seeking one new 8FE secondary site to meet need arising from developments. Location of secondary school within Tring less important than location of the two primary schools				£28,531,952	£11,800	\$106/HCC	нсс	
Education- SEND								tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities							£1,782,066	£737	s106/CIL	НСС	
Libraries								£933,348	£386	s106/CIL	HCC	
Community Facilities										s106/CIL	DBC	
Community Centres			£1,150,000	1 x Community Centre in Tring		£1,150,000		£1,150,001	£475.60			
сстv			£45,000	CCTV provision at 1 local centre (total for Tring)		£45,000		£45,000	£18.61	s106/CIL	DBC	
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			Ι	1				Central Govt DfH	NHS	l <b>I</b>
Primary Health (need to meet impact of										
growth)	Green		721.33	TBC		£1,744,176	£721	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	infrastructure	2.66	160,000	Hectares of amentity space	£426,240	£426,240	£176.28	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		9.72	140,000	Hectares of natural and semi natural greenspace	£1,360,800	£1,360,800	£562.78	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		4.32	440,000	Number of public parks and gardens	£1,900,800	£1,900,800	£786.10	s106/CIL	Developer/DBC	
Play Space - LAP		4.00	33,000	Number of LAPs	£132,000	£132,000	£54.59	s106/CIL	Developer/DBC	
Play Space - LEAP		3.00	80,000	Number of LEAPs	£240,000	£240,000	£99.26	s106/CIL	Developer/DBC	
Play Space - MUGA		6.00	140,000	Number of MUGAs	£840,000	£840,000	£347.39	s106/CIL	Developer/DBC	
Play Space - NEAP		2.00	165,000	Number of NEAPs	£330,000	£330,000	£136.48	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.84	225,000	Hectares of allotments required	£189,000	£189,000	£78.16	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		7.65	Sports England calculator	Number of natural grass pitches (NGPs)	£780,836	£780,836	£322.93	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		8.21	Sports England calculator	Number of changing rooms for NGPs	£1,515,350	£1,515,350	£626.70	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.38	Sports England calculator	Number of artificial grass pitches (AGPs)	£400,290	£400,290	£165.55	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.79	Sports England calculator	Number of changing rooms for AGPs	£142,776	£142,776	£59.05	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a			n/a	n/a		s106/CIL	Developer/DBC	
SANGS				Creation of new green corridors in Tr02 and Tr03. Investigations to be carried out for potential green corridors in Tr01.				s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services									
Emergency Service - Fire			£365.32	Seeking 1 new fire and rescue centre in Tr01		£883,344	£365.32			
Emergency Service - Police			160.71			£388,573	£160.71			
Waste management (HCC)	Utilities					£411,845	£170.32			
Refuse vehicles			81.68	additional lorries	£197,502	£197,502	£81.68	s106/CIL	DBC	
Household bins			81.50	provision of bins	£197,067	£197,067	£81.50	s106/CIL	DBC	
Utilities - Gas				it is expected that all other development, plus the remaining Icknield Way dwellings, will not connect to the gas infrastructure. If this is the case, then only 24 dwellings are likely to connect to the gas network and at this moment in time would not trigger the requirement to reinforce the gas infrastructure.	not stated			SGN/developer	SGN	
Utilities - Electricity				Proposed development in Tring will require work on the Sundon to Aylesbury East Grid 132kV feed.  UKPN envisages that reinforcement at Primary Substation level (Tring and Berkhamsted) can take place on existing sites and no new land take is likely to be required.	not stated			UKPN/ Developer	UKPN	
Utiliites- Water (waste)				The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water	not stated			Developer/Thames Water	Thames Water	
Utilities - Water (potable)				Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early	not stated			Developer/Thames Water	Thames Water	
Utilities - telecoms				No response received						
Utilities- digital				No response received						
Utilities- broadband	-1									
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£76,968,689	£31,832			

<sup>\*</sup> Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within that 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.

