

Hertsmere Borough Council

Infrastructure Delivery Plan

Part 2: Infrastructure Schedule

Final v2 | 3 September 2021

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

1.1 Overview

- 1.1.1 Hertsmere Borough Council (referred to throughout as ‘HBC’ and ‘the Council’) has commissioned Ove Arup and Partners Limited (Arup) to undertake an Infrastructure Delivery Plan for the Hertsmere local authority area.
- 1.1.2 HBC are currently working on a new Local Plan for the borough to cover the period through to 2037/38. The process of preparing the new plan began in late 2016, with a Regulation 18 Issues and Options consultation held from September until November 2017. This was followed by consultation on Potential Sites for Housing and Employment which ran from October to December 2018. The next stage of the plan making process is currently programmed to be the publication of a full Regulation 18 Draft Local Plan. This will be consulted on for a minimum of 6 weeks, and will set out the Council’s preferred spatial strategy and policy approach. Following Regulation 19 publication and examination, the Local Plan is currently scheduled for adoption by late 2023.
- 1.1.3 The Infrastructure Delivery Plan will form a key element of the Council’s evidence base to support the Local Plan. The importance of infrastructure is a key theme set out in the 2017 Issues and Options consultation. This clear recognition at an early stage of the plan making process will help the Council respond to infrastructure constraints, and address the need for infrastructure in new development at the earliest stage possible.
- 1.1.4 By bringing together the views of and data from stakeholders on the current provision of infrastructure, future infrastructure requirements, funding mechanisms and estimated costs, the Infrastructure Delivery Plan will set out infrastructure requirements that are necessary to support proposed future growth within HBC. Within the context of limited Council funding, establishing a reliable and concise infrastructure evidence base document will ensure any investment decisions are sound and based on the true situation facing the Council. This will offer greater certainty to service providers and developers about how infrastructure will be funded and delivered, enabling growth and encouraging investment.
- 1.1.5 The Infrastructure Delivery Plan comprises two inter-linked parts. The first part outlines the current baseline position on existing infrastructure capacity, and sets out implications for future growth. This second part sets out the anticipated future infrastructure needs of the borough, in response to identified levels and locations of growth.

1.2 Role of the Infrastructure Delivery Plan

- 1.2.1 The purpose of this Study is to inform the preparation of the new Local Plan for Hertsmere, and form evidence underpinning and justifying the Local Plan as it progresses towards its examination in public. It will also be capable of use by the Council as part of the Development Management process, to underpin CIL charging and negotiations for developer contributions, to inform the whole-plan viability assessment, as well as the ongoing monitoring and prioritisation of projects through the Infrastructure Funding Statement. The two parts of the IDP have a distinct role:
- 1.2.2 Part 1: Baseline Infrastructure Capacity Report: The first part of the IDP provides the baseline context for existing infrastructure capacity in Hertsmere. It has informed Hertsmere’s selection of site allocations by doing the following:

- Analysing infrastructure and service provider's investment plans;
- Identifying cross-boundary implications with duty-to-cooperate bodies;
- Providing an understanding of infrastructure services, networks and facilities in Hertsmere, and identifying existing capacity surpluses and deficits on a borough-wide basis and a settlement-by-settlement basis where possible;
- Identifying how these infrastructure capacity constraints might have implications for the Local Plan, including setting out any issues that might be a barrier to future growth;
- Policy recommendations to enable the delivery of infrastructure necessary to support the development strategy, particularly for key strategic development sites, including approaches to the development management process;
- Assessing the potential to deliver a new settlement within the borough, based on an understanding of infrastructure necessary to support it.

1.2.3 Part 2: Infrastructure Delivery Schedule: This second part of the IDP sets out the infrastructure requirements of the development strategy to be consulted upon in the Council's Draft Local Plan, finalised following Part 1. It includes:

- The necessary infrastructure; and for each infrastructure item the details of the responsible infrastructure service provider, capacity required, likely phasing period, likely cost, and the trigger mechanism for it;
- A clear identification of the methodology taken to identifying infrastructure surpluses and deficits, the methodology by which costs have been calculated, and the limitations of forecasting infrastructure requirements;
- Identification of potential funding and delivery streams for the infrastructure identified.

1.2.4 The Part 2 document will also help to inform the Council's approach to charging under the Community Infrastructure Levy, and considerations around the viability of development in Hertsmere. The Council is reviewing its CIL charging schedule in parallel with the Local Plan review.

