Settlement: Berkhamsted
Strategic Site: Summary

Infrastructure type	Infrastructure	No of Units/SqM	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category	Offics/ Sqivi			site/ oil site/			contributions total	unit			Essential, Required
Residential units		2,093										
Employment SqM		0										
Highways and transportation	Transport											
Berkhamsted and Tring Transport Strategy				SP-B1 - West of Berkhamsted Shootersway Corridor	Off Site	£689,251	West Berkhamsted			tbc		
Berkhamsted and Tring Transport Strategy				SP-B2 - Durrants Road - Shrublands Road - Charles Street Corridor	Off Site	£1,923,859	Cumulative			tbc		
Berkhamsted and Tring Transport Strategy				SP-B3 - A4251 North West of Town Centre	Off Site	£411,125	Cumulative			tbc		
Berkhamsted and Tring Transport Strategy				SP-B4 - Town Centre High Street	Off Site	£195,284	Cumulative			tbc		
Berkhamsted and Tring Transport Strategy				SP-B5 - Town Centre Crossroads	Off site	£390,569	Cumulative			tbc		
Berkhamsted and Tring Transport Strategy				SP-B6 - Station Area	Off Site	£697,885	Cumulative			tbc		
Berkhamsted and Tring Transport Strategy				SP-B7 - South of Berkhamsted - Shootersway Corridor	Off Site	£724,608	South of Berkhamsted			s106	нсс	
Berkhamsted and Tring Transport Strategy				SP-B8 - Southern Berkhamsted	Off Site	£1,370,145	South of Berkhamsted			s106	HCC	
Berkhamsted and Tring Transport Strategy				SP-B9 - Billet Lane	Off Site	£41,935	Cumulative					
Berkhamsted and Tring Transport Strategy				SP-B10	Off Site	£106,650	Lock Field			s106	HCC	
Rail												
Education - Early years	Education							£4,275,999	£2,043.00	S106/HCC	НСС	
Education- Primary				Seeking two new primary schools – one is the west (2FE – BK06 area) and one in the east (3FE – BK01).				£22,979,136	£10,979.04	S106/HCC	нсс	
Education- Secondary				One new secondary school (8FE site) required, to be located in the west, to meet need arising from developments. Land required from BK06.				£23,836,458	£11,388.66	S106/HCC	нсс	
Education- SEND										CIL/HCC	нсс	
YCH - youth work	Community facilities							£1,542,541	£737.00	s106/CIL	нсс	
Libraries	racincies							£807,898	£386.00	s106/CIL	HCC	
Community Facilities								2007,030	2300.00	3100/ CIL	Tiec	+
Community Centres			£549.45	1 x Community Centre for Berkhamsted		£1,149,999		£1,149,999	£549.45	s106/CIL	DBC	+
CCTV			£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£45,000		£45,000	£21.50	s106/CIL	DBC	
Adult Social Care				,		tbc				s106/CIL	HCC	
Art/Public domain				no response to date		LDC				-		-
·	Health and									s106/CIL	DBC/Developer	+
Acute Health	wellbeing									Central Govt DfH	NHS	
Mental Health										Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)			£721.33	Relocation to Gossoms End clinic				£1,509,744	£721.33	s106/CIL/CCG	ccg	
Green Infrastructure- amenity space	Green infrastructure	2.49	160,000	Hectares of amenity space		£398,592		£398,592	£190.44	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		8.04	140,000	Hectares of natural and semi natural greenspace		£1,124,984		£1,124,984	£537.50	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		3.57	440,000	Number of public parks and gardens		£1,572,384		£1,572,384	£751.26	s106/CIL	Developer/DBC	
Play Space - LAP		10.00	33,000	Number of LAPs		£330,000		£330,000	£157.67	s106/CIL	Developer/DBC	
Play Space - LEAP		7.00	80,000	Number of LEAPs		£560,000		£560,000	£267.56	s106/CIL	Developer/DBC	
Play Space - MUGA		5.00	140,000	Number of MUGAs		£700,000		£700,000	£334.45	s106/CIL	Developer/DBC	
Play Space - NEAP		1.00	165,000	Number of NEAPs		£165,000		£165,000	£78.83	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.51	225,000	Hectares of allotments required		£114,750		£114,750	£54.83	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		5.42	Sports England calculator	Number of natural grass pitches (NGPs)		£361,518		£361,518	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		4.70	Sports England calculator	Number of changing rooms for NGPs		£865,180		£865,180	£413.37	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.33	Sports England calculator	Number of artificial grass pitches (AGPs)		£346,428		£346,428	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.67	Sports England calculator	Number of changing rooms for AGPs		£123,564		£123,564	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a	Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	
SANG				SANG required in BK01 and BK06, new green corridors in BK02, new wildlife sites in BK03 and BK04 and new or enhancements to wildlife corridors in BK07, BK08, BK09, BK10 and BK11.								
Emergency Services- Ambulance	Emergency Services											

