

Dacorum Borough Council

**Planning Obligations
Supplementary Planning Document**

Adopted April 2011

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1.0 Introduction

Purpose of this SPD

- 1.1 Planning obligations are intended to make development acceptable when it would otherwise be unacceptable in planning terms.
- 1.2 They are frequently referred to as 'Section 106 agreements'¹ as the powers were first introduced under Section 106 of the Town & Country Planning Act 1990.
- 1.3 A planning obligation may only constitute a reason for granting planning permission for a development if the obligation is:
 - Necessary to make the proposed development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind.
- 1.4 If a planning obligation does not meet all of the tests it will be unlawful for it to be taken into account in determining a planning application. It is therefore important that the planning objectives and evidence upon which planning obligations are sought are made clear.
- 1.5 This Supplementary Planning Document (SPD):
 - explains the **Planning Objectives** that Dacorum Borough Council will pursue in seeking planning obligations;
 - sets out the **Evidence of Need** to substantiate the levels of contributions that will be sought for certain types of infrastructure;
 - gives details of the Council's **Requirements**; and
 - describes the **Procedures** that the Council will be followed in securing planning obligations.

Planning Objectives

- 1.6 Planning obligations must only be sought in pursuit of established planning objectives.
- 1.7 The adopted development plan for Dacorum is the *Dacorum Local Plan (2004)*². It includes general Policies 12 and 13 which set out Dacorum

¹ Planning obligations are executed by deed which can be an agreement or a unilateral undertaking
² except for Policy 27 re. Gypsy Sites

Borough Council's overall planning objectives for securing contributions from development through planning obligations:

POLICY 12 INFRASTRUCTURE PROVISION AND PHASING

“In considering all applications for development, the Council will take into account the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure to absorb further development.

Development will be permitted where it can be clearly demonstrated that the necessary infrastructure already exists or can be provided, at reasonable cost and without adverse economic, environmental or social impact, prior to the occupation of the development....”

POLICY 13: PLANNING CONDITIONS AND PLANNING OBLIGATIONS

“Planning conditions and planning obligations will be used where necessary to control and meet the adverse effects of development proposals, including those relating to:

- (a) the form and mix of development;
- (b) its timing and satisfactory completion of essential elements;
- (c) the occupation of the completed development;
- (d) permitted development rights; and
- (e) the contribution the development should reasonably make to the environment and to the social and physical infrastructure of the area (whether on the development site itself or nearby).

Planning obligations will often require the developer to undertake works relevant to their proposal. They may also require financial contributions to be made towards the provision or improvement of related facilities, services or infrastructure. Financial contributions in lieu of works may be acceptable in certain limited circumstances.”

Dacorum Local Plan (2004)

- 1.8 Policy 12 and Policy 13 provide a general basis for securing contributions from developments towards the various types of infrastructure and facilities set out in this SPD.
- 1.9 Other policies from the *Local Plan* are cited where relevant in this SPD, along with references to other Council policies and statements of national policy as contained in Planning Policy Guidance and Planning Policy Statements.

Evidence of Need

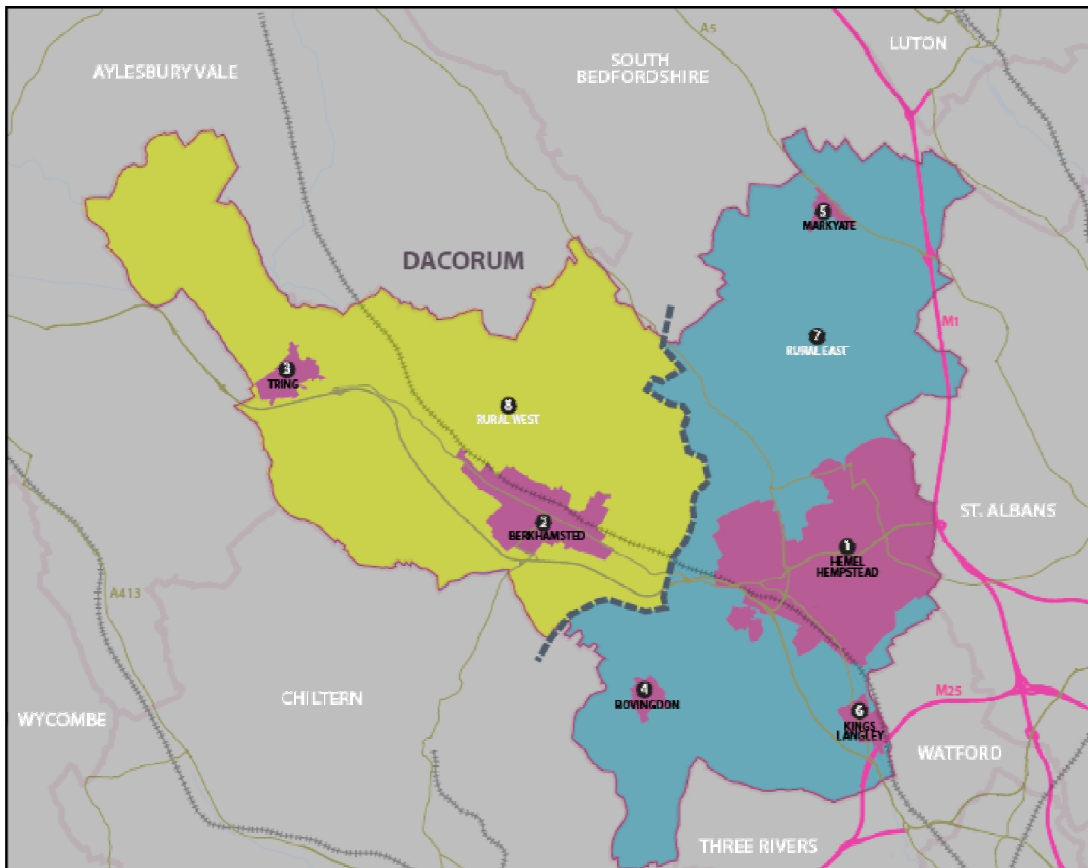
- 1.10 In order to meet the tests of lawfulness (see para. 1.3 above) a planning obligation must be based on evidence of how the development in question impacts on the achievement of planning objectives, including meeting the demands on infrastructure that the development generates. Contributions from developments should not be sought to rectify existing deficits in infrastructure or facilities.
- 1.11 In assessing the impact of developments the Council will refer to the *Dacorum Borough Council Strategic Infrastructure Study (2011)* and the *Dacorum Infrastructure Delivery Plan (2011)* which provide detailed information on current and anticipated infrastructure provision across the Borough. They also set out standards of provision and infrastructure needs generated by different types of development.
- 1.12 The SPD and its evidence base will be updated as necessary, including in response to changes in Government guidance, but will have an anticipated lifespan to April 2014 by which time current legislation will require its replacement by an alternative system of developer contributions. The affordable housing section may be updated at an earlier date.
- 1.13 The SPD has a time horizon of 2011-2021 on the basis that developments permitted up to 2014 would be implemented, and their infrastructure needs generated, at the latest by 2021.
- 1.14 The Council is working to a 'low growth' outlook for the period 2011-2021 as set out in the *Dacorum Borough Council Strategic Infrastructure Study*. The *Study* disaggregates the borough into eight areas for infrastructure planning purposes and these are used in the SPD, as shown below in Table 1a and Map 1.