1.3 Links to IDP Phase 1

1.3.1 This Part 2 Infrastructure Delivery Schedule is intended to be read in conjunction with the Part 1 Baseline Infrastructure Capacity Report, which provides a summary of the overall infrastructure position across Hertsmere. In summary, the Part 1 report concludes that:

- There are no infrastructure types for which our discussions with stakeholders have indicated a fundamental inability to deliver likely levels of growth anticipated over the plan period to 2037/38;
- There are six infrastructure types linked to growth with particular challenges identified around future provision, which the Local Plan process needs to address – transport, electricity supply, water supply, schools, primary healthcare and green infrastructure;
- Whilst development will result in additional demand for many of the other infrastructure types considered (such as special educational needs, secondary healthcare and emergency services), these networks are planned and provided across much wider geographies and new development within Hertsmere will have less significant effects;
- There are several infrastructure types (such as gas supply and digital) where we have not identified any significant network constraints. The focus of future provision for these infrastructure types is therefore likely to be around ensuring appropriate connections to these networks in new development, rather than any need to manage network demand.

2 Sites considered in Part 2

2.1 Boroughwide position

2.1.1 The Infrastructure Schedule in this Phase 2 IDP document has been produced based upon an overall dwelling quantum for the plan period to 2037/38 of **13,270**. Table 1 below shows the breakdown of this total number of dwellings by settlement, separated out by:

- **Existing commitments** – dwellings committed with planning permission
- **Anticipated windfall** – dwellings forecast to come forward on unallocated sites which are unknown at this stage, based on past trends
- **Potential allocations** – dwellings currently proposed for allocation in the new Local Plan.

Settlement	Existing commitments	Anticipated windfall	Potential allocations	Total new homes
Elstree & Borehamwood	375	240	2,155	2,770
Elstree Village	20	25	190	235
Potters Bar	190	240	1,750	2,180
Bushey	315	240	2,340	2,895
Radlett	60	120	760	940
Shenley	15	45	290	350
South Mimms	10	25	225	260
Others				
Aldenham Parish	15	25	90	130
Bowmans Cross	0	0	2,400	2,400
Total	1,000	960	10,200	12,160

Table 1 – Boroughwide breakdown of dwellings included in this Part 2 Infrastructure Schedule

2.1.2 In Part 1 of the IDP, our initial engagement with infrastructure stakeholders in late 2019/early 2020 was undertaken on the basis of a range of development between 10,600 – 13,750 dwellings over the plan period (Table 2). As the Local Plan process progressed and further site assessment work was undertaken, these dwelling quantum were refined by the Council. All infrastructure providers were advised of an updated boroughwide range of 12,200 – 14,200 dwellings in 2021 – no infrastructure providers indicated a need to change their previous advice. This process is explained further in Section 3.2 of the Part 1 IDP.

Settlement	Existing commitments	Anticipated windfall	Potential allocations	Total dwellings
Borehamwood & Elstree	550	250	1,100-1,600	1,800-2,400
Elstree Village	25	25	350-450	400-500
Potters Bar	225	250	1,700-2,300	2,150-2,750
Bushey	550	250	1,400-1,900	2,200-2,700
Radlett	100	125	800-1,300	1,025-1,525
Shenley	25	50	450-550	525-625
South Mimms	25	25	350-450	400-500
Others	25	25	1,950-2,700	2,000-2,750
Total	1,500	1,000	8,100-11,250	10,600-13,750

Table 2 – Estimated breakdown of dwellings initially indicated to stakeholders for Part 1 baseline study

2.1.3 The overall quantum of housing considered in Part 2 remains within the range discussed with infrastructure providers, although it can be seen from Table 2 that the figures for some individual settlements are slightly outside the ranges previously indicated. Where necessary to ensure we have an up-to-date understanding from infrastructure providers, additional engagement has been undertaken in Phase 2 (see Section 3.2).