Settlement: Tri

Strategic Site: Windfall Allowance

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category										total	per unit			,
Residential units		144													
Employment SqM		0													
Highways and transportation	Transport														
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				_											
			<del>                                     </del>	<del>                                     </del>											
				-											<del> </del>
			-	-											
					ļ										
Rail			<del>                                     </del>	<del>                                     </del>											
Education - Early years	Education		2	E00	0.288						£294,192	£2,043.00	S106/HCC	HCC	
	Education		_									_			<del>                                     </del>
Education- Primary			2		0.288						£1,328,914	£9,228.57	S106/HCC	HCC	1
Education- Secondary			2	500							£1,378,494	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.288						tbc		CIL/HCC	HCC	
YCH - youth work	Community		2	500	0.288						£106,128	£737.00	s106/CIL	нсс	
fch - youth work	facilities		4	300	0.200						1100,120	1/5/.00	S100/CIL	псс	1
Libraries			2	500	0.288						£55,584	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)		£68,486		£68,486	£475.60	0200, 0:2		
community centres				+		2475.00	1 x community centre (total in 11116)		200,400		200,400	2473.00			
CCTV						£18.61	CCTV provision at 1 local centre (total for Tring)		£2,680		£2,680	£18.61			1
			-	-									100/00		
Adult Social Care													s106/CIL	НСС	
Art/Public Domain													s106/CIL	HCC	
Acute Health	Health and												Central Govt DfH	NHS	1
Acute Health	wellbeing												Central dove biri	IVIIS	1
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of															
growth)						£721.33					£103,872	£721.33	s106/CIL/CCG	CCG	
8. 5 ,	Green														
Green Infrastructure- amenity space	infrastructure	0.00				160,000	Hectares of amentity space		£0		£0	£0.00			1
Construction of the control of the c	iiiiastructure	0.00		-		140,000	Hartens of actions and across actions are accessed					50.00	-106/01	Davidana /DDC	<del></del>
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	<b></b>
Play Space - LAP						33,000	Number of LAPs		£0		£0	£0.00	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)		0.46				Sports England calculator	Number of natural grass pitches (NGPs)		£46,549		£46,549	£323.26	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.49		<del>                                     </del>		Sports England calculator	Number of changing rooms for NGPs		£90,336		£90,336	£627.33	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.43	<del>                                     </del>	+	<del>                                     </del>	Sports England calculator	Number of artificial grass pitches (AGPs)		£23,863		£23,863	£165.72	s106/CIL	Developer/DBC	
		0.02	<del>                                     </del>	+	-		Number of artificial grass pitches (AGPs)  Number of changing rooms for AGPs								
Changing rooms for AGPs			-	-		Sports England calculator	Number of changing rooms for AGPS		£8,511		£8,511	£59.10	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	1
SANGS													s106/CIL	Developer/DBC	
Emergency Services- Ambulance	Emergency Services	<u> </u>	<u>L</u>		L										
Emergency Service - Fire						£365.32					£52,606	£365.32			
Emergency Service - Police						£160.70					£23,141	£160.70			
Waste management (HCC)	Utilities			1							£24,527	£170.33			
Refuse vehicles	Junies		<b> </b>	<del>                                     </del>		£81.68	additional lorries		£11,762		£11,762	£81.68	s106/CIL	DBC	
Household bins			<del>                                     </del>	$\vdash$		£81.50	provision of bins		£11,762 £11,736		£11,782 £11,736	£81.50	s106/CIL	DBC	
			-	-	-	T01.5U	provision or dins		111,/30		E11,/50	E01.5U			<del>                                     </del>
Utilities - Gas													SGN/developer	SGN	1
Utilities - Electricity													UKPN/ Developer	UKPN	
Utiliites- Water (waste)		I	1	1									Developer/Thames	Thames Water	1
otimites- water (waste)		I	1	1									Water	inames water	1

Utilities - Water (potable)								Developer/Thames Water	Thames Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£3,631,380	£25,218			

<sup>\*</sup> 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.