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

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

Settlement: Berkhamsted
Strategic Site: Windfall Allowance

Infrastructure type Residential units Employment SqM Highways and transportation Rail Education - Early years Education- Primary Education- SexnD YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure Infrastructure Infrastructure Infrastructure O.00 Green - infr - natural and semi natural Green Infras public parks and gardens Play Space - LAP Play Space - LEAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	500	Vield O.434	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 217 Employment SqM 0 Highways and transportation Transport Rail Education - Early years Education Education - Primary Education- Secondary Education- Secondary Education- Secondary Education- Secondary Education- Secondary Education- SenD YCH - youth work facilities Libraries Community Facilities Community Facilities CCTV Adult Social Care Art/Public Domain Acute Health Health wellbeing Mental Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space infrastructure Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434						total	per unit			
Employment SqM Highways and transportation Rail Rail Education - Early years Education - Secondary Facilities Community Facilities CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure - amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Highways and transportation Rail Education - Early years Education- Primary Education- SEND YCH - youth work Libraries Community Facilities Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - MUGA Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Rail Education - Early years Education Education- Secondary Education- Secondary Education- Sexop YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infras public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										<u> </u>
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434								ļ !		
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infras public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infras public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infras public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Facilities CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education - Early years Education- Primary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infras public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434										
Education- Primary Education- Secondary Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2 2	500 500	0.434						C442 221 00	62.042.00	C10C/UCC	ucc	
Education- Secondary Education- SEND YCH - youth work Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2 2 2	500				-			£443,331.00	£2,043.00	S106/HCC	HCC	1
Education- SEND YCH - youth work Libraries Community Facilities Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2		0.434						£2,002,599.00	£9,228.57	S106/HCC	HCC	1
YCH - youth work Libraries Community Facilities Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2	1 7101	0.434						£2,077,314.00 tbc	£9,572.88	S106/HCC CIL/HCC	HCC HCC	
Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP		1 300	0.434						LDC		CIL/HCC	HCC	
Libraries Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	2	500	0.434						£159,929.00	£737.00	s106/CIL	HCC	1
Community Facilities Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Mental Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP		F00	0.424						602.762.00	5205.00	-406/60	1100	
Community Centres CCTV Adult Social Care Art/Public Domain Acute Health Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+	500	0.434						£83,762.00	£386.00	s106/CIL	HCC	
Adult Social Care Art/Public Domain Acute Health Mental Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP		+	-	CEAO AF	1 v Community Contro (total for Boulders - to -1)		£110.330.CF		£110.221	CE 40 4F	c106/CU	DDC	1
Adult Social Care Art/Public Domain Acute Health Acute Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+	+	+	£549.45	1 x Community Centre (total for Berkhamsted)	-	£119,230.65		£119,231	£549.45	s106/CIL	DBC	
Art/Public Domain Acute Health Mental Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP				£21.50	CCTV provision at 1 local centre (total for		£4,666		£4,666	£21.50			l
Art/Public Domain Acute Health Mental Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+-	_	-		Berkhamsted)						-406/60	ucc	
Acute Health Mental Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+-	-	-								s106/CIL	HCC	
Acute Health Mental Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	-	_	-								s106/CIL	DBC	
Mental Health Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP											Central Govt DfH	NHS	l
Primary Health (need to meet impact of growth) Green Infrastructure- amenity space Green - infr - natural and semi natural Green Infra- public parks and gardens Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+-	+	-								Control Cont Dfu	NUIC	
growth) Green Infrastructure- amenity space infrastructure 0.00 Green - infr - natural and semi natural 0.00 Green Infra- public parks and gardens 0.00 Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+-		-								Central Govt DfH	NHS	
Green Infrastructure- amenity space infrastructure 0.00 Green - infr - natural and semi natural 0.00 Green Infra- public parks and gardens 0.00 Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP				£721.33					£156,528.61	£721	s106/CIL/CCG	CCG	İ
Green Infrastructure- amenity space infrastructure 0.00 Green - infr - natural and semi natural 0.00 Green Infra- public parks and gardens 0.00 Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+-	+	+										1
Green - infr - natural and semi natural 0.00 Green Infra- public parks and gardens 0.00 Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP				160,000	Hectares of amenity space		£0.00		£0.00	£0.00	s106/CIL	Developer/DBC	l
Green Infra- public parks and gardens 0.00 Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+	+	<u> </u>	140,000	Hectares of natural and semi natural greenspace		£0.00		£0.00	£0.00	s106/CIL	Developer/DBC	
Play Space - LAP Play Space - LEAP Play Space - MUGA Play Space - NEAP	+	+	1	440,000	Number of public parks and gardens		£0.00		£0.00	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP Play Space - MUGA Play Space - NEAP	+	+		33,000	Number of LAPs		£0.00		£0.00	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA Play Space - NEAP	+-	+	+	80,000	Number of LEAPs		£0.00		£0.00	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP	+-	+	+	140,000	Number of MUGAs		£0.00		£0.00	£0.00	\$106/CIL	Developer/DBC	
	+-	+	+	165,000	Number of NEAPs		£0.00		£0.00	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments	+	+	+	225,000	Hectares of allotments required	 	£0.00		£0.00	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP) 0.56	+	+	+	Sports England calculator	Number of natural grass pitches (NGPs)		£37,498.00		£37,498.00	£172.80	s106/CIL	Developer/DBC	
Changing Rooms for NGPs 0.49	+-	+	+	Sports England calculator	Number of changing rooms for NGPs		£89,739.00		£89,739.00	£413.54	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP) 0.03	+	+		Sports England calculator	Number of artificial grass pitches (AGPs)		£35,932.00		£35,932.00	£165.59	s106/CIL	Developer/DBC	
Changing rooms for AGPs 0.07	+	+		Sports England calculator	Number of changing rooms for AGPs		£12,816.00		£12,816.00	£59.06	s106/CIL	Developer/DBC	
Leisure - swimming pools n/a	+-	+	1	Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	<u> </u>
SANG	+-	+	1				,-		.,.		1225, 5.2		<u> </u>
	+-	+	1										
Emergency Services - Ambulance Emergency Services			1						l				1
Emergency Service - Fire	+-	+	1	£365.32					£79,274.00	£365.32	HCC/CIL	HCC	
Emergency Service - Police	+-	+	1	160.70					£34,871.90	£160.70			
Waste management (HCC) Utilities	+-	+	1						£36,960.00	£170.32			
Refuse vehicles	+	+		81.68	additional lorries		£17,724.56		£17,724.56	£81.68	s106/CIL	DBC	
Household bins	\top	1		81.50	provision of bins		£17,685.50		£17,685.50	£81.50	s106/CIL	DBC	
Utilities - Gas	+						,		,	-	Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity		+									UKPN/ Developer	UKPN	
	+-	+											
Utiliites- Water (waste)	+								I		Thames Water/Developer	Thames Water	1
	+	+	1										
Utilities - Water (potable)	+								I		Affinity Water/Developer	Affinity Water	1
Utilities - telecoms		1	+			+					 		 I

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

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

Settlement: Berkhamsted

Strategic Site: BK01 Land South of Berkhamsted

		T					1		1	Developer	Developer			
Infrastructura tuna	Infrastructure	No of	Tior D	atio Yie	d Toolkit formula/multiplier	Intervention	Provision- (on	Estimated cost	Apportionment %	contributions		Funding source/s	Delivery lead	Priority- Critical,
Infrastructure type		Units/SqM	Tier Ra	atio Tie	1 Toolkit formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	l	l	runding source/s	Delivery lead	Essential, Required
2 11 11 11	Category									total	per unit			
Residential units		850												
Employment SqM		0												
Highways and transportation	Transport													
 Rail														
Education - Early years	Education		1 1 4	100 2.12	5					£1,736,550	£2,043.00			
Education - Primary	Laddation			100 2.12		3ha for a primary school	 		 	£9,805,354	£11,535.71			+
Education- Secondary				100 2.12		Sila for a prilitary scriour	 		+	£10,171,179	£11,966.09			+
Education- Secondary Education- SEND				100 2.12			 		+	tbc	111,300.03			+
Education- SEND	Community		1 4	2.1.	-		+		+	LUC				+
VCII wouth work	Community facilities		1 4	100 2.12	5					£626,450	£737.00	s106/CIL	HCC	
YCH - youth work Libraries	racilities			100 2.12	-					£328,100	£386.00	s106/CIL	IICC	
Libraries			1 1 4	100 2.17	3	A				1328,100	1380.00	S106/CIL	HCC	
Community Facilities						A new local centre including community facilities and	1					s106/CIL	DBC	
Community Facilities					CE 40. 45	a retail unit		6467.022		6467.022	CE 40 4E			
Community Centres			 		£549.45	1 x Community Centre (total for Berkhamsted)		£467,033		£467,033	£549.45			
CCT/					£21.50	CCTV provision at 1 local centre (total for		£18,275		£18,275	£21.50	s106/CIL	DBC	
CCTV			\vdash			Berkhamsted)						105/00		
Adult Social Care							-					s106/CIL	HCC	
Art/Public Domain												s106/CIL	DBC/Developer	
	Health and											s106/CIL/CCG	CCG	
Acute Health	wellbeing		\vdash											
Mental Health												Central Govt DfH	NHS	
Primary Health (need to meet impact of					£721.33					£613,131	£721.33	Central Govt DfH	NHS	
growth)					1,21,33					2010,101	2721.00	Central Cove Bill	11115	
	Green	1.22			160,000	Hectares of amenity space		£195,840		£195,840	£230.40	s106/CIL	Developer/DBC	
Green Infrastructure- amenity space	infrastructure					ricetares of afficinty space		·		·		·	Бечеюрен/БВС	
Green - infr - natural and semi natural		3.67			140,000	Hectares of natural and semi natural greenspace		£514,080		£514,080	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		1.63			440,000	Number of public parks and gardens		£718,080		£718,080	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00			33,000	Number of LAPs		£33,000		£33,000	£38.82	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00			80,000	Number of LEAPs		£80,000		£80,000	£94.12	s106/CIL	Developer/DBC	
Play Space - MUGA		3.00			140,000	Number of MUGAs		£420,000		£420,000	£494.12	s106/CIL	Developer/DBC	
Play Space - NEAP		1.00			165,000	Number of NEAPs	on-site	£165,000		£165,000	£194.12	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.51			225,000	Hectares of allotments required		£114,750		£114,750	£135.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		2.20			Sports England calculator	Number of natural grass pitches (NGPs)		£146,824		£146,824	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		1.90			Sports England calculator	Number of changing rooms for NGPs		£351,376		£351,376	£413.38	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.14			Sports England calculator	Number of artificial grass pitches (AGPs)		£140,695		£140,695	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.27			Sports England calculator	Number of changing rooms for AGPs		£50,183		£50,183	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a			Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	
					<u> </u>	Deliver Suitable Alternative Natural Greenspace						·		
						(SANG) on-site to offset potential adverse effects on								
						the Chilterns Beechwoods SAC arising from								
SANG						recreational pressure.								
Emergency Services- Ambulance	Emergency Services	5												
Emergency Service - Fire			 		£365.32		<u> </u>		1	£310,522	£365.32	HCC/CIL	HCC	+
Emergency Service - Police			 		£160.70					£136,595	£160.70			+
Waste management (HCC)	Utilities		 		2200.70		 		+	£144,775	£170.32			+
Refuse vehicles	Othitles		 		£81.68	additional lorries	1	£69,428	1	£144,773 £69,428	£81.68	s106/CIL	DBC	+
Household bins		_	 				 		+					
Household birts					£81.50	provision of bins		£69,275		£69,275	£81.50	s106/CIL	DBC	