- 2.1.4 Separate figures are indicated for ‘general housing’ and ‘specialist housing’ – specialist housing includes care homes in Use Class C2, as well as extra care dwellings in Use Class C3. Whilst the infrastructure demand generated by specialist housing is generally similar to that of general housing, it notably does not result in any additional demand for school places given the ages and needs of specialist housing residents.
- 2.1.5 The Part 2 IDP has also considered infrastructure needs arising from planned employment growth in the borough. Across the borough as a whole, the planned level of growth amounts to 150,400sqm of employment floorspace. Table 3 sets out the breakdown of this total by settlement – there is no planned employment growth in Radlett, Shenley or South Mimms. In the same way as for housing, employment quantum is separated out by existing commitments and potential allocations. The Council does not currently anticipate any employment windfall coming forward.
- 2.1.6 The figures in Table 3 are total floorspace for all types of employment. These quantum is further broken down into four main employment types within the following sections – offices, industrial, storage and distribution and specialist employment (with more bespoke characteristics). The specialist employment floorspace largely comprises the proposed media quarter site in Borehamwood, although also includes other specialist sites.
- 2.1.7 For each new employment allocation an indicative distribution of the different types of employment uses has been stated. These have been established by HBC based on a high-level assessment of call for sites promotions made by developers, with the following floorspace ratios applied to different types of use:
- Small scale commercial – 100% office floorspace
 - Large scale commercial – 30% office, 40% industrial, 30% distribution
 - Large-scale warehouse/distribution – 10% office, 10% industrial and 80% distribution
 - Specialist employment – 100% specialist

Settlement	Existing commitments	Potential allocations	Total employment
Elstree & Borehamwood	73,300sqm	205,750sqm	279,050sqm
Elstree Village	-	22,500sqm	22,500sqm
Potters Bar	1,400sqm	12,200sqm	12,200sqm
Bushey	-	47,600sqm	49,000sqm
Others	-	10,850sqm	10,850sqm
Total	74,700sqm	298,900sqm	373,600sqm

Table 3 – Boroughwide breakdown of employment floorspace included in Part 2 Infrastructure Schedule

- 2.1.8 At the time of writing in August 2021, the Council has established a number of proposed strategic site allocations – with ‘strategic’ being defined as sites with a capacity of around 200 or more dwellings, or 5,000sqm of employment floorspace.
- 2.1.9 In addition to the strategic sites, the Council has established general quantum of development that will come forward on smaller development sites. We have estimated the infrastructure demands that will result from these overall quantum of development within individual settlements on a general basis. In cases where strategic housing sites are anticipated to also include a small amount of employment floorspace, the employment floorspace has been included within the small sites totals due to its non-strategic nature.
- 2.1.10 The boroughwide distribution of strategic sites is shown in Figure 1 on the following page. The following sections set out further details of the individual strategic sites on a settlement-by-settlement basis, along with the general quantum of development on smaller development sites.