Table 1a Dwellings growth 2011-2021³	
Hemel Hempstead	4454
Berkhamsted	516
Tring	133
Rural East	25
Bovingdon	37
Markyate	100
Kings Langley	15
Rural West	113
Dacorum Total	5393

³ Source: *Dacorum Infrastructure Study (2010) Executive Summary Report Appendix C Table I2a*

- 1.15 The Council consulted on an issues and options draft of its Core Strategy from 3rd November – 15th December 2010. The draft included two alternative housing targets. The targets are for either 9,835 or 11,385 dwellings in the borough from 2006 to 2031; the lower of these targets is of a similar scale to the level of housing assumed in this SPD which is consistent with the *Dacorum Borough Council Strategic Infrastructure Study*. As a corporate authority, in accordance with the government aim to secure housing supply, the Council will be working proactively towards the early delivery of new housing.
- 1.16 Any changes to the housing targets will be taken into account in future reviews of the standard charges in this SPD.

Map 1 The eight infrastructure planning areas



- 1.17 Where necessary, the Council translates the dwelling growth figures into population generation by applying an average of 2.73 persons per

dwelling⁴ which is derived from a study of average occupancy of newly completed dwellings.

1.18 More detailed disaggregation relies on Census of Population data which provides occupancy by size of dwelling for Dacorum as shown in Table 1b:

Table 1b Dwelling occupancy rates for Dacorum ⁵						
	Bedrooms					
	1	2	3	4	5	6+
<i>Average Occupancy (persons per dwelling)</i>	1.4	1.9	2.5	2.7	2.9	3.1

Requirements

Standard Approach

1.19 For certain types of infrastructure there is sufficient evidence of need to substantiate a Standard Approach which can provide a numeric starting point for the value of planning obligations likely to be sought.

1.20 Section 2.0 of this SPD describes a standard approach for securing affordable housing and Sections 3.0 to 7.0 set out standard charges for eight other types of facilities and infrastructure which are supported by planning objectives and evidence of anticipated development impact:

- Primary Education
- Open Space – Child Play Space
- Open Space – Allotments
- Open Space – Natural Green Space
- Open Space – Playing pitches
- Police
- Libraries
- Sustainable Transport

1.21 The standard charges provide a starting point from which the individual circumstances of each development can be taken into account.

⁴ Source: Hertfordshire County Council - Hertfordshire Survey of New Housing ('Campion Housing Survey') 2003 – 4. Pers. Comm. P Campion HCC, 17/2/09

⁵ Source: Census of Population 2001

- 1.22 The standard charges apply only to residential developments and only where there is an increase in units or occupancy which would result in a development impact. Planning obligations will be sought from other types of development but there is insufficient data available to construct standard charge formulae into this SPD.
- 1.23 Appendix 1 includes a summary table showing the potential charges that will be sought for residential schemes.

Regeneration projects

- 1.24 The Council has identified the following regeneration projects where other contributions are particularly likely to be sought on a site by site basis. The list is not definitive and contributions will be sought from a range of uses as appropriate.
- 1.25 Development briefs and other guidance relating to these projects will set out the Council's approach to seeking planning obligations towards their implementation, including the application of the standard approach/charges set out in this SPD.

- Maylands Business Park environmental improvements
 - Heart of Maylands
 - Maylands Gateway
 - Provision of renewable energy generation
 - Sustainable Transport contribution in accordance with the outcome of the Maylands Study
- Hemel Hempstead Town Centre Regeneration
 - Hemel Hempstead Town Centre environmental improvements
 - Water Gardens Improvements
 - Transport system developments
 - New sports/leisure/cultural facilities
 - West Herts College redevelopment
- Neighbourhood Centre environmental improvements and regeneration
- Two Waters Open Space improvements
- Hemel Hempstead Station Gateway

Other planning obligations

- 1.26 The Council may seek additional planning obligations to those set out in this SPD where the tests of lawfulness are met in pursuit of planning

objectives in the *Dacorum Local Plan*, the emerging *Dacorum Core Strategy* and other national planning guidance (see also paras 1.28 to 1.29 below).

- 1.27 In considering the use of planning obligations the Council will have regard to Hertfordshire County Council's *Planning Obligations Guidance – Toolkit for Hertfordshire (Jan 2008)* (the *Toolkit*). Where the County Council's requirements have a bearing on making a development acceptable in planning terms and the appropriate evidence is demonstrated, Dacorum Borough Council will apply the formulae and approaches contained in the *Toolkit* to secure planning obligations.
- 1.28 Sections 3 and 6 of this SPD explain how the Borough Council will apply the *Toolkit* charges for primary education and libraries to all residential development in particular locations. Other charges in the *Toolkit* will be applied where they can be substantiated as explained in para 1.26.

Procedures

Pre-Application Procedure

- 1.29 It is essential that developers enter into early discussions with the Council's planning officers during the pre-application stage about planning obligations that may be required for their development by the Council. The nature of planning obligations that are likely to be required for a particular development will be made known to the developer as early as possible in the planning process including contributions based upon this SPD.
- 1.30 Officers, in conjunction with statutory consultees, will advise on planning obligations based upon this SPD and where necessary on other matters which need to be the subject of the Section 106 Agreement or Unilateral Undertaking.
- 1.31 Such matters might include phasing of development, restrictions on use, or other requirements which cannot be covered by planning conditions and matters such as travel plans designed to maximise the use of sustainable transport modes of travel. In addition, where a larger development is to be phased, the Council will consider proposals to phase the contributions in line with the phasing of the development. Further information about the Council's pre-application services is available at www.dacorum.gov.uk/default.aspx?page=4037 .

Drafting of Agreements

- 1.32 For residential developments of five units or less, applicants should draft and submit a Unilateral Undertaking based on Heads of Terms agreed with the Council. This Unilateral Undertaking should be based on the Council's template Unilateral Undertaking which is available at <http://www.dacorum.gov.uk/docs/strategicplanning-11.07.05-S106UnilateralModel2011.doc>
- 1.33 For larger residential schemes, the drafting of Section 106 Agreements and Unilateral Undertakings will be undertaken by the Council's Legal Services team or by solicitors contracted by the Council to represent them.
- 1.34 For all developments requiring a planning obligation applicants will be expected to submit an agreed draft or signed unilateral undertaking or an agreed draft S.106 agreement with the application. The Council intends to update its Local Validation Checklist, and it is expected that a draft unilateral undertaking or draft S106 agreement will become a validation requirement
- 1.35 Applicants will be expected to pay the legal fees of Dacorum Borough Council and Hertfordshire County Council incurred in the drafting and checking of legal documentation.

Monitoring & Administration Contribution

- 1.36 The Council will seek a contribution towards its costs in negotiating and administering each planning obligation agreement and ongoing compliance monitoring. The Council will seek a contribution equivalent to 6% of the total value of the planning obligations, capped at a maximum of £10,000⁶.
- 1.37 The Monitoring & Administration contribution will be separate to any pre-application fees.

Maintenance Contribution

- 1.38 In accordance with Government guidance (ODPM Circular 05/2005) the Council will seek provision for the upkeep and maintenance of facilities secured through planning obligations where such facilities are predominantly for the benefit of the users of the associated development.

⁶ A note explaining the derivation of these figures is available on the Councils' web site

- 1.39 Where an asset is intended for wider public use, the Borough Council may seek contributions towards maintenance until such time as the facility is vested in a body or authority which can draw on public sector funding streams for its maintenance.
- 1.40 Such maintenance contributions will be in addition to the standard contributions specified in chapters 2 to 7 of this SPD.

Off-Site Provision

- 1.41 In some cases on-site provision (e.g. child play space) may not be appropriate. In these instances the Council may enter into an agreement with the developer for off-site provision of the necessary facilities and / or infrastructure or seek financial contribution towards off-site provision.

Pooled Contributions

- 1.42 For certain smaller scale developments the contributions raised through planning obligations may not be of a level that could contribute significantly towards improvements in an area. However, if considered cumulatively the contributions raised through smaller scale development may be pooled together to allow the Council to make a single improvement to an area.
- 1.43 Similarly for larger infrastructure improvements, including strategic infrastructure projects, contributions may also be pooled so that they can be used more cost effectively.
- 1.44 It is important to note that the financial contributions pooled will be ring-fenced to contribute towards the programmes and schemes that have been identified in the relevant planning agreements.