Utilities - Gas								Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity				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.				UKPN/ Developer	UKPN	
Utiliites- Water (waste)				potential for odour mitigation measures				Thames Water/Developer	Thames Water	
Utilities - Water (potable)								Affinity Water/Developer	Affinity Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£27,426,494	£32,266			

^{*} 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: Berkhamsted

Strategic Site: BK02 British Film Institute

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	Offics/3qivi						site/ oil site/			total	per unit			Essential, Required
Residential units		90	\sqcup												
Employment SqM		0													
Highways and transportation	Transport														
			\sqcup												
			\sqcup												
			\sqcup												
			\vdash												
			\vdash												
			\vdash												
Deil			\vdash												
Rail Education - Early years	Education		2	500	0.18			 			£183,870	£2,043.00	S106/HCC	HCC	
Education - Early years Education- Primary	Education		2	500	0.18			 			£183,870 £830,571	£2,043.00 £9,228.57	\$106/HCC \$106/HCC	HCC	
Education- Primary Education- Secondary			2	500	0.18						£861,559	£9,228.37 £9,572.88	S106/HCC	НСС	
Education- SEND			2	500	0.18						tbc	13,372.00	CIL/HCC	HCC	
	Community		\vdash										-		
YCH - youth work	facilities		2	500	0.18						£66,330	£737.00	s106/CIL	HCC	
Libraries			2	500	0.18						£34,740	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (total for Berkhamsted)		£49,451		£49,451	£549.45			
ссту						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£1,935		£1,935	£21.50			
Adult Social Care							,						s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of															
growth)						£721.33					£64,920	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.13				160,000	Hectares of amenity space		£20,736		£20,736	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.39				140,000	Hectares of natural and semi natural greenspace		£54,432		£54,432	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.17				440,000	Number of public parks and gardens		£76,032		£76,032	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£366.67	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£888.89	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments			-			225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.23				Sports England calculator	Number of natural grass pitches (NGPs)		£15,546		£15,546	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.20 0.01	\vdash			Sports England calculator	Number of changing rooms for NGPs		£37,205		£37,205	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches Changing rooms for AGPs		0.01	\vdash			Sports England calculator Sports England calculator	Number of artificial grass pitches (AGPs) Number of changing rooms for AGPs		£14,897 £5,313		£14,897 £5,313	£165.52 £59.03	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
Leisure - swimming pools		n/a	+			Sports England calculator	radiliber of changing footils for AGPS		n/a		n/a	133.03	s106/CIL	Developer/DBC	
		11/ 0				Sports England Calculator	Deliver new green corridors on site which connect		11/α		11/0		3100/CIL	Developel/ DDC	
SANG							with proposed new wildlife corridors to the south of the site.								
Emergency Services- Ambulance	Emergency Services	5													
Emergency Service - Fire						£365.32					£32,879	£365.32	HCC/CIL	НСС	
Emergency Service - Police			$oxed{\Box}$			£160.70					£14,463	£160.70			
Waste management (HCC)	Utilities		$\sqcup \sqcup$								£15,329	£170.32			
Refuse vehicles			\vdash			£81.68	additional lorries		£7,351		£7,351	£81.68	s106/CIL	DBC	
Household bins			\vdash			£81.50	provision of bins		£7,335		£7,335	£81.50	s106/CIL	DBC	
Utilities - Gas			\vdash										Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity			ш		<u> </u>					<u> </u>	<u> </u>	l	UKPN/ Developer	UKPN	I

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

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategies are high level estimates that have been 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: Berkhamsted

Strategic Site: BK03 Haslam Playing Fields

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							site, on site,			total	per unit			Essential, Required
Residential units		150													
Employment SqM		0													
Highways and transportation	Transport														
					<u> </u>										
					<u> </u>										
					<u> </u>										
Rail				-	-										
Education - Early years	Education		1	400	0.375						£306,450	£2,043.00	S106/HCC	HCC	1
Education - Early years Education- Primary	Luucation		1	400	0.375						£1,730,357	£2,043.00 £11,535.71	S106/HCC	HCC	
Education- Primary Education- Secondary			1	400	0.375						£1,794,914	£11,966.09	S106/HCC	HCC	
Education- Secondary			1	400	0.375						tbc	111,500.05	CIL/HCC	HCC	
	Community														
YCH - youth work	facilities		1	400	0.375						£110,550	£737.00	s106/CIL	HCC	
Libraries			1	400	0.375						£57,900	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (total for Berkhamsted)		£82,418		£82,418	£549.45			
CCTV						C21 FO	CCTV provision at 1 local centre (total for		C2 22E		C2 225	C21 FO			
ссту						£21.50	Berkhamsted)		£3,225		£3,225	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health	Weil Zeilig												Central Govt DfH	NHS	
Primary Health (need to meet impact of															
growth)						£721.33					£108,200	£721.33	s106/CIL/CCG	CCG	
-	Green												100/00	- / /	
Green Infrastructure- amenity space	infrastructure	0.22				160,000	Hectares of amenity space		£34,560		£34,560	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.65				140,000	Hectares of natural and semi natural greenspace		£90,720		£90,720	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.29				440,000	Number of public parks and gardens		£126,720		£126,720	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£220.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£533.33	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.39				Sports England calculator	Number of natural grass pitches (NGPs)		£25,910		£25,910	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.34			-	Sports England calculator	Number of changing rooms for NGPs		£62,008		£62,008	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.02			-	Sports England calculator	Number of artificial grass pitches (AGPs)		£24,829		£24,829	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.05			-	Sports England calculator	Number of changing rooms for AGPs		£8,856		£8,856	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a		-	-	Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	+
SANG							Deliver a new wildlife site on the southern parcel of the site which links into the adjacent network.								
Emergency Services- ambulance	Emergency Services	s													
Emergency Service - Fire						£365.32					£54,798	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£24,105	£160.70			
Waste management (HCC)	Utilities										£25,549	£170.33			
Refuse vehicles						£81.68	additional lorries		£12,252		£12,252	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£12,225		£12,225	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utiliites- Water (waste)													Thames Water/Developer	Thames Water	

Utilities - Water (potable)								Affinity Water/Developer	Affinity Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total						£4,809,545	£32,064			
(Excluding Transport) To Date *										,

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within the 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 strategies are high level estimates that have been 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: Berkhamsted