Settlement:

Tring TR01 Dunsley Farm Strategic Site:

Infrastructure type	Infrastructure	No of Units/Sq	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on	Estimated	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical,
,	Category	м.						site/ off site)	cost		total	per unit		,	Essential, Required
Residential units		400		İ	İ										
Employment SqM		54,000			1										
Highways and transportation	Transport			İ	1										
					1										
					1										
					1										
Rail															
Education - Early years	Education		1	400	1						£817,200	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	1		1 new primary school (3ha)	1			£4,614,284	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	1						£4,786,437	£11,966.09	S106/HCC	HCC	
Education- SEND			1	400	1						tbc		CIL/HCC	HCC	
YCH - youth work	Community		1	400	1						£294,800	£737.00	s106/CIL	HCC	
,	facilities				<del>                                     </del>			-				2225.22	105/00		
Libraries			1	400	1			-			£154,400	£386.00	s106/CIL	HCC	
Community Facilities					-	6475.60	A new local centre including community facilities				6400.040	6475.60	s106/CIL	DBC	
Community Centres CCTV					+	£475.60 £18.61	1 x Community Centre (total in Tring)		£7,444		£190,240 £7,444	£475.60 £18.61	s106/CIL	DBC	
Adult Social Care					+	118.01	CCTV provision at 1 local centre (total for Tring)		17,444		17,444	118.01	\$106/CIL	HCC	
Art/Public Domain					+								\$106/CIL	DBC	
ArtyPublic Domain	Health and				+			1					S100/CIL	DBC	
Acute Health	wellbeing												Central Govt DfH	NHS	
Mental Health	wellbellig				+								Central Govt DfH	NHS	
Primary Health (need to meet impact of					1										
growth)						£721.33					£288,532	£721.33	s106/CIL/CCG	CCG	
-	Green				1										
Green Infrastructure- amenity space	infrastructure	0.58				160,000	Hectares of amentity space		£92,160		£92,160	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		1.73			1	140,000	Hectares of natural and semi natural greenspace		£241,920		£241,920	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.77			1	440,000	Number of public parks and gardens		£337,920		£337,920	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00			1	33,000	Number of LAPs		£33,000		£33,000	£82.50	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00			1	80,000	Number of LEAPs		£80,000		£80,000	£200.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00			1	140,000	Number of MUGAs	on-site	£140,000		£140,000	£350.00	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)		1.27				Sports England calculator	Number of natural grass pitches (NGPs)		£129,153		£129,153	£322.88	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		1.36				Sports England calculator	Number of changing rooms for NGPs		£250,644		£250,644	£626.61	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06				Sports England calculator	Number of artificial grass pitches (AGPs)		£66,209		£66,209	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.13				Sports England calculator	Number of changing rooms for AGPs		£23,616		£23,616	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
					1		As part of delivering a net gain in biodiversity,								
SANGS							investigate the existing Local Wildlife Site – Cow						s106	Developer/DBC	
JANGS							Lane Farm Meadows for its existing and future						3100	Developer/Duc	
					1		potential as a strategic wildlife corridor.								
Emergency Services- Ambulance	Emergency Services														
				ļ	1			1							
Emergency Service - Fire						£365.32	New fire and rescue station to replace exisiting				£146,128	£365.32			
				<u> </u>			facility.	-			·				
Emergency Service - Police	Lieber				+	£160.70		-			£64,280	£160.70	6"	D20	
Waste management (HCC)	Utilities				-	004.00	galdistanal lausi	<del>                                     </del>	622.672		£68,130	£170.33	CIL	DBC	
Refuse vehicles					+	£81.68	additional lorries	<del>                                     </del>	£32,672		£32,672	£81.68	s106/CIL	DBC	
Household bins		-		-	+	£81.50	provision of bins	-	£32,600		£32,600	£81.50	s106/CIL	DBC	
Utilities - Gas					1								SGN/developer	SGN	I

Utilities - Electricity										UKPN/ Developer	UKPN	
Utiliites- Water (waste)					residential and employment - scale of development likely to require upgrades to WW network, Early consultation required for TW plan to determine magnitude of spare capacity currently available and phasing may be required to ensure development does not outpace delivery odf essential network upgrades.					Developer/Thames Water	Thames Water	
Utilities - Water (potable)										Developer/Thames Water	Thames Water	
Utilities - telecoms												
Utilities- digital												
Utilities- broadband				_			•					
Flood protection	Flood											
	•											
Estimated Developer Contributions Total (Excluding Transport) To Date *								£12,891,769	£32,229			

<sup>\*</sup> 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.