Indexation

- 1.45 All monetary contributions to be paid to the Borough Council will be index linked to the Retail Prices Index (RPI) from the date of adoption of this SPD. This is to ensure that the value of the obligation does not reduce in worth over time and that this level of mitigation can still be provided. For County Council contributions indexation will be calculated by the County Council as set out in its *Planning Obligations Guidance Toolkit*.

Payment of Contributions

- 1.46 Payment of financial contributions will normally be on or before implementation of the development to enable mitigation and improvement works to be co-ordinated with completion of development where feasible. Details will be arranged in the Unilateral Undertaking or Section 106 Agreement as appropriate. For large developments, the staging of payments may be acceptable. The developer must inform the Council when the relevant triggers have been reached.

Viability

- 1.47 The level of contribution that a scheme may afford whilst allowing the development to remain economically viable varies across different types of schemes, different locations and market conditions.
- 1.48 The Council has tested viability in sample typical schemes across the Borough on the basis of current market conditions and has concluded that the level of standard charges set out in this SPD are well within the parameters of viability for most types of residential development in most locations. Indeed, the testing showed that many developments could incur significantly higher levels. The viability testing assumed affordable housing provision in accordance with the Council's policies.
- 1.49 Where a developer wishes to demonstrate the impact of planning obligations on the viability of a development they will need to provide a robust open book appraisal with reasonable assumptions that reflect current market practice. Phasing of development and associated payment of contributions (see para 1.31) can assist with scheme viability. The Council has adopted a bespoke *Three Dragons* model for testing the viability of development in Dacorum; this will be used as a starting point in all viability negotiations.
- 1.50 The development appraisal will seek to calculate the residual site value using the following key inputs:

Gross Development Value (GDV)

- an estimate of the total revenue of the development.

Development Costs

- development costs are likely to include:
 - Construction costs
 - Finance costs
 - Planning Obligation costs

- Professional fees
- Acquisition costs – stamp duty, agency/legal fees
- Marketing costs

Project timescales

- a realistic estimate of the construction and sales periods.

Profit

- the developer's profit must have regard to current market practice and the specific risk of the development.

- 1.51 Once the appraisal has calculated a Residual Land Value for the scheme, viability is tested by comparing this figure to the site's Existing Use Value.

2.0 Affordable Housing

Table 2a Summary of affordable housing requirements			
	<i>Size threshold</i>	<i>% of units affordable</i>	<i>Tenure mix: % social rented</i>
Hemel Hempstead	15 dwellings	35%	75%
Berkhamsted	15 dwellings	35%	75%
Tring and large villages	0.5 ha or 15 dwellings	35%	75%
For affordable housing requirements elsewhere in the borough, see para 2.7 below. Affordable housing is a rapidly developing area of government policy and new guidance regarding the appropriate level of affordable housing and tenure requirements may emerge within the lifetime of this SPD.			

Planning Objectives

Planning Policy Statement 3: Housing (June 2010)

- 2.1 PPS3 indicates that a key aim of the Government is to achieve a wide choice of high quality homes, both affordable and market, to address the requirements of the community.
- 2.2 PPS3 comments that local planning authorities should (para. 29):
- Set an overall target for the amount of affordable housing to be provided. The target should meet the needs of both current and future occupiers, take into account information from the Strategic Housing Market Assessment and reflect likely economic viability.
 - Set separate targets for different types of affordable housing where appropriate.
 - Specify the size and type of affordable housing that is likely to be required in particular locations.
 - Consider the range of circumstances in which affordable housing will be required. PPS3 sets the national indicative minimum site size threshold of 15 dwellings. However, PPS3 indicates that local planning authorities can set lower minimum thresholds, where viable and practical.
- 2.3 PPS3 also states that in seeking developer contributions, the presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing. However, where it can be robustly justified, off-site provision or a financial contribution in lieu of on-site provision (of broadly equivalent

value) may be accepted as long as the agreed approach contributes to the creation of mixed communities in the local authority area.

- 2.4 Where viable and practical, local planning authorities should consider allocating and releasing sites solely for affordable housing, including rural exception sites (para. 30).
- 2.5 The Council will define affordable housing in accordance with the latest national guidance.

Dacorum Borough Local Plan (2004)

- 2.6 Local Plan Policy 20 indicates that on appropriately sized housing sites the Council will seek to negotiate with developers for an element of affordable housing. A site will be considered as appropriately sized if it falls within one of the following categories:
 - (a) sites of 1 ha or more in area or capable of accommodating 25 dwellings in Hemel Hempstead or Berkhamsted;
 - (b) sites of 0.5 ha or more in area or capable of accommodating 15 dwellings in Tring or the large villages;
 - (c) sites of 0.2 ha or more in area or capable of accommodating 5 or more dwellings in or immediately adjacent to the small villages and at Rucklers Lane and Little Gaddesden.
- 2.7 Policy 20 refers to the Council's general expectation that a minimum of 20% of the units on redevelopment sites should be for affordable housing, with higher levels being appropriate on very large sites and on any green field sites.
- 2.8 Policy 6 of the Local Plan allows for *small-scale residential infilling, which does not create more than two extra dwellings and which, the applicant can prove, meets a local need of the village or adjoining countryside*. The policy also requires that these dwellings are managed so that they continue to meet local needs in the future; this usually requires the extra dwellings to be affordable homes according to the PPS3 definition. Policy 25 of the Local Plan allows for small scale affordable housing schemes on sites in the Green Belt and Rural Area which are not appropriate for general housing development under certain circumstances.
- 2.9 Under Policy 20 commuted payments may be accepted in lieu of the provision of affordable housing units on particular sites, provided:
 - (i) the units cannot realistically be accommodated on the site; and

- (ii) there are reasonable alternatives for achieving affordable housing units elsewhere in the settlement.

2.10 In addition, the type and amount of affordable housing on each site will have regard to:

- (i) the character of the site and its surroundings;
- (ii) the size of the site;
- (iii) the need for the particular units of affordable housing;
- (iv) the economics of providing affordable housing;
- (v) the proximity of local services and facilities and access to passenger transport;
- (vi) the extent to which affordable housing would prejudice the realisation of other planning objectives that need to be given priority; and
- (vii) the viability of the development as a whole.

2.11 Judgments about the type of affordable housing will be informed by the latest housing needs surveys and assessments. This will take into account the following additional factors:

- (i) the tenure of the affordable housing units;
- (ii) the type of unit provided (i.e. a house, bungalow or flat);
- (iii) the size of the units (based on the floor area and the number of bedrooms); and
- (iv) the design requirements for households with special needs.

Dacorum Borough Council Advice Note: Planning Obligations to Secure Affordable Housing (March 2007)

2.12 The Council's *Advice Note* seeks to clarify the Council's approach to the negotiation of affordable housing on development sites and indicates that the thresholds which will be applied are as follows:

- The national indicative minimum contained within PPS3 (i.e. 15 dwellings) for Hemel Hempstead and Berkhamsted.
- Thresholds contained within Local Plan Policy 20 for other settlements.

- 2.13 The Note advises that the Council will normally only accept commuted sums where it is not considered practical or reasonable to provide affordable housing on a site.
- 2.14 As some of the Local Plan policies relating to affordable housing have been superseded by national guidance, and because national guidance around affordable housing is evolving, the Council will develop an Affordable Housing SPD in due course.