Strategic Site: BK04 Land between Hanburys & A41

	Infrastructure	No of		.		- 11:56 17 15:15		Provision- (on			Developer	Developer	,	5 P. J. J.	Priority- Critical,
Infrastructure type		Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	contributions total	contributions per unit	Funding source/s	Delivery lead	Essential, Required
Residential units	Category	70	+ +		<u> </u>					1	totai	per unit			
Employment SqM		0	+												
Highways and transportation	Transport	U									<u> </u>				
riigiiways and transportation	Hansport		+												
			+												
			1 1												
Rail															
Education - Early years	Education		1	400	0.175						£143,010	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.175						£807,500	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	0.175						£837,626	£11,966.09	S106/HCC	HCC	1
Education- SEND			1	400	0.175						tbc		CIL/HCC	HCC	1
YCH - youth work	Community		1	400	0.175						£51,590	£737.00	s106/CIL	HCC	
·	facilities		\perp												
Libraries			1	400	0.175						£27,020	£386.00	s106/CIL	HCC	
Community Facilities			\vdash			65.40.45	4.0 (7.16.0.11)		520.452		520,452	55.40.45	s106/CIL	DBC	
Community Centres			+			£549.45	1 x Community Centre (Total for Berkhamsted)		£38,462		£38,462	£549.45			
ССТУ						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£1,505		£1,505	£21.50			
Adult Social Care			+				bei Kilallisted)						s106/CIL	HCC	
Art/Public Domain			+										s106/CIL	DBC	
Arty Fublic Domain	Health and		+								<u> </u>		\$100/CIL	DBC	
Acute Health	wellbeing												Central Govt DfH	NHS	
Mental Health			\vdash										Central Govt DfH	NHS	
Primary Health (need to meet impact of			\Box												
growth)						£721.33					£50,493	£721.33	s106/CIL/CCG	CCG	
	Green		\Box										100/00	- 1 /	
Green Infrastructure- amenity space	infrastructure	0.10				160,000	Hectares of amenity space		£16,128		£16,128	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.30				140,000	Hectares of natural and semi natural greenspace		£42,336		£42,336	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.13				440,000	Number of public parks and gardens		£59,136		£59,136	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		0.00				33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£1,142.86	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	\sqcup			165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments			\sqcup			225,000	Hectares of allotments required		£0	ļ	£0	£0.00	s106/CIL	Developer/DBC	ļ
Natural Grass Pitches		0.18	\vdash			Sports England calculator	Number of natural grass pitches (NGPs)		£12,091		£12,091	£172.73	s106/CIL	Developer/DBC	-
Changing Rooms for NGPs		0.16	+			Sports England calculator	Number of changing rooms for NGPs		£28,937		£28,937	£413.39	s106/CIL	Developer/DBC	1
Artificial Grass Pitches		0.01	+		-	Sports England calculator	Number of artificial grass pitches (AGPs)		£11,587	-	£11,587	£165.53	s106/CIL	Developer/DBC	-
Changing rooms for AGPs Leisure - swimming pools		0.02 n/a	+			Sports England calculator	Number of changing rooms for AGPs		£4,133	-	£4,133	£59.04	s106/CIL	Developer/DBC	1
Leisure - Swimming pools		11/a	+ +		-	Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	+
SANG							Deliver a new wildlife site on the southern parcel								
SAING							of the site which links into the adjacent network.			1					1
			+							 					
Emergency Services- Ambulance	Emergency Services									1					1
Emergency Service - Fire			+			£365.32					£25,572	£365.32	HCC/CIL	HCC	
Emergency Service - Police			1 1			£160.70				1	£11,249	£160.70	,		
Waste management (HCC)	Utilities		+								£11,923	£170.33			
Refuse vehicles						£81.68	additional lorries		£5,718	1	£5,718	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£5,705		£5,705	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utiliites- Water (waste)			$oxedsymbol{oxed}$										Thames Water/Developer	Thames Water	
Utilities - Water (potable)			$oxed{\Box}$										Affinity Water/Developer	Affinity Water	
Utilities - telecoms									<u> </u>						

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

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

Settlement: Berkhamsted

Strategic Site: BK05 Blegberry Gardens

	Infrastructure	No of						Provision- (on			Developer	Developer			Priority- Critical,
Infrastructure type		Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	contributions total	contributions per unit	Funding source/s	Delivery lead	Essential, Required
Residential units	Category	80			-						totai	per unit			
Employment SqM		0													
Highways and transportation	Transport	0								<u> </u>					
rigilways and transportation	Transport														
			_												
Rail															
Education - Early years	Education		1	400	0.2						£163,440	£2,043.00	S106/HCC	HCC	
Education - Primary	Laucation		1	400	0.2						£922,857	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	0.2						£957,287	£11,966.09	S106/HCC	НСС	
Education- SEND			1	400	0.2						tbc	111,900.09	CIL/HCC	НСС	
	Community		 										·		
YCH - youth work	facilities		1	400	0.2						£58,960	£737.00	s106/CIL	HCC	
Libraries			1	400	0.2						£30,880	£386.00	s106/CIL	HCC	
Community Facilities											,		s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (Total for Berkhamsted)		£43,956		£43,956	£549.45	·		
·							CCTV provision at 1 local centre (total for								
ССТУ						£21.50	Berkhamsted)		£1,720		£1,720	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and												Central Govt DfH	NHS	
	wellbeing												Central Govt Dill	INIIS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of						£721.33					£57,706	£721.33	s106/CIL/CCG	CCG	
growth)						1721.55					137,700	1721.55	3100/ 6/12/ 660		
Green Infrastructure- amenity space	Green	0.12				160,000	Hectares of amenity space		£18,432		£18,432	£230.40	s106/CIL	Developer/DBC	
	infrastructure					·			-		-		·		
Green - infr - natural and semi natural		0.35				140,000	Hectares of natural and semi natural greenspace		£48,384		£48,384	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.15				440,000	Number of public parks and gardens		£67,584		£67,584	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		0.00				33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£1,000.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.24	 		-	225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.21	-		-	Sports England calculator	Number of natural grass pitches (NGPs)		£13,819		£13,819	£172.74	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.18 0.01			-	Sports England calculator Sports England calculator	Number of changing rooms for NGPs Number of artificial grass pitches (AGPs)		£33,071 £13,242		£33,071 £13,242	£413.39 £165.53	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01			-	Sports England calculator Sports England calculator	Number of artificial grass pitches (AGPs) Number of changing rooms for AGPs		£13,242 £4,723		£13,242 £4,723	£165.53 £59.04	s106/CIL	Developer/DBC	
Changing rooms for AGPs Leisure - swimming pools		0.03 n/a	-		-	Sports England calculator Sports England calculator	Number of changing rooms for AGPS		n/a		n/a	159.04	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
SANG		11/ d			<u> </u>	Sports England Calculator			11/ d		11/ d		3100/CIL	nevelopel/nbc	
			-		<u> </u>										
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£29,226	£365.32	HCC/CIL	НСС	
Emergency Service - Police						£160.70					£12,856	£160.70			
Waste management (HCC)	Utilities										£13,626	£170.33			
Refuse vehicles						£81.68	additional lorries		£6,534		£6,534	£81.68	s106/CIL	DBC	
Household bins			<u> </u>			£81.50	provision of bins		£6,520		£6,520	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity		I					·						UKPN/ Developer	UKPN	

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

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategies are high level estimates that have been 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: Berkhamsted

Strategic Site: BK06 East of Darrs Lane

	Infine et un et une	No of						Dunavisian (an			Developer	Developer			Duiavitus Cuitiaal
Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	contributions total	contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units	Category	200									totai	per unit			
Employment SqM		0	-												
	Transpart	0	-	<u> </u>	<u> </u>					<u> </u>	<u> </u>				
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.5						£408,600	£2,043.00	S106/HCC	HCC	
Education- Primary	<u> </u>		1	400	0.5						£2,307,142	£11,535.71	S106/HCC	HCC	
·			1				Deputide land to deliver a result						·		
Education- Secondary			1	400	0.5		Provide land to deliver a new secondary school.				£2,393,219	£11,966.10	S106/HCC	HCC	
Education- SEND			1	400	0.5						tbc		CIL/HCC	HCC	
YCH - youth work	Community		1	400	0.5						£147,400	£737.00	s106/CIL	НСС	
·	facilities		ļ <u> </u>								·		·		
Libraries			1	400	0.5						£77,200	£386.00	s106/CIL	HCC	
Community Facilities Community Centres						£549.45	1 x Community Centre (total for Berkhamsted)		£109,890		£109,890	£549.45	s106/CIL	DBC	
Community Centres							CCTV provision at 1 local centre (total for								
CCTV						£21.50	Berkhamsted)		£4,300		£4,300	£21.50			
Adult Social Care							,						s106/CIL	НСС	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and												Central Govt DfH	NHS	
	wellbeing														
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£144,266	£721.33	s106/CIL/CCG	CCG	
	Green														
Green Infrastructure- amenity space	infrastructure	0.29				160,000	Hectares of amenity space		£46,080		£46,080	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.86				140,000	Hectares of natural and semi natural greenspace		£120,960		£120,960	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.38				440,000	Number of public parks and gardens		£168,960		£168,960	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£165.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00		<u> </u>		80,000	Number of LEAPs	on-site	£80,000		£80,000	£400.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£700.00	s106/CIL	Developer/DBC	
Play Space - NEAP Green infrastructure- Allotments		0.00		-		165,000 225,000	Number of NEAPs Hectares of allotments required		£0 £0		£0 £0	£0.00 £0.00	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
Natural Grass Pitches		0.52				Sports England calculator	Number of natural grass pitches (NGPs)		£34,547		£34,547	£172.74	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.45				Sports England calculator	Number of changing rooms for NGPs		£82,677		£82,677	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.03				Sports England calculator	Number of artificial grass pitches (AGPs)		£33,105		£33,105	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.06				Sports England calculator	Number of changing rooms for AGPs		£11,808		£11,808	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a				Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	
							Deliver Suitable Alternative Natural Greenspace								
SANG							(SANG) to offset recreational impacts on the								
				-			Chiltern Beechwoods SAC.								
Emergency Services- Ambulance	Emergency Services	5													
Emergency Service - Fire						£365.32					£73,064	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£32,140	£160.70	/		
Waste management (HCC)	Utilities										£34,065	£170.33			
Refuse vehicles						£81.68	additional lorries		£16,336		£16,336	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£16,300		£16,300	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity					<u> </u>								UKPN/ Developer	UKPN	