Settlement:

Tring TR02 New Mill Strategic Site:

Infrastructure type	Infrastructure	No of	Tier	Ratio	Vield	Toolkit formula/multiplier	Intervention	Provision- (on	Estimated cost	Apportionment %	Developer contributions	Developer contributions	Funding source/s	Delivery lead	Priority- Critical,
initiastructure type	Category	Units/SqM	1101	Natio	'''	Toolkie formula/manipher	intervention	site/ off site)	Listimated cost	Apportionment //	total	per unit	runung source/s	Delivery lead	Essential, Required
Residential units		400		i i											
Employment SqM		0													
Highways and transportation	Transport			1											
				<u> </u>											
Rail				<u> </u>											
Education - Early years	Education		1	400	1						£817,200	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	1						£4,614,284	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	1						£4,786,437	£11,966.09	S106/HCC	HCC	
Education- SEND			1	400	1						tbc		CIL/HCC	HCC	
YCH - youth work	Community		1	400	1						£294,800	£737.00	s106/CIL	HCC	
	facilities		_	400	_						0454400	6206.00	405/00	1100	
Libraries			1	400	1						£154,400	£386.00	s106/CIL	HCC	
Community Facilities				-		C475 CO	1 x Community Centre (total in Tring)		6400 340		C400 240	C47F C0	s106/CIL	DBC	
Community Centres				<u> </u>		£475.60			£190,240		£190,240	£475.60			
CCTV						£18.61	CCTV provision at 1 local centre (total for		£7,444		£7,444	£18.61			
Adult Social Care				-			Tring)						s106/CIL	HCC	
Art/Public Domain				<del>                                     </del>									s106/CIL	HCC	
Artyr ublic bolliam	Health and			<del>                                     </del>									3100/ CIL	TICC	
Acute Health	wellbeing												Central Govt DfH	NHS	
Mental Health	Weinbeing			<del>                                     </del>									Central Govt DfH	NHS	
Primary Health (need to meet impact of															
growth)						£721.33					£288,532	£721.33	s106/CIL/CCG	CCG	
	Green														
Green Infrastructure- amenity space	infrastructure	0.00				160,000	Hectares of amentity space		£0		£0	£0.00			
	iiii asti asta c						Hectares of natural and semi natural								
Green - infr - natural and semi natural		1.73				140,000	greenspace		£241,920		£241,920	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.77				440,000	Number of public parks and gardens		£337,920		£337,920	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£82.50	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£200.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00		1		140,000	Number of MUGAs	on-site	£140,000		£140,000	£350.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00		İ		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)		1.27				Sports England calculator	Number of natural grass pitches (NGPs)		£129,153		£129,153	£322.88	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		1.36				Sports England calculator	Number of changing rooms for NGPs		£250,644		£250,644	£626.61	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06				Sports England calculator	Number of artificial grass pitches (AGPs)		£66,209		£66,209	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.13				Sports England calculator	Number of changing rooms for AGPs		£23,616		£23,616	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
							Develop new green infrastructure corridors								
							and connect with other corridors in the								
SANGS							area, including those proposed East of Tring						s106/CIL	Developer/DBC	
							such as the community hub spine.								
Emergency Services- Ambulance	Emergency Services														
	and services														
Emergency Service - Fire						£365.32					£146,128	£365.32			
Emergency Service - Police						£160.70					£64,280	£160.70			
Waste management (HCC)	Utilities										£68,130	£170.33			
Refuse vehicles						£81.68	additional lorries		£32,672		£32,672	£81.68	s106/CIL	DBC	