Evidence of need

- 2.15 In August 2003 the Council commissioned a survey of housing need within the Borough. The key findings of the survey indicated that affordability is a major issue due to the relationship between local house prices and income. The survey also highlighted the requirement to develop a more balanced housing stock.
- 2.16 The *London Commuter Belt (West) Strategic Housing Market Assessment (2010)* [SHMA] covers 6 Hertfordshire authorities, including Dacorum. It provides information on the level of need and demand for housing in terms of type and tenure of housing.
- 2.17 The SHMA estimates that there will be a significant requirement for social rented housing in Dacorum over the period 2007 – 2021 (3,100 homes). This represents nearly 40% of the overall estimated housing requirement of 7,800 for all types of homes over this same period.
- 2.18 The Council's *Housing Strategy (2008 – 2011)* indicates that the number of households on the Council's Housing Register rose from 2,398 in 2006 to 4,794 in 2008.
- 2.19 The Council also published an *Affordable Housing and Section 106 Viability Study* in 2009. Overall, the Study concludes that a target of 40% affordable housing would be appropriate across the Borough. However, the Study found that a target of 35% affordable housing would be achievable across all sub-markets in the borough and that higher targets would be achievable in the stronger sub-markets of the borough. The Study also notes that there is a very high need for affordable housing in Dacorum and it is appropriate for the Council to consider a lower threshold than the indicative site size threshold of 15 dwellings contained within PPS3.

Requirements

Affordable Housing Thresholds

- 2.20 The affordable housing thresholds included within Policy 20 of the Local Plan pre-date the adoption of PPS3 which sets the national minimum site size threshold of 15 dwellings. The Council's *Affordable Housing Advice Note* therefore includes thresholds for affordable housing which are consistent with PPS3.
- 2.21 In line with the *Affordable Housing Advice Note*, affordable housing units will be sought as follows:
- (a) sites capable of accommodating 15 dwellings in Hemel Hempstead or Berkhamsted;
 - (b) sites of 0.5 ha or more in area or capable of accommodating 15 dwellings in Tring or the large villages;
 - (c) sites of 0.2 ha or more in area or capable of accommodating 5 or more dwellings in or immediately adjacent to the small villages and at Rucklers Lane and Little Gaddesden.

Level of Affordable Housing

- 2.22 The Council expects 35% affordable housing on sites meeting the thresholds in para. 2.18.
- 2.23 This requirement is based on the 39% need for affordable housing identified in the SHMA and the conclusions regarding viability in the Affordable Housing and Section 106 Viability Study. This is further supported by the evidence that supported the *East of England Regional Spatial Strategy*⁷ figure of 35% which was tested at an Examination in Public.

Affordable Housing Tenure

- 2.24 The Council will consider the appropriate affordable housing tenure mix within the context of the latest housing needs survey and assessments.
- 2.25 The current SHMA indicates that there is a significant requirement for social rented housing in Dacorum but there is not a specific requirement for intermediate housing. However, anecdotal evidence does not support this conclusion. The Council expects a minimum of 75% of affordable housing to be provided as socially rented accommodation. The Council can consider alterations to the tenure mix if it supports the viability of a scheme.

⁷ revoked July 2010

Design of Affordable Housing

- 2.26 Affordable housing provided with public subsidy must be designed to meet the Housing Corporation's *Design and Quality Standards (2007)* or the current standards set by the relevant agency. Affordable housing provided without public subsidy will also be encouraged to meet these standards.
- 2.27 The Council expects that affordable housing should not be distinguishable from market housing in terms of overall design details, build quality and materials. Affordable housing should also achieve Secured by Design accreditation and be properly integrated into the overall layout of the site and its surrounding area. Early contact with the Hertfordshire Constabulary Crime Prevention By Design Service will be essential to ensure this process is completed in the most efficient and economical manner (contact details available at www.securedbydesign.com).

Development Viability

- 2.28 As noted within PPS3 and Local Plan Policy 20, there may be genuine circumstances where a lower level of affordable housing is appropriate e.g. because of viability, site characteristics, abnormal costs. This would need to be justified. The viability of a scheme will be tested on the basis of an open book financial appraisal and measured using a tool to assess viability (see paras 1.42-1.45).

Rural Exception Sites

- 2.29 In line with PPS3 and policy 25 of the Local Plan, the Council will consider the provision of 100% affordable housing on rural exception sites.

Commuted Payments in Lieu

- 2.30 In line with PPS3 and Local Plan Policy 20, affordable housing should normally be provided on the application site. Where this is not possible or feasible, off-site provision or a financial contribution will be sought instead.
- 2.31 In line with the Council's Affordable Housing Advice Note, the commuted sum should cover the full cost of the land subsidy that would have been incurred by the developer/landowner if affordable housing had been provided on the site. The calculation would be:
- open market land cost of the whole site multiplied by;

- normal proportion of affordable housing multiplied by;
- subsidy on land elements.

3.0 Education

Planning Objectives

- 6.1 Under Policy 13 of the *Dacorum Local Plan*, para 13.6 cites common instances where planning obligations will be used including:

“(vii) to secure provision and/or improvement of social, educational, recreational, sporting or other community facilities;”

- 3.2 Consultation on the emerging *Dacorum Core Strategy* in 2009 highlighted the provision of education facilities as a key priority.

Primary Schools

Evidence of need

- 3.3 Hertfordshire County Council's forecasts for primary school provision are expressed in terms of forms of entry (FE). Each FE comprises seven year groups with classes of 30 pupils in each.
- 3.4 The net additional demand for primary schools to 2021 for the whole of Dacorum has been estimated⁸ as 11.5⁹ distributed as follows:

Table 3a Net additional demand for primary schools to 2021, low growth scenario		
	Forms of Entry	
	2031	2021
Hemel Hempstead - North East	2.0	1.0
Hemel Hempstead - East	3.0	1.5
Hemel Hempstead - South East	4.0	2.0
Hemel Hempstead - Town centre	2.0	1.0
Hemel Hempstead - West/North West	2.0	1.0
Tring	2.0	1.0
Berkhamsted	6.0	3.0
Bovingdon	0	0
Markyate	0	0
Kings Langley	2.0	1.0
Total	23.0	11.5

⁸ *Dacorum Infrastructure Study – Social Infrastructure (URS, 2010)*, Part B Education gives estimates for 2031 which for the purposes of this SPD have been reduced by 50% to give estimates for 2021.

⁹ Excludes Hemel Hempstead reserve of 4.0 forms of entry to 2031

Requirements

- 3.5 Hertfordshire County Council’s *Planning Obligations Guidance –Toolkit for Hertfordshire (2008)* includes an indicative contributions table (Table 2) which sets out the education contributions HCC will seek from residential developments. There are formula derived figures for houses and flats of different sizes and for market and social rented units.
- 3.6 Dacorum Borough Council will seek contributions towards education provision in line with the HCC *Toolkit* so long as there is evidence of anticipated shortages of provision within the relevant education planning area and within the time horizon of this SPD (2011-2021).
- 3.7 Such evidence is currently available for primary school provision. Where new evidence becomes available for other forms of education provision the Council will apply the HCC *Toolkit* accordingly.
- 3.8 Dacorum Borough Council will seek contributions to primary education facilities in accordance with Table 3b below which has been extracted from the HCC *Toolkit*.

Table 3b Herts County Council planning obligations contributions, primary education¹⁰								
Bedrooms	1	2	3	4	5	1	2	3
	Houses					Flats		
Market¹¹	£231	£1,036	£2,469	£3,721	£4,692	£93	£816	£1,392
Social rent	£247	£2,391	£3,860	£5,048	£5,673	£44	£1,167	£2,524

- 3.9 Contributions will be sought from developments within the areas identified in Table 3a as having net additional demand for primary school provision forecast 2011-2021, namely:
 - Hemel Hempstead
 - Tring
 - Berkhamsted¹²
 - Kings Langley

¹⁰ The contributions per dwelling from the HCC *Toolkit* have a different basis to those applied elsewhere in this SPD but have been used in Table 3b to provide consistency with education contributions sought elsewhere in the County

¹¹ Market includes all tenures except for Social Rented

¹² A three tier education system operates in Berkhamsted where contributions will be sought towards first and middle school provision as advised by Hertfordshire County Council.