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

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding 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: Berkhamsted

Strategic Site: BK07 Lock Field, Northchurch

1		Units/SqM	Tier Ra	atio Yie	d 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	Omts/ Sqivi			Tormula/matapher		site, on site,			total	per unit			Essential, Required
Residential units		60												
Employment SqM		0												
Highways and transportation T	Transport													
			-											
														<u> </u>
														
Rail														
, ,	Education			00 0.1						£122,580	£2,043.00	\$106/HCC	HCC	
Education- Primary				00 0.1						£692,143	£11,535.72	\$106/HCC	HCC	
Education- Secondary				00 0.1						£717,966	£11,966.10	S106/HCC	HCC	
Education- SEND			1 4	00 0.1						tbc		CIL/HCC	HCC	
YCH - VOUTD WORK	Community		1 4	0.1	5					£44,220	£737.00	s106/CIL	HCC	
	facilities		1 1	00 0 1	-					622.460	6306.00	-100/00	LICC	
Libraries Community Facilities			1 4	0.1						£23,160	£386.00	s106/CIL	HCC	
Community Facilities					£549.45	1 v Community Contro (total for Doubbonsted)		£32,967		£32,967	£549.45	s106/CIL	DBC	
Community Centres					1549.45	1 x Community Centre (total for Berkhamsted)		132,907		132,907	1549.45			
ССТУ					£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£1,290		£1,290	£21.50			
Adult Social Care			_	_		berkildlisted)						s106/CIL	HCC	
Art/Public Domain			-	_								\$100/CIL	DBC	
·	lealth and		_	_								3100/CIL	БВС	
Acute Health	wellbeing											Central Govt DfH	NHS	
Mental Health	8											Central Govt DfH	NHS	
Primary Health (need to meet impact of														
growth)					£721.33					£43,280	£721.33	s106/CIL/CCG	CCG	
,	Green													
Green Infrastructure- amenity space	frastructure	0.00			160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.26			140,000	Hectares of natural and semi natural greenspace		£36,288		£36,288	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.12			440,000	Number of public parks and gardens		£50,688		£50,688	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00			33,000	Number of LAPs	on-site	£33,000		£33,000	£550.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00			80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00			140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00			165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments					225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.16			Sports England calculator	Number of natural grass pitches (NGPs)		£10,364		£10,364	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.13			Sports England calculator	Number of changing rooms for NGPs		£24,803		£24,803	£413.38	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01			Sports England calculator	Number of artificial grass pitches (AGPs)		£9,931		£9,931	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.02			Sports England calculator	Number of changing rooms for AGPs		£3,542		£3,542	£59.03	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a	-	-	Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	
SANG						Deliver enhancements to the wildlife corridor								
						along the Grand Union Canal.								
Emergency Services- Ambulance Emerg	gency Services													
					C2CE 22					634.040	C2CE 22	LICC/CII	1100	
Emergency Service - Fire					£365.32					£21,919	£365.32	HCC/CIL	HCC	
Emergency Service - Police	Litilities				£160.70					£9,642	£160.70			
• , ,	Utilities				504.50	المسالة المالية		C4 004		£10,219	£170.32	2405/511	DDC	
Refuse vehicles			-+		£81.68	additional lorries		£4,901		£4,901	£81.68	s106/CIL	DBC DBC	
Household bins			-+	-	£81.50	provision of bins		£4,890		£4,890	£81.50	s106/CIL		
Utilities - Gas			-+	-	+							Cadent Gas/Developer	Cadent Gas UKPN	-
Utilities - Electricity			-+	-								UKPN/ Developer	UKPN	
Utiliites- Water (waste)												Thames Water/Developer	Thames Water	

Utilities - Water (potable)								Affinity Water/Developer	Affinity Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total						£1,897,793	£31,630			
(Excluding Transport) To Date *						21,037,733	231,030			

^{*} 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 strategies are high level estimates that have been 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: Berkhamsted
Strategic Site: BK08 Rossway Farm

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	Units/Sqivi						site/ off site)			total	per unit			Essential, Required
Residential units		200													
Employment SqM		0													
Highways and transportation	Transport														
D :1															
Rail	Education		1	400	0.5					-	£400 €00	62.042.00	C10C/UCC	HCC	
Education - Early years Education- Primary	Education		1	400 400	0.5					-	£408,600 £2,307,142	£2,043.00 £11,535.71	S106/HCC S106/HCC	HCC HCC	
Education- Primary Education- Secondary			1	400	0.5					 	£2,307,142 £2,393,219	£11,535.71 £11,966.10	\$106/HCC \$106/HCC	HCC	
Education- SEND			1	400	0.5						tbc	111,900.10	CIL/HCC	HCC	
Education SEND	Community		┼	400	0.5						tbc		CILITICE	nec	
YCH - youth work	facilities		1	400	0.5						£147,400	£737.00	s106/CIL	HCC	
Libraries			1	400	0.5						£77,200	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (Total for Berkhamsted)		£109,890		£109,890	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for		£4,300		£4,300	£21.50			
CCIV						121.50	Berkhamsted)		14,500		14,500	121.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and												Central Govt DfH	NHS	
Na	wellbeing												Comband Court Dill	NUIC	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£144,266	£721.33	s106/CIL/CCG	CCG	
growth	Green														
Green Infrastructure- amenity space	infrastructure	0.29				160,000	Hectares of amenity space		£46,080		£46,080	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.86				140,000	Hectares of natural and semi natural greenspace		£120,960		£120,960	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.38				440,000	Number of public parks and gardens		£168,960		£168,960	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£165.00	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£400.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£700.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.52				Sports England calculator	Number of natural grass pitches (NGPs)		£34,547		£34,547	£172.74	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.45				Sports England calculator	Number of changing rooms for NGPs		£82,677		£82,677	£413.39	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.03				Sports England calculator	Number of artificial grass pitches (AGPs)		£33,105		£33,105	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.06				Sports England calculator	Number of changing rooms for AGPs		£11,808	ļ	£11,808	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a	_			Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	
							Deliver a new wildlife corridor on site which								
SANG							connect with proposed new wildlife corridors to								
				-			the south-east of the site, along the A41.			-					
Emergency Services- Ambulance Em	mergency Services	i													
Emergency Service - Fire						£365.32					£73,064	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£32,140	£160.70	1.00, 0.1		
Waste management (HCC)	Utilities										£34,065	£170.33			
Refuse vehicles						£81.68	additional lorries		£16,336		£16,336	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£16,300		£16,300	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	

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

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding strategies are high level estimates that have been based upon the county council's developer contributions guidance toolkit. The current school building costs included as part of the calculation within the funding strategies are high level estimates that have been 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: Berkhamsted
Strategic Site: BK09 Bank Mill Lane