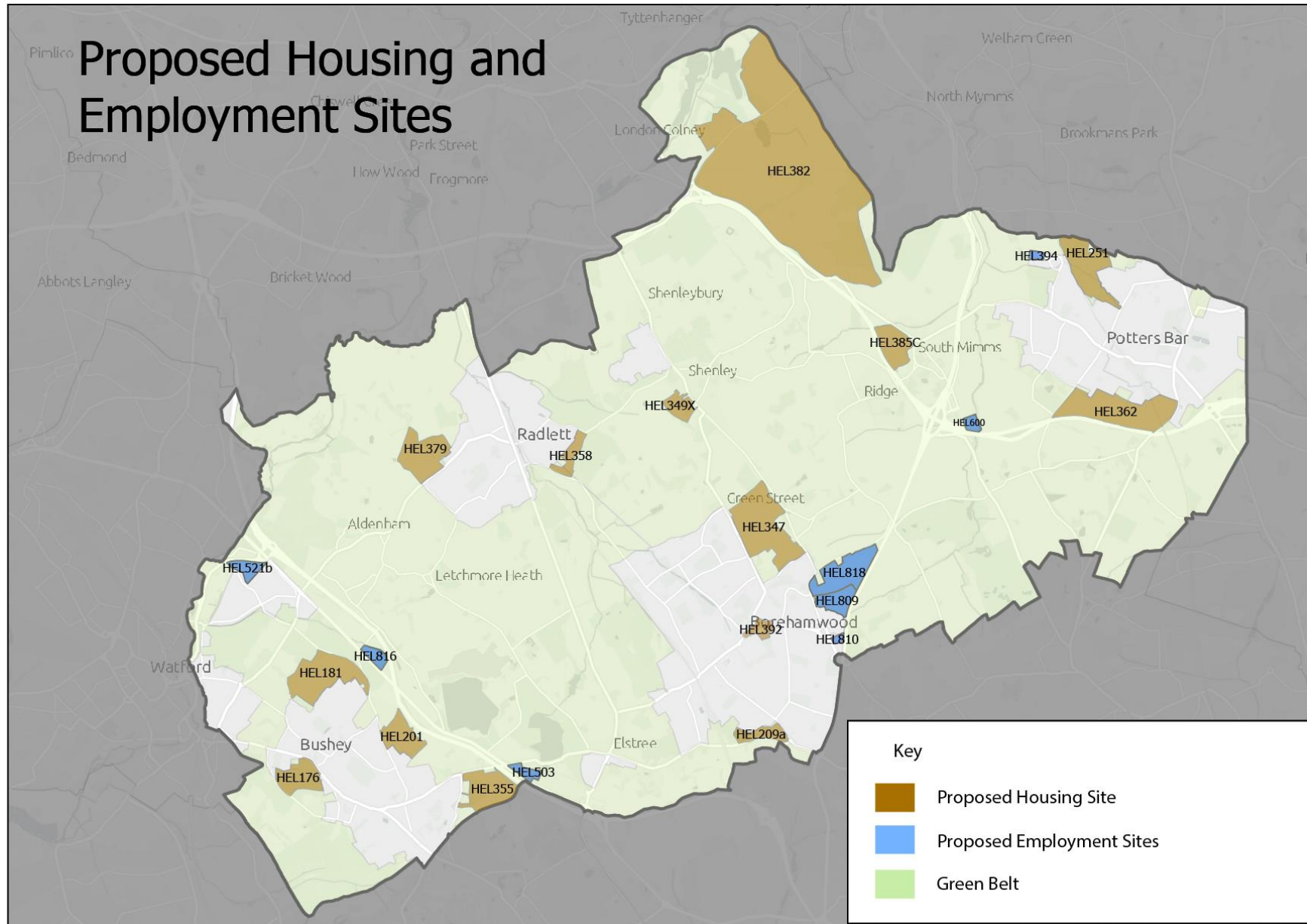


Figure 1 – Boroughwide distribution of strategic proposed housing and employment sites considered in the Infrastructure Schedule

2.2 Elstree & Borehamwood

The Infrastructure Schedule includes the following sites and quantum in Elstree & Borehamwood.

Site Ref	Site Name	General housing	Specialist housing	Employment Floorspace
HEL209a / BE6	Land North of Barnet Lane (Barratt)	250	0	0
HEL347 / BE3	Land off Cowley Hill	670	130	0
HEL392 / BE5	Elstree Way corridor Opportunity Sites	570	115	0
HEL810	Land north of Holiday Inn	0	0	2,600sqm office 5,250sqm industrial 2,650sqm distribution
HEL809	Land East of Rowley Lane	0	0	52,000sqm specialist (film studio)
HEL818	Land South of Rowley Lane	0	0	142,000sqm specialist (film studio)
Various	Capacity on small sites	420	0	1,250sqm office
N/A	Windfall allowance	240	0	0
Total		2,150	245	205,750sqm