4.0 Open Space

Planning Objectives

- 4.1 Policy 73 of the Dacorum Local Plan states that the Council will seek leisure space in the towns and large villages (a) to a minimum of 2.8 hectares per 1,000 population; and (b) so distributed that all residential areas are within reasonable walking distance (400m) of facilities of a type which reflect the needs of the local population in terms of sports and/or play.
- 4.2 Further details are given in Appendix 6 of the Local Plan including the standards for child play space provision of 0.8 ha per 1,000 population (0.6 ha for over 5s; 0.2 ha for under 5s).
- 4.3 Under Policy 13 of the Dacorum Local Plan, para 13.6 cites common instances where planning obligations will be used including:

“vi) to secure the provision and subsequent management of parks, playing fields and amenity open space;”
- 4.4 Policy 102 of the *Dacorum Local Plan* refers to the Council’s long term aim to develop a programme of designations to reach a standard of 1 hectare of local nature reserves per 1,000 population. This standard is recommended by English Nature.
- 4.5 Local nature reserves are a type of natural green space to which the following standards recommended by English Nature and reiterated in the *Dacorum Open Space Study (2008)* apply:
 - No person shall live more than 300m from their nearest area of natural green space of at least 2 ha in size.
 - There should be at least one accessible 20 ha site within 2 km of home.
 - There should be one accessible 100 ha site within 5 km.
 - There should be one accessible 500 ha site within 10km.
- 4.6 Local Plan Policy 76 states that permission will not be granted for residential developments of over 25 dwellings or 1 hectare in area unless public leisure space is provided. The space provided should meet a standard of at least 1.2 hectares per 1,000 population, or 5% of the development area, whichever is greater.

- 4.7 In assessing the appropriate amount, type and location of facilities, account will be taken of the existing leisure space in the vicinity and the National Playing Field Association (NPFA) standards for children's play space (as detailed in Appendix 6 of the *Local Plan*).
- 4.8 New leisure spaces should either be offered for adoption by the local authority with an appropriate commuted sum to cover maintenance, or be the subject of covenanted, long term, community management arrangements.
- 4.9 *Planning Policy Guidance note 17: Planning for Open Space, Sport and Recreation (2002, republished in 2006)* para 33 indicates that planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. *PPG17* notes that it is essential that local authorities set local standards based on an assessment of need in order to justify planning obligations.

Child Play Space

Evidence of need

- 4.10 There is an existing Borough wide deficit of 96 ha of child play space when measured against NPFA standards of 0.8 ha per 1,000 population.
- 4.11 New demand to 2021 arising from new housing growth is estimated at an additional 11.79 ha, the highest requirements being in Hemel Hempstead (9.72 ha), Berkhamsted (1.12 ha), Tring (0.29 ha) and Markyate (0.22ha).
- 4.12 The *Dacorum Open Space Study (2008)* recommends that the 0.8 ha per 1,000 population standard is used as a starting point but is applied flexibly given the variations in need in different parts of the Borough. The Study assumes a 280m radius catchment area for child play space areas.
- 4.13 The *Study* identifies particular deficiencies at:
- Hemel Hempstead – Green End
 - Markyate - Central
 - Berkhamsted - Northchurch
 - Berkhamsted – South east

- Tring - East
- Kings Langley - North

Requirements

- 4.14 The potential cost of providing 11.79 ha of child play space is £9.43¹³ million. If the cost of new provision were distributed evenly across the 5,393 new housing units forecast 2011-2021, the average cost per dwelling would be £1,749.
- 4.15 In assessing individual applications the Council will take account of the likely number of people to be generated by a development, provision in-kind from the development in question and the proportionate contribution in accordance with Table 4a.

Table 4a Child playspace : Borough wide						
£640 per person*	Bedrooms					
	1	2	3	4	5	6+
<i>Average Occupancy (persons per dwelling)</i>	<i>1.4</i>	<i>1.9</i>	<i>2.5</i>	<i>2.7</i>	<i>2.9</i>	<i>3.1</i>
Contribution per dwelling	£896	£1,216	£1,600	£1,728	£1,856	£1,984

*£640 pp based on standard of 0.8 ha per 1,000 population and cost of £80 per sqm

- 4.16 The figures in Table 4a will provide a starting point for establishing the appropriate contribution from a development.
- 4.17 The standard will be applied flexibly taking into account local variations in need, provision in-kind from the development in question and the cost of provision for the types of space described in Appendix 6 of the Dacorum Local Plan (2004):
- Local Area for Play (LAP)
 - Local Equipped Area for Play (LEAP)
 - Neighbourhood Area for Play (NEAP).

¹³£80 per sqm derived from *Hertfordshire Infrastructure Investment Study (2009)* Table 6.1 which gives a typical cost of £80,000 for Neighbourhood Equipped Area for Play (NEAP) facility, and *Dacorum Local Plan (2004)* min size of 1,000 sqm for NEAP.

Allotments

Evidence of need

- 4.18 There is currently 0.27 ha of allotments per 1,000 Dacorum residents which is in excess of the national standard of 0.25 ha per 1,000 population recommended by the National Society of Allotment and Leisure Gardeners.
- 4.19 However, the *Dacorum Open Space Study (2008)* identifies significant under provision in Hemel Hempstead (0.10 ha per 1,000 population) and Bovingdon (nil provision).
- 4.20 Housing growth in Hemel Hempstead 2011-2021 would generate demand for an additional 3.04 ha respectively based on provision of 0.25 ha per 1,000 population.

Requirements

- 4.21 The Council will seek contributions from residential development in Hemel Hempstead towards the provision of allotments in pursuit of the standard of 0.25 ha per 1,000 population, and the aim that all residents within towns should be within 1 km of an allotment¹⁴.
- 4.22 The potential cost of providing 3.04 ha of additional allotment space in Hemel Hempstead would be £304,000¹⁵. If the cost of new provision were distributed evenly across the 4,454 new housing units forecast 2011-2021 for Hemel Hempstead, the average cost per dwelling would be £68.
- 4.23 In assessing individual applications the Council take account of the likely number of people to be generated by a development, any provision in-kind by the development in question and the proportionate contribution in accordance with Table 4b.

Table 4b Allotments: Hemel Hempstead						
£25 per person*	Bedrooms					
	1	2	3	4	5	6+
<i>Average Occupancy (persons per dwelling)</i>	<i>1.4</i>	<i>1.9</i>	<i>2.5</i>	<i>2.7</i>	<i>2.9</i>	<i>3.1</i>

¹⁴ Source: *Dacorum Open Space Study (2008)*

¹⁵ Hertfordshire Infrastructure Investment Study (2009) Table 6.1 gives a typical cost for allotments of £100,000 per ha

Contribution per dwelling	£35	£48	£63	£68	£73	£78
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*£25 pp based on standard of 0.25 ha per 1,000 population and cost of £10 per sqm

4.24 The figures in Table 4b will provide a starting point for establishing the appropriate contribution from a development.

Natural Green Space

Evidence of need

4.25 Overall the Borough has 64 natural green spaces providing 205.1 hectares or 1.5 ha per 1000 population. While this exceeds the 1 ha standard, there are local deficiencies:¹⁶

- 63% of households within Dacorum are within 300m of a 2 ha site, however, there are deficiencies within most settlements of the borough
- 89% of households within the borough are within 2km of a 20ha site, however, there are areas of deficiency in north-east Hemel Hempstead, parts of Bovingdon, Flamstead and Marykate.
- 63% of households within the borough are within 5km of a 100ha site, however there are areas of deficiency in parts of Hemel Hempstead, Bovingdon, Flamstead and Markyate
- All households within the borough are within 10 km of a 500ha site.