Infrastructure type	Infrastructure	No of Units/SqM	Tier Rat	o Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %		Developer contributions	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category						, ,			total	per unit			
Residential units		50												<u> </u>
Employment SqM		0												
Highways and transportation	Transport													
				+										+
				_										+
Rail														<u> </u>
Education - Early years	Education			0.125						£102,150	£2,043.00	S106/HCC	HCC	
Education - Primary			1 40							£576,786	£11,535.72	\$106/HCC	HCC	
Education- Secondary Education- SEND			1 40 1 40							£598,305 tbc	£11,966.10	S106/HCC CIL/HCC	HCC HCC	+
	Community													+
YCH - youth work	facilities		1 40							£36,850	£737.00	s106/CIL	HCC	
Libraries			1 40	0.125						£19,300	£386.00	s106/CIL	HCC	
Community Facilities												s106/CIL	DBC	
Community Centres					£549.45	1 x Community Centre (Total for Berkhamsted)		£27,472.50		£27,473	£549.45			
CCTV					£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£1,075.00		£1,075	£21.50			
Adult Social Care												s106/CIL	HCC	
Art/Public Domain												s106/CIL	DBC	
Acute Health	Health and wellbeing											Central Govt DfH	NHS	
Mental Health												Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)					£721.33					£36,067	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.07			160,000	Hectares of amenity space		£11,520.00		£11,520	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.22			140,000	Hectares of natural and semi natural greenspace		£30,240.00		£30,240	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.10			440,000	Number of public parks and gardens		£42,240.00		£42,240	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00			33,000	Number of LAPs	on-site	£33,000.00		£33,000	£660.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00			80,000	Number of LEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00			140,000	Number of MUGAs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00			165,000	Number of NEAPs		£0.00	-	£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.13	\vdash		225,000	Hectares of allotments required		£0.00	-	£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches Changing Rooms for NGPs		0.13 0.11	 	+	Sports England calculator Sports England calculator	Number of natural grass pitches (NGPs) Number of changing rooms for NGPs		£8,637.00 £20,669.00	-	£8,637 £20,669	£172.74 £413.38	s106/CIL s106/CIL	Developer/DBC Developer/DBC	+
Artificial Grass Pitches		0.11	+		Sports England calculator	Number of crianging rooms for NGPs Number of artificial grass pitches (AGPs)		£8,276.00		£8,276	£165.52	s106/CIL	Developer/DBC	+
Changing rooms for AGPs		0.02	 		Sports England calculator	Number of artificial grass pitches (AGFs) Number of changing rooms for AGPs		£2,952.00		£2,952	£59.04	s106/CIL	Developer/DBC	1
Leisure - swimming pools		n/a			Sports England calculator	<u> </u>		n/a		n/a		s106/CIL	Developer/DBC	†
SANG						Enhance the wildlife corridor along the River Bulbourne.								
Emergency Services- Ambulance	Emergency Services													
Emergency Service - Fire					£365.32					£18,266	£365.32	HCC/CIL	HCC	
Emergency Service - Police					£160.70					£8,035	£160.70			
Waste management (HCC)	Utilities									£8,516	£170.32			
Refuse vehicles					£81.68	additional lorries		£4,084.00		£4,084	£81.68	s106/CIL	DBC	
Household bins			\vdash		£81.50	provision of bins		£4,075.00		£4,075	£81.50	s106/CIL	DBC	
Utilities - Gas			+	+					-			Cadent Gas/Developer	Cadent Gas UKPN	+
Utilities - Electricity								I	I	l		UKPN/ Developer	UNYIN	

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

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within draft settlement funding 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: Berkhamsted

Strategic Site: BK10 Hanbury's, Shootersway

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	O111137 34111						site, on site,			total	per unit			Essential, Required
Residential units		40													
Employment SqM		0													
Highways and transportation	Transport		\perp												
			+												
			\perp												
Rail			+												+
Education - Early years	Education		1	400	0.1						£81,720	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	0.1						£461,428	£11,535.70	S106/HCC	HCC	
Education- Secondary			1	400	0.1						£478,644	£11,966.10	S106/HCC	HCC	
Education- SEND			1	400	0.1						tbc		CIL/HCC	НСС	
YCH - youth work	Community facilities		1	400	0.1						£29,480	£737.00	s106/CIL	нсс	
Libraries			1	400	0.1						£15,440	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£549.45	1 x Community Centre (Total for Berkhamsted)		£21,978.00		£21,978	£549.45			
CCTV						£21.50	CCTV provision at 1 local centre (total for Berkhamsted)		£860.00		£860	£21.50			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£28,853	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.06				160,000	Hectares of amenity space		£9,216.00		£9,216	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.17				140,000	Hectares of natural and semi natural greenspace		£24,192.00		£24,192	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.08				440,000	Number of public parks and gardens		£33,792.00		£33,792	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000.00		£33,000	£825.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs Hectares of allotments required		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments Natural Grass Pitches		0.10				225,000 Sports England calculator	Number of natural grass pitches (NGPs)		£0.00 £6,909.00		£0 £6,909	£0.00 £172.73	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
Changing Rooms for NGPs		0.10				Sports England calculator	Number of changing rooms for NGPs		£16,535.00		£16,535	£413.38	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01				Sports England calculator	Number of artificial grass pitches (AGPs)		£6,621.00		£6,621	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.01				Sports England calculator	Number of changing rooms for AGPs		£2,362.00		£2,362	£59.05	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a				Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	
SANG							Deliver new green corridors on site which connect with proposed new wildlife corridors to the south of the site, along the A41.								
Emergency Services- Ambulance	Emergency Services	S													
Emergency Service - Fire						£365.32					£14,613	£365.32	HCC/CIL	HCC	
Emergency Service - Police			\perp			£160.70					£6,428	£160.70			-
Waste management (HCC)	Utilities	-	+			504.50	Line III		62.267.22		£6,813	£170.33	100 /00	D -2	-
Refuse vehicles		_	+			£81.68	additional lorries		£3,267.20		£3,267	£81.68	s106/CIL	DBC	-
Household bins Utilities - Gas		-	+			£81.50	provision of bins		£3,260.00		£3,260	£81.50	s106/CIL Cadent Gas/Developer	DBC Cadent Gas	-
Utilities - Gas			+										UKPN/ Developer	UKPN	
Utiliites- Water (waste)			+										Thames Water/Developer	Thames Water	

Utilities - Water (potable)								Affinity Water/Developer	Affinity Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£1,285,411	£32,135			

^{*} 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 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: Berkhamsted

Strategic Site: BK 11 Billet Lane (Jewson site)