Table 3 – Sites in Elstree & Borehamwood included in the Infrastructure Schedule

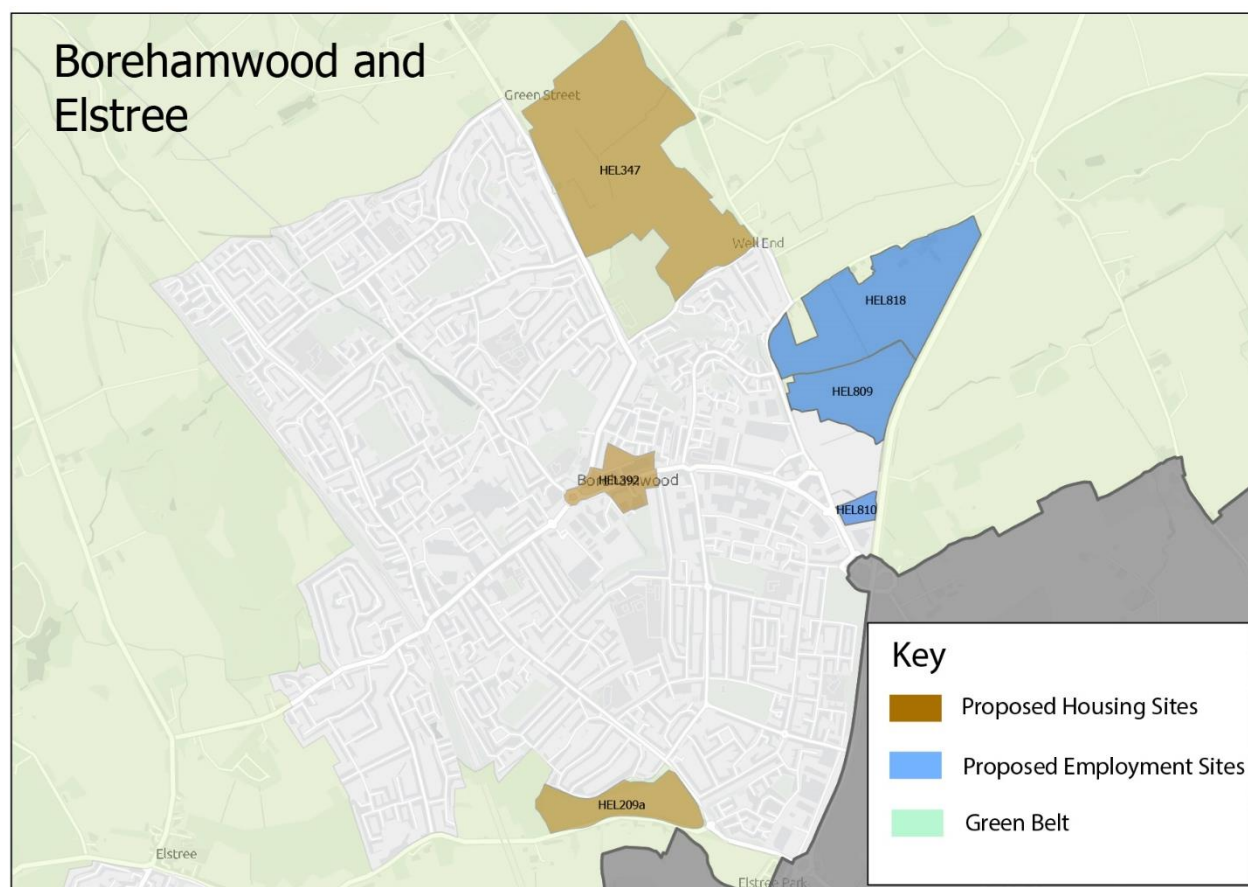


Figure 2 – Map of sites included in the Infrastructure Schedule for Elstree & Borehamwood

2.3 Elstree Village

The Infrastructure Schedule includes the sites and quantum in Elstree Village set out on the following page. The location of site HEL503 is shown on Figure 4, due to its proximity to Bushey.

Site Ref	Site Name	General housing	Specialist housing	Employment Floorspace
HEL503	Land adjacent to Lismirrane Ind Est	0	0	6,350sqm office 8,450sqm industrial 6,300sqm distribution
Various	Capacity on small sites	95	95	1,400sqm Specialist employment
N/A	Windfall allowance	25	0	0
Total		120	95	22,500sqm

Table 4 – Sites in Elstree Village included in the Infrastructure Schedule

2.4 Potters Bar

The Infrastructure Schedule includes the following sites and quantum in Potters Bar.

Site Ref	Site Name	General housing	Specialist housing	Employment Floorspace
HEL251 / PB2	Potters Bar Golf Club	415	85	400sqm office
HEL362 / PB3	Wrotham Park, West Barnet Road	750	150	650sqm office
HEL394	Cranbourne Road Industrial Estate	0	0	3,150sqm office 4,200sqm industrial 3,150sqm distribution
Various	Capacity on small sites	350	0	650sqm office
N/A	Windfall allowance	240	0	0
Total		1,755	235	12,200sqm