4.26 Local nature reserves are a type of natural green space and the quantitative standard for their provision is used as a proxy to estimate demand for natural green space. New demand arising from housing growth 2011-2021 would amount to 14.73 ha distributed as shown in Table 4c.

¹⁶ Source: *Analysis of Accessible Natural Greenspace Provision for Hertfordshire*: Natural England and the Landscape Partnership (June 2010)

Table 4c New demand for natural green space¹⁷ 2011-2021	
	Hectares¹⁸
Hemel Hempstead	12.17
Berkhamsted	1.41
Tring	0.37
Rural East	0.07
Bovingdon	0.10
Markyate	0.27
Kings Langley	0.04
Rural West	0.31
Total	14.73

Requirements

- 4.27 The potential cost of providing 14.73 ha of natural green space is £147,300¹⁹. If the cost of new provision were distributed evenly across the 5,393 new housing units forecast 2011-2021, the average cost per dwelling would be £27.
- 4.28 In assessing individual applications the Council will take account of the likely number of people to be generated by a development, any provision in-kind from the development in question and the proportionate contribution in accordance with Table 4d.

Table 4d Natural Green Space – Borough wide						
£10 per person*	Bedrooms					
	1	2	3	4	5	6+
<i>Average Occupancy (persons per dwelling)</i>	1.4	1.9	2.5	2.7	2.9	3.1
Contribution per dwelling	£14	£19	£25	£27	£29	£31

*£10 pp based on standard of 1.0 ha per 1,000 population and cost of £10 per sqm

¹⁷ Local nature Reserves have been used as a proxy for natural green space

¹⁸ Based on a standard of 1ha per 1,000 population and dwelling growth 2011-2021 for each area

¹⁹ Hertfordshire Infrastructure Investment Study (2009) Table 6.1 gives a typical cost for Natural and semi-natural green space of £10,000 per ha

- 4.29 The figures in Table 4d will provide a starting point for establishing the appropriate contribution from a development.
- 4.30 The Council will seek these contributions from residential development toward the provision of natural green space in pursuit of the standards that:
- No person shall live more than 300 m from their nearest area of natural green space of at least 2 ha in size.
 - There should be at least one accessible 20 ha site within 2 km of home.
 - There should be one accessible 100 ha site within 5 km.
 - There should be one accessible 500 ha site within 10 km.
- 4.31 Rivers and canals can be considered as accessible natural greenspace²⁰ and, as such, contributions to improvements such as the Grand Union Canal towpath may be appropriate.

Playing pitches

Evidence of need

- 4.32 The *Dacorum Sport & Recreation Study Outdoor Sports Facilities Assessment Report (2006)* found the following deficits of playing pitch provision against local standards:

Table 4e Outdoor sports pitches²¹		
	Deficit (ha per 1,000 population)	Local standard (ha per 1,000 population)
Berkhamsted	0.27	2.07
Hemel Hempstead	0.06	1.47
Tring	0.09	2.80

- 4.33 In addressing this deficit in part, and providing for demand from future housing growth, the *Dacorum Green Space Strategy Consultation Draft (Nov 2010)* seeks to develop additional football pitches at Bunkers Park in Hemel Hempstead.
- 4.34 In order to meet new demand for playing pitch provision from new housing growth, the Council will seek contributions that would maintain the local standards in Table 4e.

²⁰ Natural England: *Accessible Natural Greenspace (March 2010)*

²¹ Source: *Dacorum Sport & Recreation Study Outdoor Sports Facilities Assessment Report (2006)*

4.35 Dwellings growth 2011-2021 in Berkhamsted, Hemel Hempstead and Tring (see table 1a) at an average occupancy of 2.73 persons per dwelling would result in a requirement for 21.8 ha of outdoor playing pitches at the standards set out in Table 4e.

Requirements

4.36 The potential cost of providing 21.8 ha of outdoor playing pitches at £125,000 per ha²² is £2,725,000. If the cost of new provision were distributed evenly across the 5,103 new housing units forecast 2011-2021 in Berkhamsted, Hemel Hempstead and Tring, the average cost per dwelling would be £534.

4.37 In assessing individual applications the Council will take account of the likely number of people to be generated by a development and the proportionate contribution in accordance with Table 4f.

Table 4f Outdoor sports Pitches – Berkhamsted, Hemel Hempstead, Tring						
Berkhamsted £259 pp*^a	Bedrooms					
Hemel £184 pp*^b	1	2	3	4	5	6+
Tring £350 pp*^c						
<i>Average Occupancy (persons per dwelling)</i>	1.4	1.9	2.5	2.7	2.9	3.1
Contribution per dwelling						
Berkhamsted	£362	£492	£647	£699	£750	£802
Hemel Hempstead	£257	£349	£459	£496	£533	£570
Tring	£490	£665	£875	£945	£1,015	£1,085

*^a£259 pp based on standard of 2.07 ha per 1,000 population and cost of £12.50 per sqm

*^b£184 pp based on standard of 1.47 ha per 1,000 population and cost of £12.50 per sqm

*^c£350 pp based on standard of 2.80 ha per 1,000 population and cost of £12.50 per sqm

4.38 The figures in Table 4f will provide a starting point for establishing the appropriate contribution from a development.

²² Hertfordshire Infrastructure Investment Study (2009) Table 6.1 gives a typical cost of £125,000 per ha for sports pitches.

5.0 Police

Planning Objectives

- 5.1 Under Policy 13 of the *Dacorum Local Plan*, para 13.6 cites common instances where planning obligations will be used including:

“(vii) to secure provision and/or improvement of social, educational, recreational, sporting or other community facilities;”

- 5.2 The Council’s *Background Study on Social and Community Facilities (2006)* also identified the need for a new police station and custody facilities within the Borough.

Evidence of need

- 5.3 Hertfordshire Constabulary uses a Local Demand Assessment Model (LDAM) to determine policing provision. The model has been used to estimate the number of police staff, floorspace and costs required due to future growth in population across Dacorum.
- 5.4 The model indicates that an additional 11 police staff are required to meet demand levels up to 2021 made up as shown in Table 5.

Table 5 New demand for police services to 2021	
Police officers	7.5
PCSOs	0.7
Volunteers	1.1
Police staff	1.5
Total	11.0

- 5.5 This implies an estimated requirement of 67 sqm of floorspace.
- 5.6 However, since the LDAM figures were generated there have been changes to police budgets which have led to uncertainty about Hertfordshire Constabulary’s future plans in terms of its property estate and numbers of officers. This has made it difficult to construct a standard charge based on the LDAM calculations.
- 5.7 However, new development within Dacorum will impose additional pressure on the Constabulary’s infrastructure base and securing

contributions to the funding of such infrastructure would be a valid use of planning obligations where the tests of lawfulness (para 1.3) are met.

Requirements

- 5.8 Where requested by Hertfordshire Constabulary and where sufficient evidence of need, and how that need will be met, is demonstrated, the Council will seek contributions towards Policing.
- 5.9 Hertfordshire Constabulary have indicated that contributions towards policing are unlikely to be required from residential developments of under 50 units, and that the scale of contributions are likely to be broadly in line with an amount per dwelling of £74 which has been estimated as set out below.
- 5.10 The potential cost of providing an additional 67 sq m of police accommodation is £226,312.
- 5.11 Hertfordshire Constabulary also incur one-off start up costs for each police officer and member of staff for items such as uniforms, equipment and IT. These amount to £19,924 per police officer and £6,216 per other member of staff (incl PCSOs).
- 5.12 The one off start up costs would amount to £149,430 for the 7.5 police officers and £21,756 for the 3.5 other staff.
- 5.13 The total cost of the 11 additional police posts would therefore amount to £397,498. If the cost of new provision were distributed evenly across the 5,393 new housing units forecast 2011-2021, the average cost per dwelling would be £74.