Household bins			£81.50	pr	ovision of bins	£32,600	£32,600	£81.50	s106/CIL	DBC	
Utilities - Gas									SGN/developer	SGN	
Utilities - Electricity									UKPN/ Developer	UKPN	
Utiliites- Water (waste)									Developer/Thames Water	Thames Water	
Utilities - Water (potable)									Developer/Thames Water	Thames Water	
Utilities - telecoms											
Utilities- digital											
Utilities- broadband											
Flood protection	Flood										
Estimated Developer Contributions Total (Excluding Transport) To Date *							£12,799,609	£31,999			

<sup>\*</sup> 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.

Settlement: Tring

Strategic Site: TR03 East of Tring

				1							Developer	Developer			
Infrastructure type	Infrastructure	No of	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on	Estimated cost	Apportionment %	contributions	contributions	Funding source/s	Delivery lead	Priority- Critical,
1 "	Category	Units/SqM						site/ off site)			total	per unit		,	Essential, Required
Residential units		1400													
Employment SqM		0													
Highways and transportation	Transport														
3 1,711 111 111				1											
Rail															
Education - Early years	Education		1	400	3.5						£2,860,200	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	3.5		1 new primary school (3ha)				£16,149,995	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	3.5		1 new secondary school (13ha)				£16,752,530	£11,966.09	S106/HCC	HCC	
Education- SEND			1	400	3.5						tbc		CIL/HCC	HCC	
YCH - youth work	Community		1	400	3.5						£1,031,800	£737.00	s106/CIL	нсс	
Ten - youth work	facilities			400	3.3						11,031,800	1/3/.00	3100/CIL	ricc	
Libraries			1	400	3.5						£540,400	£386.00	s106/CIL	HCC	
Community Facilities							A new local centre including a sports/community						s106/CIL	DBC	
							hub						3100/ CIE	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)				£665,840	£475.60			
ссту						£18.61	CCTV provision at 1 local centre (total for Tring)		£26,054		£26,054	£18.61	s106/CIL	DBC	
							, 3,		,		,				
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC/Developer	
Acute Health	Health and												Central Govt DfH	NHS	
NA-man I I I - lah	wellbeing												Control Cout Dill	NILIC	
Mental Health Primary Health (need to meet impact of													Central Govt DfH	NHS	
growth)						£721.33					£1,009,862	£721.33	s106/CIL/CCG	CCG	
growth	Green														
Green Infrastructure- amenity space	infrastructure	2.02				160,000	Hectares of amentity space		£322,560		£322,560	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural	iiii asti actare	6.05				140,000	Hectares of natural and semi natural greenspace		£846,720		£846,720	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		2.69				440,000	Number of public parks and gardens		£1,182,720		£1,182,720	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£23.57	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00		1		80,000	Number of LEAPs		£80,000		£80,000	£57.14	s106/CIL	Developer/DBC	
Play Space - MUGA		4.00				140,000	Number of MUGAs		£560,000		£560,000	£400.00	s106/CIL	Developer/DBC	
Play Space - NEAP		2.00		1		165,000	Number of NEAPs	on-site	£330,000		£330,000	£235.71	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.84				225,000	Hectares of allotments required		£189,000		£189,000	£135.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		4.43				Sports England calculator	Number of natural grass pitches (NGPs)		£452,035		£452,035	£322.88	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		4.75		1		Sports England calculator	Number of changing rooms for NGPs		£877,253		£877,253	£626.61	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.22				Sports England calculator	Number of artificial grass pitches (AGPs)		£231,733		£231,733	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.45				Sports England calculator	Number of changing rooms for AGPs		£82,654		£82,654	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a				-			n/a		n/a		s106/CIL	Developer/DBC	
<u>.                                    </u>							Create a new green corridor linking the new								
CANICC							woodland area to the north east with the existing						-100	Douglanas/DDC	
SANGS							built-up area of Tring along Marchcroft Lane to						s106	Developer/DBC	
							the adjacent allocation "New Mill".								
Emergency Services- Ambulance	Emergency Services														
	- Thereency Services														
Emergency Service - Fire						£365.32					£511,448	£365.32			
Emergency Service - Police						£160.70					£224,980	£160.70			