		<u> </u>		1					Π	Developer	Developer			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
	Category			_			,			total	per unit			
Residential units		40		+										
Employment SqM		0												
Highways and transportation	Transport													
				-										
				_										
Rail				+										
Education - Early years	Education		3 1000	0 04						£81,720	£2,043.00	S106/HCC	HCC	
Education - Primary	Laudation			0.04						£184,571	£4,614.28	S106/HCC	HCC	
Education- Secondary				0.04						£191,457	£4,786.43	S106/HCC	HCC	
Education SEND			3 1000							tbc	24,700.43	CIL/HCC	HCC	
	Community													
YCH - youth work	facilities		3 1000	0.04						£29,480	£737.00	s106/CIL	HCC	
Libraries			3 1000	0.04						£15,440	£386.00	s106/CIL	HCC	
Community Facilities										-, -		s106/CIL	DBC	
Community Centres					£549.45	1 x Community Centre (Total for Berkhamsted)		£21,978		£21,978	£549.45			
·						CCTV provision at 1 local centre (total for					224.52			
ссту					£21.50	Berkhamsted)		£860		£860	£21.50			
Adult Social Care												s106/CIL	HCC	
Art/Public Domain												s106/CIL	DBC	
Acute Health	Health and											Central Govt DfH	NHS	
Acute Health	wellbeing											Central Govt DIH	INHO	
Mental Health												Central Govt DfH	NHS	
Primary Health (need to meet impact of					£721.33					£28,853	£721.33	s106/CIL/CCG	CCG	
growth)					1721.55					120,033	1721.33	3100/ CIL/ CCG		
Green Infrastructure- amenity space	Green	0.00			160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
	infrastructure				·									
Green - infr - natural and semi natural		0.17		_	140,000	Hectares of natural and semi natural greenspace		£24,192		£24,192	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.08			440,000	Number of public parks and gardens		£33,792		£33,792	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00		-	33,000	Number of LAPs	on-site	£33,000		£33,000	£825.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00		-	80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA Play Space - NEAP		0.00		+	140,000 165,000	Number of MUGAs Number of NEAPs		£0 £0		£0 £0	£0.00 £0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.00		+	225,000	Hectares of allotments required		£0 £0		£0 £0	£0.00	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
Natural Grass Pitches		0.10		+	Sports England calculator	Number of natural grass pitches (NGPs)		£6,909		£6,909	£0.00 £172.73	s106/CIL s106/CIL	Developer/DBC Developer/DBC	+
Changing Rooms for NGPs		0.10		+	Sports England calculator	Number of ratural grass pitches (NGPs) Number of changing rooms for NGPs		£16,535		£16,535	£172.73 £413.38	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
Artificial Grass Pitches		0.09		+	Sports England calculator	Number of crianging rooms for NGPs Number of artificial grass pitches (AGPs)		£6,621		£6,621	£165.53	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
Changing rooms for AGPs		0.01		+	Sports England calculator	Number of changing rooms for AGPs		£2,362		£2,362	£59.05	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a	 	+	Sports England calculator	Number of changing rooms for Aur's		n/a		n/a	133.03	s106/CIL	Developer/DBC	
		, u		+		Deliver enhancements to the wildlife corridor		,		, u		5250/ 612	20.0.0001/2000	
SANG			<u> </u>		<u> </u>	along the Grand Union Canal.								
Emergency Services- Ambulance	Emergency Services													
	Linergency Services													
Emergency Service - Fire			igwdown		£365.32					£14,613	£365.32	HCC/CIL	HCC	
Emergency Service - Police				+-	£160.70					£6,428	£160.70			
Waste management (HCC)	Utilities			+	201	1100				£6,813	£170.33	400/50		
Refuse vehicles				+	£81.68	additional lorries		£3,267		£3,267	£81.68	s106/CIL	DBC	
Household bins				+	£81.50	provision of bins		£3,260		£3,260	£81.50	s106/CIL	DBC	
Utilities - Gas			 	+								Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity			\vdash	+								UKPN/ Developer	UKPN	+
Utiliites- Water (waste)												Thames Water/Developer	Thames Water	

Utilities - Water (potable)								Affinity Water/Developer	Affinity Water	
Utilities - telecoms										
Utilities- digital										
Utilities- broadband										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£712,151	£17,804			

^{*} 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 strategies are high level estimates that have been 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: Berkhamsted

Strategic Site: BK12 Civic Centre & rear of High Street

	I	T	_	1	1	ı		1	I				T		1
Information at the pro-	Infrastructure	No of	T:	Datia	Viola	To allois formando /modeindian	Intervention	Provision- (on	Fatimated seat	A	Developer	Developer contributions	Francisco corres /s	Deliverylead	Priority- Critical,
Infrastructure type	C-1	Units/SqM	Her	Ratio	rieid	Toolkit formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	contributions total	per unit	Funding source/s	Delivery lead	Essential, Required
5 11 11 11	Category	16	 	+					<u> </u>	<u> </u>	totai	per unit			
Residential units		16	_	╀	<u> </u>										
Employment SqM		0	_	_											
Highways and transportation	Transport		_	╀	<u> </u>										
			_												
					<u> </u>										
				_											
			├		<u> </u>										
Rail					<u> </u>										
Education - Early years	Education		3		0.016						£32,688	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000							£73,829	£4,614.31	S106/HCC	HCC	
Education- Secondary			3	1000							£76,583	£4,786.44	S106/HCC	HCC	
Education- SEND			3	1000	0.016						tbc		CIL/HCC	HCC	
YCH - youth work	Community		3	1000	0.016						£11,792	£737.00	s106/CIL	HCC	
	facilities		<u> </u>								66.176	5205.00	-		
Libraries			3	1000	0.016						£6,176	£386.00	s106/CIL	HCC	
Community Facilities			_	┼									s106/CIL	DBC	
Community Centres			_	┼	<u> </u>	£549.45	1 x Community Centre (Total for Berkhamsted)		£8,791.20		£8,791	£549.45			
ссту						£21.50	CCTV provision at 1 local centre (total for		£344.00		£344	£21.50			
				┼			Berkhamsted)						100/00		
Adult Social Care				┼									s106/CIL	HCC	
Art/Public Domain				┼									s106/CIL	DBC	
Acute Health	Health and												Central Govt DfH	NHS	
	wellbeing		_												
Mental Health			-	┼	<u> </u>								Central Govt DfH	NHS	
Primary Health (need to meet impact of						£721.33					£11,541	£721.33	s106/CIL/CCG	CCG	
growth)	Const		<u> </u>	+											
Green Infrastructure- amenity space	Green	0.00				160,000	Hectares of amenity space		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Croon info notional and comingtonal	infrastructure	0.00	-	+-		140,000	Hectares of natural and semi natural greenspace		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.00		+		440,000	Number of public parks and gardens		£0.00		£0 £0	£0.00	s106/CIL s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.00	\vdash	+-		33,000	Number of LAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LAP Play Space - LEAP		0.00		+		80,000	Number of LAPS Number of LEAPS		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00	 	+		140,000	Number of MUGAs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00	 	+		165,000	Number of NEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.00		+	1	225,000	Hectares of allotments required		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.04	\vdash	+		Sports England calculator	Number of natural grass pitches (NGPs)		£2,735.00		£2,735	£170.94	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.04	\vdash	+	 	Sports England calculator	Number of changing rooms for NGPs		£6,546.00		£6,546	£409.13	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.00	1	1		Sports England calculator	Number of artificial grass pitches (AGPs)		£2,621.00		£2,621	£163.81	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.01		1		Sports England calculator	Number of changing rooms for AGPs		£935.00		£935	£58.44	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a		1		Sports England calculator			n/a		n/a		s106/CIL	Developer/DBC	
SANG		.,, -		1	<u> </u>	, and a survey of			,-				,,		
				1	1										
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire				1	1	£365.32					£5,845	£365.32	HCC/CIL	HCC	
Emergency Service - Police				1		£160.70					£2,571	£160.70			
Waste management (HCC)	Utilities				1						£2,725	£170.31			
Refuse vehicles				1		£81.68	additional lorries		£1,306.88		£1,307	£81.68	s106/CIL	DBC	
Household bins					l I	£81.50	provision of bins		£1,304.00		£1,304	£81.50	s106/CIL	DBC	
Utilities - Gas				1	l		•						Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity				1	İ								UKPN/ Developer	UKPN	
Utiliites- Water (waste)				1	l .								Thames Water/Developer	Thames Water	
Utilities - Water (potable)				1	1								Affinity Water/Developer	Affinity Water	
Utilities - telecoms				1	İ									,	
Utilities- digital															
Utilities- broadband				1	İ										

Flood protection	Flood	T	1		1					
rioda protection	11000									
Estimated Developer Contributions Total (Excluding Transport) To Date *							£248,334	£15,521		
(Excluding Transport) To Date *							1246,334	115,521		

^{*} Total includes cost estimates received by DBC to date but excludes transport costs. The figures contained within the funding strategy are based on the DfE scorecard i.e. 1Q2020, BCIS All in TPI (Indexation to be applied). It should also 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: Berkhamsted