6.0 Libraries

Planning Objectives

- 6.1 Local authorities have a duty under the 1964 Public Libraries & Museums Act to provide a library service to all who live, work or study in the area.
- 6.2 Under Policy 13 of the *Dacorum Local Plan*, para. 13.6 cites common instances where planning obligations will be used including:

“vii) to secure provision and/or improvement of social, educational, recreational, sporting or other community facilities;”
- 6.3 For major developments, Policy 70 of the *Local Plan* states that planning permission will not be granted until the appropriate agencies have considered the need to provide integral social and community facilities. Where appropriate the necessary land or floorspace will be reserved or a contribution sought towards the provision of such facilities.
- 6.4 Para. 67.3 of the *Local Plan* identifies the need for a new larger central library in Hemel Hempstead.
- 6.5 The Museums, Libraries & Archives Council recommends²³ a benchmark for library provision of 30 sq m per 1,000 residents.

Evidence of need

- 6.6 Dacorum has 1,696 sq m of library floor space which equates to 12.1 sq m per 1,000 population. This is below the 30 sq m per 1,000 population benchmark.
- 6.7 Hemel Hempstead library is the main hub library for the whole of Dacorum with spokes to the other 6 libraries in the Borough.
- 6.8 With a footprint of 675 sq m, the Hemel Hempstead library is inadequately sized and has significant accessibility issues. Its re-provision is planned though the new floorspace area is not yet available.
- 6.9 New demand arising from population change 2011-2021²⁴ would equate to 442 sq m of new library space at the standard of 30 sqm per 1,000 population.

²³ *Public Libraries, Archives and new Development – a Standard Charge Approach* (MLA, May 2010)

²⁴ *Dacorum Infrastructure Study Infrastructure Model (2010), Executive Summary Report Appendix C* gives estimated population growth of 14,736 2011-2021.

Requirements

- 6.10 Hertfordshire County Council’s *Planning Obligations Guidance –Toolkit for Hertfordshire (2008)* includes an indicative contributions table (Table 2 of the *Toolkit*) which sets out the contributions towards library facilities HCC will seek from residential developments. There are formula derived figures for houses and flats of different sizes and for market and social rented units.
- 6.11 Dacorum Borough Council will seek contributions towards library provision in line with the HCC *Toolkit* so long as there is evidence of anticipated shortages of provision within the time horizon of this SPD (2011-2021).
- 6.12 Dacorum Borough Council will seek contributions to libraries in accordance with Table 6a below which has been extracted from the HCC *Toolkit*.

Table 6a Herts County Council planning obligations contributions – Library facilities²⁵								
Bedrooms	1	2	3	4	5	1	2	3
	Houses					Flats		
Market²⁶	£98	£147	£198	£241	£265	£77	£129	£164
Social Rent	£48	£91	£130	£156	£155	£38	£82	£107

- 6.13 The figures in Table 6a will provide a starting point for establishing the appropriate contribution from a development.

²⁵ The contributions per dwelling from the HCC *Toolkit* have a different basis to those applied elsewhere in this SPD but have been used in Table 6a to provide consistency with library contributions sought elsewhere in the County

²⁶ Market includes all tenures except for Social Rented

7.0 Sustainable Transport

Planning Objectives

- 7.1 Policy 13 of the *Dacorum Local Plan*, para. 13.6 cites common instances where planning obligations will be used including:
- to secure off-site roadworks including traffic calming and traffic reduction measures;
 - to seek contributions towards the provision of new highways;
 - to control the provision and subsequent management of car parking;
 - to enable the provision or improvement of cycle routes, bridleways and footpaths and associated facilities;
 - to secure the provision or improvement of passenger transport facilities and services.
- 7.2 Policy 49 of the *Local Plan* also comments that transport measures which improve facilities for passenger transport, walking and cycling, and promote the integration of different transport modes, will be encouraged.
- 7.3 Policy 61 and Policy 62 of the *Local Plan* specifically go on to address pedestrian and cyclist improvements respectively which will both be given a high priority by the Council.
- 7.4 The Council also indicates that specific proposals designed to support and encourage passenger transport service provision and patronage, including the improvement of waiting and interchange facilities, will be given high priority (Policy 64).
- 7.5 Finally, Policy 51 of the *Local Plan* comments that the Council will give consideration to proposals by developers for transport measures which are capable of rectifying or compensating for transport deficiencies without unacceptable environmental impact. Commitment to these transport measures should be made on the basis of the developer entering into planning obligations to cover the costs of any measures necessary to contribute to the solution of the transport problems identified.
- 7.6 For developments which generate a substantial demand for movement, a framework for a Green Travel Plan should be presented and be capable of incorporation into a planning obligation (Policy 51).
-

- 7.7 Dacorum Borough Council will use planning obligations in pursuit of these planning objectives, working closely with other transport bodies, particularly Hertfordshire County Council in its role as highway authority.
- 7.8 Planning obligations can be used to secure a wide range of transport-related measures aimed at ensuring there is safe access and egress, development impacts are minimised and accessibility by non-car modes is maximised. The need for planning obligations to secure these measures will be assessed on a site by site basis drawing on the findings of any Transport Assessments and Transport Statements.
- 7.9 This SPD provides guidance in relation to four specific transportation schemes where it has been possible to develop a standard charge approach applicable to residential development over the period 2011-2021.
- 7.10 In addition to the standard charge approach to these four projects, Hertfordshire County Council will advise on whether additional charges towards sustainable transport are appropriate on a case by case basis. For larger developments, the wider impacts on achieving sustainable transport objectives will be assessed in the context of the Transport Assessments and Transport statements produced for the schemes in question.

Cycle networks and Travel Smart

Evidence of Need

- 7.11 The Dacorum *Strategic Infrastructure Study – Transport (2010)* identifies ten sustainable transport initiatives with an estimated cost of £13.2 million. These initiatives would help mitigate the impact of trips generated by housing, retail and office growth envisaged for the Borough over the period to 2031.
- 7.12 For the purposes of this SPD, four projects have been identified as having sufficient evidence of need and connection with anticipated residential growth between 2011-2021 to be the subject of standard charges. The schemes and their costs are:
- Berkhamsted cycle network and facilities £2,000,000
 - Hemel cycle network and facilities £3,000,000
 - Tring cycle network and facilities £ 97,500

- Travel Smart²⁷ – Borough wide £1,700,000

Requirements – Cycle networks

7.13 Contributions will be sought from residential developments in Berkhamsted, Hemel Hempstead and Tring towards the cycle networks and facilities identified for these towns. The appropriate contribution is calculated as a proportion of the total cost of the scheme, equal to the % growth of dwellings between 2011 and 2021 expressed as a proportion of total dwellings forecast in 2021

7.14 The projections of dwelling growth to 2021 are:

Table 7a Projected dwelling growth²⁸			
	Dwellings 2021	Dwellings growth 2011-21	Growth as % of 2021 dwellings
Berkhamsted	8,943	516	6%
Hemel Hempstead	40,597	4,454	11%
Tring	4,252	133	3%
Dacorum	66,268	5,393	8%

7.15 The proportion of the total cost allocated to new housing growth by 2021 divided by the number of new dwellings 2011-2021 gives the following average costs per dwelling:

- Berkhamsted $(6\% \times £2,000,000)/516 = £233$ per dwelling
- Hemel Hemp $(11\% \times £3,000,000)/4,454 = £74$ per dwelling
- Tring $(3\% \times £97,500)/133 = £22$ per dwelling

7.16 In assessing individual applications the Council will take account of the likely number of people to be generated by a development and the proportionate contribution in accordance with Table 7b.