Waste management (HCC)	Utilities						£238,454	£170.32			
Refuse vehicles				£81.68	additional lorries	£114,352	£114,352	£81.68	s106/CIL	DBC	
Household bins				£81.50	provision of bins	£114,100	£114,100	£81.50	s106/CIL	DBC	
Utilities - Gas					Reinforcement works required for Strategic sites but no show stoppers. East of Tring GD3 - post 2025/26				SGN/developer	SGN	
Utilities - Electricity									UKPN/ Developer	UKPN	
Utiliites- Water (waste)									Developer/Thames Water	Thames Water	
Utilities - Water (potable)									Developer/Thames Water	Thames Water	
Utilities - telecoms											
Utilities- digital											
Utilities- broadband											
Flood protection	Flood										
								•			
Estimated Developer Contributions Total (Excluding Transport) To Date *							£45,427,690	£32,448			

<sup>\*</sup> 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.

Settlement: Tring

Strategic Site: TR04 Icknield Way

		N		Τ							Developer	Developer			5: 11 6 11: 1
Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	contributions	contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Desidential costs	Category	F0	_	<u> </u>	-						total	per unit			
Residential units		50	-	+	-										
Employment SqM	<del>-</del>	0	-	+											
Highways and transportation	Transport														
				+											
			$\vdash$	+											
				+											
				1											
				1											
				1											
Rail															
Education - Early years	Education		1		0.125						£102,150	£2,043.00	S106/HCC	HCC	
Education- Primary			1								£576,786	£11,535.72	S106/HCC	HCC	
Education- Secondary			1	400							£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	нсс	
Libraries			1	400	0.125						£19,300	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)				£23,780	£475.60			
ссти						£18.61	CCTV provision at 1 local centre (total for Tring)				£931	£18.61			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	HCC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of				1											
growth)						£721.33					£36,067	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.07				160,000	Hectares of amentity space		£11,520		£11,520	£230.40			
Green - infr - natural and semi natural		0.22				140,000	Hectares of natural and semi natural greenspace		£30,240		£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		£42,240	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£660.00	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)		0.16	_	_	1	Sports England calculator	Number of natural grass pitches (NGPs)		£16,144		£16,144	£322.88	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.17			1	Sports England calculator	Number of changing rooms for NGPs		£31,330		£31,330	£626.60	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.01	_		1	Sports England calculator	Number of artificial grass pitches (AGPs)		£8,276		£8,276	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.02	-	1		Sports England calculator	Number of changing rooms for AGPs		£2,952		£2,952	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a	1	-	1				n/a		n/a		s106/CIL	Developer/DBC	
SANGS Emergency Services- Ambulance	Emergency Services	5											s106/CIL	Developer/DBC	
Emergency Service - Fire				+	+	£365.32					£18,266	£365.32			
Emergency Service - Police				+	+	£160.70					£8,035	£160.70			
Waste management (HCC)	Utilities		<u> </u>	1	+	2100.70					£8,516				
Refuse vehicles			<u> </u>	+	1	£81.68	additional lorries		£4,084		£4,084	£81.68	s106/CIL	DBC	
Household bins			_	+	+	£81.50	provision of bins		£4,075		£4,075	£81.50	s106/CIL	DBC	<del> </del>

Utilities - Gas								SGN/developer	SGN	
Utilities - Electricity								UKPN/ Developer	UKPN	
Utiliites- Water (waste)								Developer/Thames Water	Thames Water	
Utilities - Water (potable)								Developer/Thames	Thames Water	
Otilities - Water (potable)								Water	mames water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£1,612,846	£32,087			

<sup>\*</sup> 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.