Strategic Site: BK13 Gossoms End Billet Lane

Infine about the real	Infrastructure	No of	Tion Doti	- Viald	Taalkit farmula (multiplian	Intervention	Provision- (on	Fatimated seat	Annortionment 9/	Developer	Developer	Funding source /s	Delivery lead	Priority- Critical,
Infrastructure type	Category	Units/SqM	lier Rati	o Yield	Toolkit formula/multiplier	Intervention	site/ off site)	Estimated cost	Apportionment %	contributions total	contributions per unit	Funding source/s	Delivery lead	Essential, Required
Residential units	,	30												
Employment SqM		0												
Highways and transportation	Transport			1										
, , , , , , , , , , , , , , , , , , ,														
				1										
Rail														
Education - Early years	Education		2 500	0.06						£61,290	£2,043.00	S106/HCC	HCC	
Education- Primary			2 500							£276,857	£9,228.57	S106/HCC	HCC	
Education- Secondary			2 500							£287,186	£9,572.87	S106/HCC	HCC	
Education- SEND			1	1						tbc	,	CIL/HCC	HCC	
	Community		_											
YCH - youth work	facilities		2 500	0.06						£22,110	£737.00	s106/CIL	HCC	
Libraries			2 500	0.06						£11,580	£386.00	s106/CIL	HCC	
Community Facilities												s106/CIL	DBC	
Community Centres					£549.45	1 x Community Centre (Total for Berkhamsted)		£16,484		£16,484	£549.45	,		
·						CCTV provision at 1 local centre (total for								
CCTV					£21.50	Berkhamsted)		£645		£645	£21.50			
Adult Social Care						,						s106/CIL	HCC	
Art/Public Domain												s106/CIL	DBC	
·	Health and													
Acute Health	wellbeing											Central Govt DfH	NHS	
Mental Health												Central Govt DfH	NHS	
Primary Health (need to meet impact of					0704.00							105/00/1000		
growth)					£721.33					£21,640	£721.33	s106/CIL/CCG	CCG	
	Green	0.00			450,000			50		50	50.00	405/00	D 1 /DDC	
Green Infrastructure- amenity space	infrastructure	0.00			160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.13			140,000	Hectares of natural and semi natural greenspace		£18,200		£18,200	£606.67	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.06			440,000	Number of public parks and gardens		£26,400		£26,400	£880.00	s106/CIL	Developer/DBC	
Play Space - LAP		1.00			33,000	Number of LAPs		£33,000		£33,000	£1,100.00	s106/CIL	Developer/DBC	
Play Space - LEAP					80,000	Number of LEAPs				£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA					140,000	Number of MUGAs				£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP					165,000	Number of NEAPs				£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments					225,000	Hectares of allotments required				£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.08			Sports England calculator	Number of natural grass pitches (NGPs)		£5,182		£5,182	£172.73	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.07			Sports England calculator	Number of changing rooms for NGPs		£12,402		£12,402	£413.40	s106/CIL	Developer/DBC	
Artificial Grass Pitches		0.01			Sports England calculator	Number of artificial grass pitches (AGPs)		£4,966		£4,966	£165.53	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.01			Sports England calculator	Number of changing rooms for AGPs		£1,771		£1,771	£59.03	s106/CIL	Developer/DBC	
Leisure - swimming pools					Sports England calculator							s106/CIL	Developer/DBC	
SANG														
Emorgonou Consisos Ambulanes	Emorgonou Comic													
Emergency Services- Ambulance	Emergency Services													
Emergency Service - Fire					£365.32					£10,960	£365.32	HCC/CIL	HCC	
Emergency Service - Police					£160.70					£4,821	£160.70			
Waste management (HCC)	Utilities									£5,110				
Refuse vehicles					£81.68	additional lorries		£2,450.40		£2,450.40	£81.68	s106/CIL	DBC	
Household bins					£81.50	provision of bins		£2,445.00		£2,445.00	£81.50	s106/CIL	DBC	
Utilities - Gas												Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity												UKPN/ Developer	UKPN	
Utiliites- Water (waste)												Thames Water/Developer	Thames Water	
Utilities - Water (potable)												Affinity Water/Developer	Affinity Water	
Utilities - telecoms														

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

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

Settlement: Berkhamsted
Strategic Site: Other Commitments

				1						Developer	Developer			
Infrastructure type	Infrastructure	No of	Tier Rati	o Yield	Toolkit formula/multiplier	Intervention	Provision- (on	Estimated cost	Apportionment %	contributions	contributions	Funding source/s	Delivery lead	Priority- Critical,
	Category	Units/SqM		1.0.0	, roomeronman, manapiner		site/ off site)			total	per unit			Essential, Required
Residential units		143		+							<u> </u>			
Employment SqM														
Highways and transportation	Transport			+										
5 1,11 11 11 11														
										<u> </u>				
Rail														
Education - Early years	Education		2 500							£292,149	£2,043.00	S106/HCC	HCC	
Education- Primary			2 500							£1,319,685	£9,228.57	S106/HCC	HCC	
Education Secondary			2 500	_						£1,368,921	£9,572.87	S106/HCC	HCC	
Education- SEND	Community		2 500							tbc	 	CIL/HCC	HCC	
YCH - youth work	Community facilities		2 500	0.286						£105,391	£737.00	s106/CIL	HCC	
Libraries	racinties		2 500	0.286						£55,198	£386.00	s106/CIL	HCC	
Community Facilities			- 30.	0.200						255,250	2555.55	s106/CIL	DBC	
Community Centres												520, 512		
CCTV														
Adult Social Care												s106/CIL	HCC	
Art/Public Domain												s106/CIL	DBC	
Acute Health	Health and											Central Govt DfH	NHS	
Acute Health	wellbeing											Celitral Govt DIH	INIDO	
Mental Health												Central Govt DfH	NHS	
Primary Health (need to meet impact of					£721.33					£103,150	£721	s106/CIL/CCG	CCG	
growth)												,		
Green Infrastructure- amenity space	Green infrastructure	0.25			160,000	Hectares of amenity space		£39,859.20		£39,859	£278.74	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.75			140,000	Hectares of natural and semi natural greenspace		£104,630.40		£104,630	£731.68	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.33			440,000	Number of public parks and gardens		£146,150.40		£146,150	£1,022.03	s106/CIL	Developer/DBC	
Play Space - LAP					33,000	Number of LAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP					80,000	Number of LEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA					140,000	Number of MUGAs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP			\vdash		165,000	Number of NEAPs		£0.00		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.07	\vdash		225,000	Hectares of allotments required		00.0d		0 <u>1</u>	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches		0.37	 	+	Sports England calculator	Number of natural grass pitches (NGPs)		£24,687.00		£24,687	£172.64	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.32	\vdash		Sports England calculator	Number of changing rooms for NGPs		£59,079.00		£59,079 £23,656	£413.14 £165.43	s106/CIL s106/CIL	Developer/DBC	
Artificial Grass Pitches Changing rooms for AGPs		0.02	 	+	Sports England calculator Sports England calculator	Number of artificial grass pitches (AGPs) Number of changing rooms for AGPs		£23,656.00 £8,438.00		£23,656 £8,438	£165.43 £59.01	s106/CIL s106/CIL	Developer/DBC Developer/DBC	
Leisure - swimming pools		n/a	 	+	Sports England calculator	Number of Changing Footils for Agrs		n/a		n/a	135.01	s106/CIL s106/CIL	Developer/DBC	
SANG		11/4	 	+	Sports England calculator			/ u		, u	 	3100/012	Developel/DBC	
													·	
Emergency Services- Ambulance	mergency Services									· '	1	i I		
Emergency Service - Fire					£365.32					£52,241	£365.32	HCC/CIL	HCC	
Emergency Service - Police					£160.70					£0	£160.70			
Waste management (HCC)	Utilities									£24,356				
Refuse vehicles					£81.68	additional lorries		£11,680.24		£11,680	£81.68	s106/CIL	DBC	
Household bins			\vdash		£81.50	provision of bins		£11,654.50		£11,655	£81.50	s106/CIL	DBC	
Utilities - Gas												Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity												UKPN/ Developer	UKPN	
												Thames		
Utiliites- Water (waste)										١.,	1 1	i illallies	Thames Water	1

Utilities - Water (potable)								Affinity Water/Developer	Affinity Water	
Utlities - telecoms										
Utlities- digital										
utlities- broad band										
Flood protection	Flood									
Estimated Developer Contributions Total (Excluding Transport) To Date *						£3,750,926	£26,221			

^{*} 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 strategies are high level estimates that have been 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.