Table 5 – Sites in Potters Bar included in the Infrastructure Schedule

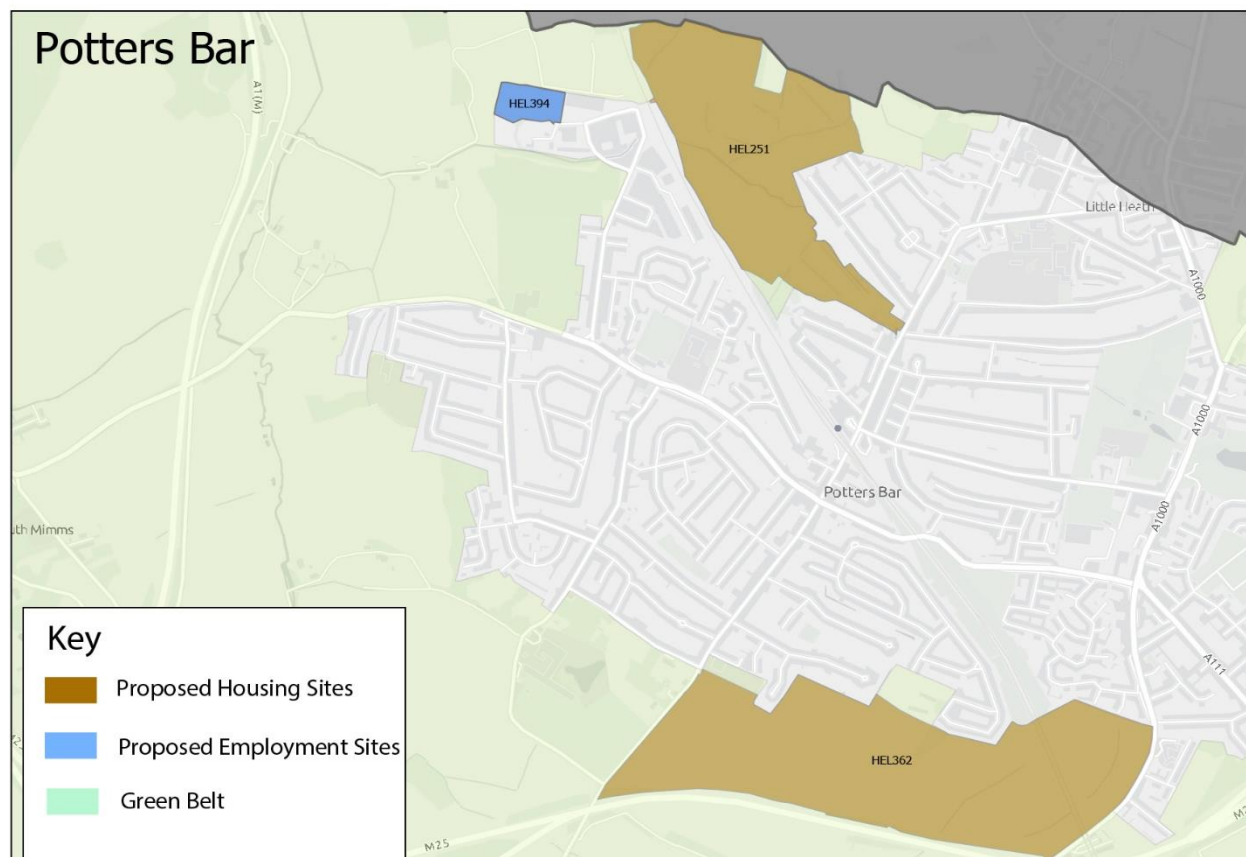


Figure 3 – Map of sites included in the Infrastructure Schedule for Potters Bar

2.5 Bushey

The Infrastructure Schedule includes the following sites and quantum in Bushey.

Site Ref	Site Name	General housing	Specialist housing	Employment Floorspace
HEL176 / B3	Bushey Golf and Country Club	200	0	0
HEL181 / B2	Land adj Little Bushey Ln (Compass Park)	600	150	700sqm office
HEL201&336 / B1	Land adj Little Bushey Ln (Redrow)	350	0	0
HEL355 / B4	Land south of Elstree Road	600	200	800sqm office
HEL394	Bushey Hall Farm	0	0	4,800sqm office 6,500sqm industrial 4,800sqm distribution
HEL816	Mercure Hotel	0	0	3,000sqm office 3,000sqm industrial 24,000sqm distribution
Various	Capacity on small sites	240	0	0
N/A	Windfall allowance	240	0	0
Total		2,230	350	47,600sqm

Table 6 – Sites in Bushey included in the Infrastructure Schedule



Figure 4 – Map of sites included in the Infrastructure Schedule for Bushey

2.6 Radlett

The Infrastructure Schedule includes the following sites and quantum in Radlett.