²⁷ TravelSmart is an innovative project offering households information and support to enable people to walk, cycle and use public transport more often. It aims to reduce car use and encourage healthier lifestyles by increasing active travel in daily routines

²⁸ Source: *Dacorum Infrastructure Study Infrastructure Model (2010)* Table 11.

Table 7b Cycle Networks – Berkhamsted, Hemel Hempstead, Tring						
Berkhamsted £85 pp* Hemel £27 pp* Tring £ 8 pp*	Bedrooms					
	1	2	3	4	5	6+
<i>Average Occupancy (persons per dwelling)</i>	1.4	1.9	2.5	2.7	2.9	3.1
Contribution per dwelling						
Berkhamsted	£119	£162	£213	£230	£248	£265
Hemel Hempstead	£38	£52	£68	£73	£79	£84
Tring	£11	£15	£20	£22	£23	£25

*Based on £233 per dwelling Berkhamsted, £74 per dwelling Hemel Hempstead and £22 per dwelling Tring at an average occupancy of 2.73 persons

7.17 The figures in Table 7b will provide a starting point for establishing the appropriate contribution from a development.

Requirements - Travel Smart

7.18 Contributions will be sought from residential developments across the Borough towards the Travel Smart initiative in proportion to the % increase in dwellings.

7.19 The proportion of the total cost allocated to new housing growth by 2021 divided by the number of new dwellings 2011-2021 gives the following average costs per dwelling:

- Dacorum $(8\% \times £1,700,000)/5393 = £25$ per dwelling

7.20 The TravelSmart scheme operates on a cost per dwelling basis. Accordingly, the Council will seek a contribution of £25 per additional dwelling towards the scheme.

Air Quality Management

Evidence of need

7.21 Traffic movements generated by development contribute to air pollution. Within Hemel Hempstead the Council has identified three Air Quality Management Areas where it is acting to improve the quality of the air.

7.22 Planning Policy Statement 23 Planning and Pollution Control (Annex 1) advises that Section 106 agreements can be used to improve air quality, and identifies amongst the measures that might be considered:

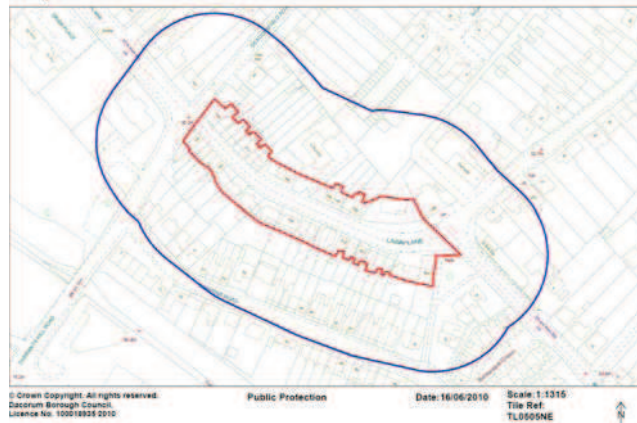
“...the purchase, installation, operation and maintenance of air quality monitoring equipment or provision of other assistance or support to enable authorities to implement any necessary monitoring or other actions in pursuit of an Air Quality Action Plan.”

Requirements

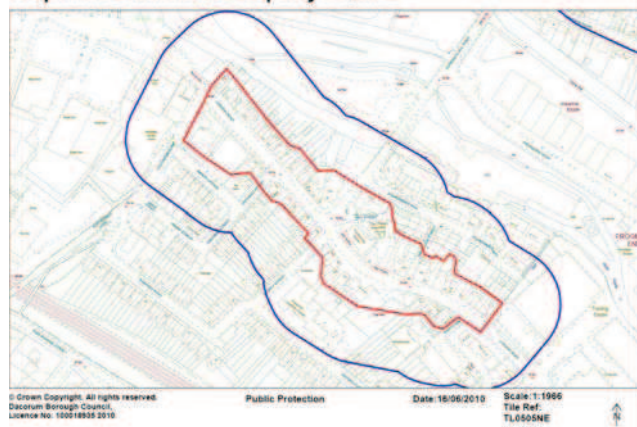
7.23 Any development that would increase the traffic numbers and movement within the Hemel Hempstead Air Quality Management Areas (see maps below) will be expected to contribute towards monitoring, management and physical improvement measures.

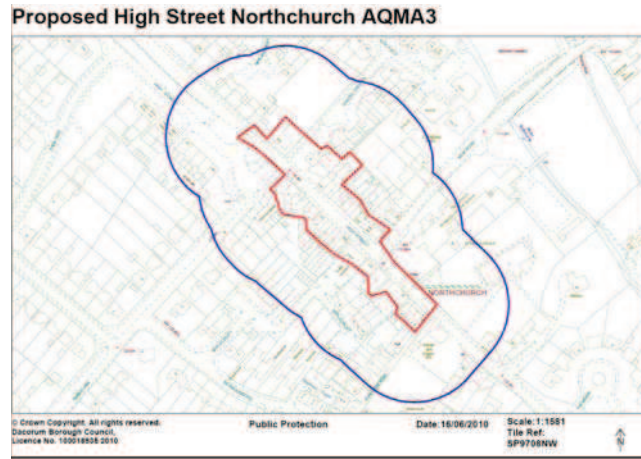
7.24 The Council intends to introduce a standard charge approach to securing contributions towards the AQMAs. In the meantime, the impacts of a development on the AQMAs will be identified and assessed through its Transport Statement or Transport Assessment.

Proposed Lawn Lane AQMA1



Proposed London Road Apsley AQMA2





APPENDIX 1 - Potential range of standard charges per dwelling

	SPD Ref	Borough		Hemel Hempstead		Berkhamsted		Tring		Rural East		Bovingdon		Markyate		Kings Langley		Rural West	
		Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Education																			
Primary	Table 3b			£44	£5,673	£44	£5,673	£44	£5,673							£44	£5,673		
Open Space																			
Child play	Table 4a	£896	£1,984																
Allotments	Table 4b			£35	£78														
Natural Green Space	Table 4d	£14	£31																
Outdoor playing pitches	Table 4f			£257	£570	£362	£802	£490	£1,085										
Emergency Services																			
Police	Para 5.9*	£74	£74																
Community Facilities																			
Libraries	Table 6a	£38	£265																
Transport																			
Pedestrian/Cyclist	Table 7b			£38	£84	£119	£265	£11	£25										
Travel Smart	Para 7.19	£25	£25																
Local total				£374	£6,405	£525	£6,740	£545	£6,783	£0	£0	£0	£0	£0	£0	£44	£5,673	£0	£0
Borough total		£1,047	£2,379	£1,047	£2,379	£1,047	£2,379	£1,047	£2,379	£1,047	£2,379	£1,047	£2,379	£1,047	£2,379	£1,047	£2,379	£1,047	£2,379
TOTAL				£1,421	£8,784	£1,572	£9,119	£1,592	£9,162	£1,047	£2,379	£1,047	£2,379	£1,047	£2,379	£1,091	£8,052	£1,047	£2,379

*Contributions towards policing will only be sought when requested by Herts Constabulary and that this is only likely to occur for developments of over 50 dwellings - see para 5.9

The Table is provided as an indicative guide to the potential level of standard charges that will be sought. It shows the potential low and high charges per dwelling taken from the Tables and text in the SPD. These figures are indicative and provide starting points for establishing the appropriate contribution from specific schemes. Actual contributions may be higher or lower than those shown. Please refer to the text and tables in the relevant parts of the SPD for detailed guidance.