Settlement:

Tring TR05 Miswell Lane Strategic 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										totai	per unit			
Residential units		24													
Employment SqM		0													
Highways and transportation	Transport			İ	İ										
, ,				1											
				1											
				1											
				1											
				1											
				1											
				1	+										
				+											
				-	-										
			-	+	-										
De:I			-	-	1										-
Rail	Falconia		_	F00	0.010						C40.000	62.042.00	6406/1166	1100	1
Education - Early years	Education		2	500							£49,032	£2,043.00	\$106/HCC	HCC	
Education- Primary			2	500	0.048						£221,486	£9,228.58	S106/HCC	HCC	
Education- Secondary			2	500	0.048						£229,749	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.048						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.048						£17,688	£737.00	s106/CIL	нсс	
Libraries			2	500	0.048						£9,264	£386.00	s106/CIL	нсс	
Community Facilities				1							· ·		s106/CIL	DBC	
Community Centres				1		£475.60	1 x Community Centre (total in Tring)				£11,414	£475.60	•		
CCTV				1		£18.61	CCTV provision at 1 local centre (total for Tring)				£447	£18.61			
Adult Social Care				1			corr provision at 2 local control (total lot 11116)						s106/CIL	НСС	
Art/Public Domain													s106/CIL	HCC	
·	Health and			1											
Acute Health	wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£17,312	£721.33	s106/CIL/CCG	ccg	
growth	Green														
Green Infrastructure- amenity space	infrastructure	0.00				160,000	Hectares of amentity space		£0		£0	£0.00			
Green - infr - natural and semi natural	iiiiastructure	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		1	-	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	
		0.00		+	+	80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL		
Play Space - LEAP Play Space - MUGA		0.00	$\vdash$	+	+	140,000	Number of MUGAs	<del>                                     </del>	£0		£0	£0.00	s106/CIL	Developer/DBC	-
Play Space - NEAP		0.00	$\vdash$	+	+	165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL s106/CIL	Developer/DBC Developer/DBC	<del> </del>
		0.00	-	+	+			-							+
Green infrastructure- Allotments  Natural Grass Pitches (NGP)		0.08		+	-	225,000 Sports England calculator	Hectares of allotments required  Number of natural grass pitches (NGPs)		£0 £7,803		£0 £7,803	£0.00 £325.12	s106/CIL s106/CIL	Developer/DBC	
				+	1									Developer/DBC	-
Changing Rooms for NGPs		0.08		+	+	Sports England calculator	Number of changing rooms for NGPs  Number of artificial grass pitches (AGPs)	<del>                                     </del>	£15,143 £4,000		£15,143 £4,000	£630.96 £166.67	s106/CIL	Developer/DBC	-
Artificial Grass Pitches (AGP)			<del>                                     </del>	-	1	Sports England calculator							s106/CIL	Developer/DBC	-
Changing rooms for AGPs		0.01	<del>                                     </del>	+-	+	Sports England calculator	Number of changing rooms for AGPs		£1,427		£1,427	£59.46	s106/CIL	Developer/DBC	1
Leisure - swimming pools		n/a		1	+				n/a		n/a		s106/CIL	Developer/DBC	1
SANGS				-	-								s106/CIL	Developer/DBC	
Emergency Services- Ambulance	Emergency Services	S													
Emergency Service - Fire						£365.32					£8,768	£365.32			
Emergency Service - Police						£160.70					£3,857	£160.70			
Waste management (HCC)	Utilities										£4,088	£170.33			
Refuse vehicles					1	£81.68	additional lorries		£1,960		£1,960	£81.68	s106/CIL	DBC	
Household bins					1	£81.50	provision of bins		£1,956		£1,956	£81.50	s106/CIL	DBC	
Utilities - Gas				1	1	202.00	Promotive and		,		,.50		SGN/developer	SGN	1
Utilities - Electricity				1									UKPN/ Developer	UKPN	1
				1	<del>                                     </del>								Developer/Thames		
Utiliites- Water (waste)													Water	Thames Water	

Utilities - Water (potable)								Developer/Thames Water	Thames Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£605,394	£25,225			

<sup>\*</sup> 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.