Site Ref	Site Name	General housing	Specialist housing	Employment Floorspace
HEL379 / R1	Kemprow Farm	290	60	0
HEL358 / R3	Land South of Shenley Road	195	0	0
Various	Capacity on small sites	215	0	0
N/A	Windfall allowance	120	0	0
Total		820	60	0

Table 7 – Sites in Radlett included in the Infrastructure Schedule

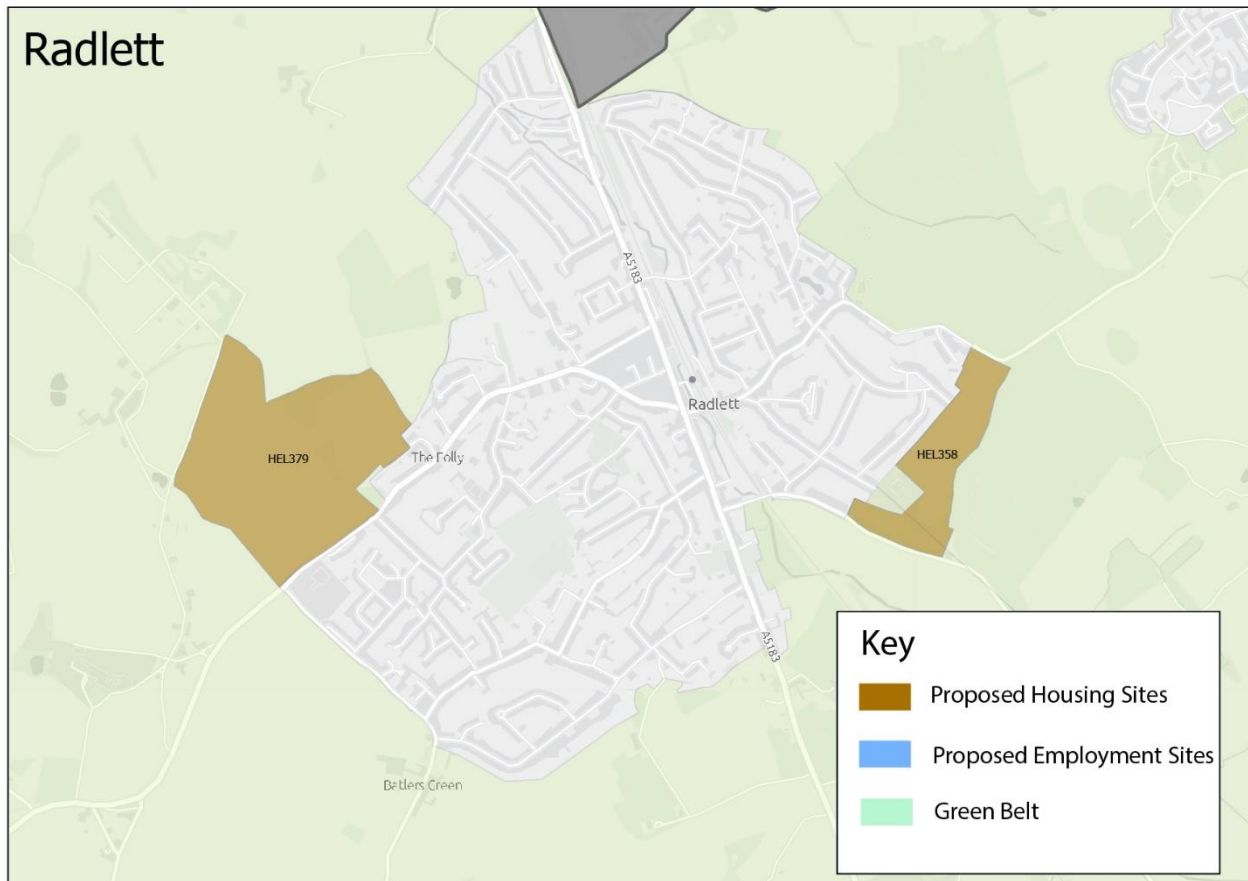


Figure 5 – Map of sites included in the Infrastructure Schedule for Radlett

2.7 Shenley

The Infrastructure Schedule includes the following sites and quantum in Shenley.