Settlement: Tring

Strategic Site: Other Commitments

			П		$\overline{}$					T	Developer	Developer		The state of the s	
Infrastructure type	Infrastructure	No of	Tier I	Ratio	Vield	Toolkit formula/multiplier	olier Intervention	Provision- (on	Estimated cost	Apportionment %	contributions	contributions	s Funding source/s	Delivery lead	Priority- Critical,
imastructure type	Category	Units/SqM	'''	Natio	Ticiu	Toolkit Tormula/multiplier	intervention	site/ off site)	Littillated Cost	Apportionment 70	total	per unit	Tulluling source/s	Delivery lead	Essential, Required
Residential units	Category	212	+ +	-							totai	per unit			
Employment SqM		313	+	-							-				
. ,	Turnent		+ +					l I							<u> </u>
Highways and transportation	Transport		+	$\dashv$											
			+	-											
			+	-											
			+	-											
			$\vdash$								-				
			$\vdash$												
		-	$\vdash$	-							-				
			+-+	-							-				
		_	$\vdash$	-							-				
			+-+	-											
			$\vdash$	-											
			+-+	-											
			$\vdash$								-				
			+	$\dashv$											
Rail			+												
Education - Early years	Education				0.626						£639,459	£2,043.00	S106/HCC	НСС	
Education- Primary					0.626						£2,888,542	£9,228.57	S106/HCC	HCC	
Education- Secondary					0.626						£2,996,310	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.626						tbc		CIL/HCC	HCC	
YCH - youth work	Community		2	500	0.626						£230,681	£737.00	s106/CIL	нсс	
	facilities												·		
Libraries			2	500	0.626						£120,818	£386.00	s106/CIL	HCC	
Community Facilities			$\perp \perp$										s106/CIL	DBC	
Community Centres			$\perp$												
CCTV			$\perp \perp$												
Adult Social Care			$\perp$										s106/CIL	HCC	
Art/Public Domain			$\perp \perp$										s106/CIL	HCC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health			П										Central Govt DfH	NHS	
Primary Health (need to meet impact of						£721.33					£225,776	£721.33	s106/CIL/CCG	CCG	
growth)						1/21.55					1223,776	1/21.55	S100/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.45				160,000	Hectares of amentity space		£72,115		£72,115	£230.40			
Green - infr - natural and semi natural		1.35				140,000	Hectares of natural and semi natural greenspace		£189,302		£189,302	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.60				440,000	Number of public parks and gardens		£264,422		£264,422	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP						33,000	Number of LAPs		£0		£0	£0.00	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)		0.99				Sports England calculator	Number of natural grass pitches (NGPs)		£101,035		£101,035	£322.80	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		1.06				Sports England calculator	Number of changing rooms for NGPs		£196,076		£196,076	£626.44	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.05				Sports England calculator	Number of artificial grass pitches (AGPs)		£51,795		£51,795	£165.48	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.10				Sports England calculator	Number of changing rooms for AGPs		£18,474		£18,474	£59.02	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a	$\perp \perp$						n/a		n/a		s106/CIL	Developer/DBC	
SANGS													s106/CIL	Developer/DBC	
Emergency Services- Ambulance	Emergency Services	5		_											
Emergency Service - Fire						£365.32					£114,345	£365.32			
Emergency Service - Police						£160.70					£50,299	£160.70			
Waste management (HCC)	Utilities										£53,311	£170.32			
Refuse vehicles						£81.68	additional lorries		£25,566		£25,566	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£25,510		£25,510	£81.50	s106/CIL	DBC	
Utilities - Gas													SGN/developer	SGN	
Utilities - Electricity				$\neg$									UKPN/ Developer	UKPN	

Utiliites- Water (waste)								Developer/Thames Water	Thames Water	
Utilities - Water (potable)								Developer/Thames Water	Thames Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£8,263,837	£26,402			

<sup>\*</sup> 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.