Site Ref	Site Name	General housing	Specialist housing	Employment Floorspace
HEL348&349 / S4	Shenley Grange	140	100	0
Various	Capacity on small sites	50	0	0
N/A	Windfall allowance	45	0	0
Total		235	100	0

Table 8 – Sites in Shenley included in the Infrastructure Schedule

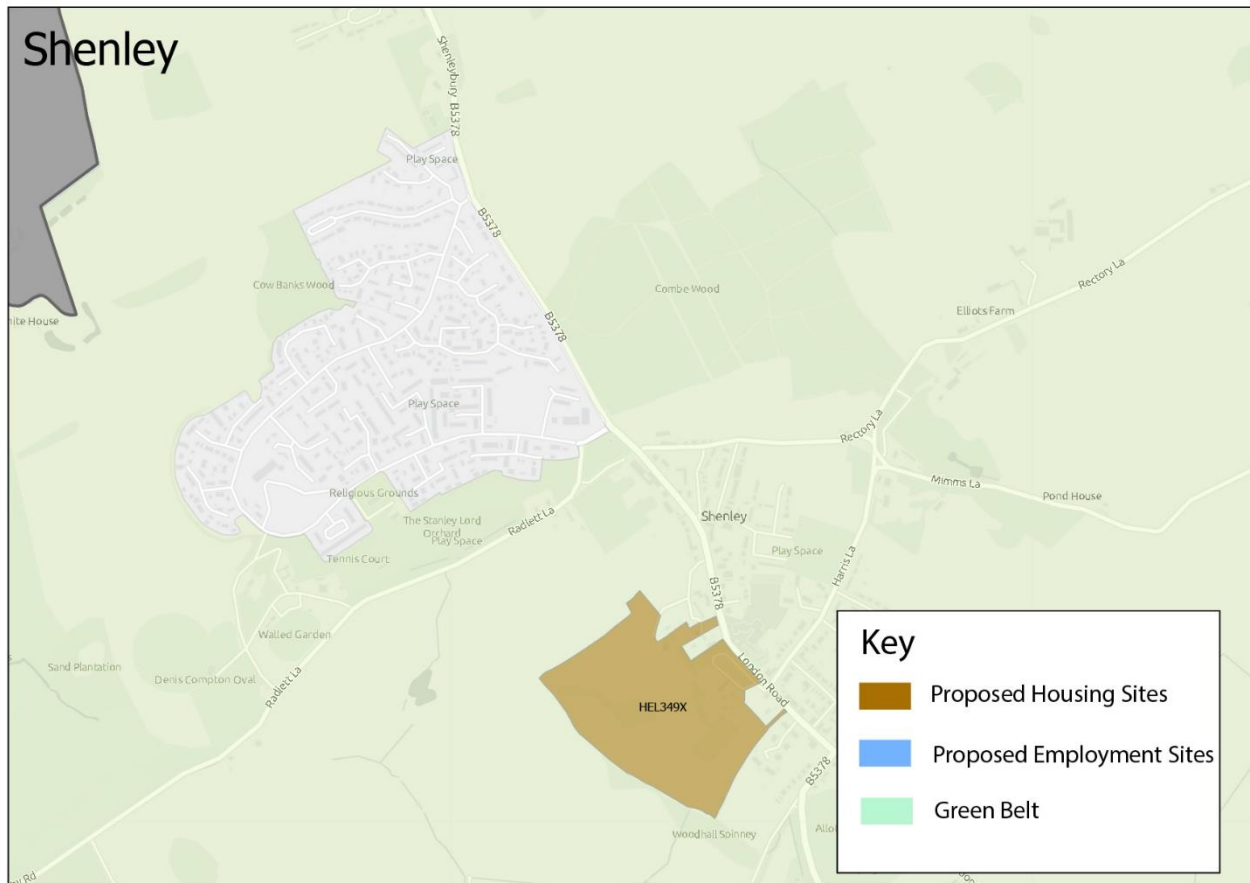


Figure 6 – Map of sites included in the Infrastructure Schedule for Shenley

2.8 South Mimms

The Infrastructure Schedule includes the following sites and quantum in South Mimms.

Site Ref	Site Name	General housing	Specialist housing	Employment Floorspace
HEL228, 320 & 385c	South Mimms Strategic Cluster – St Albans Road, Earl & Cross Keys Farm, and Popes Farm	220	5	0
HEL600	Charleston Paddocks	0	0	9,000sqm Specialist employment
N/A	Windfall allowance	25	0	0
Total		245	5	9,000sqm

Table 9 – Sites in South Mimms included in the Infrastructure Schedule

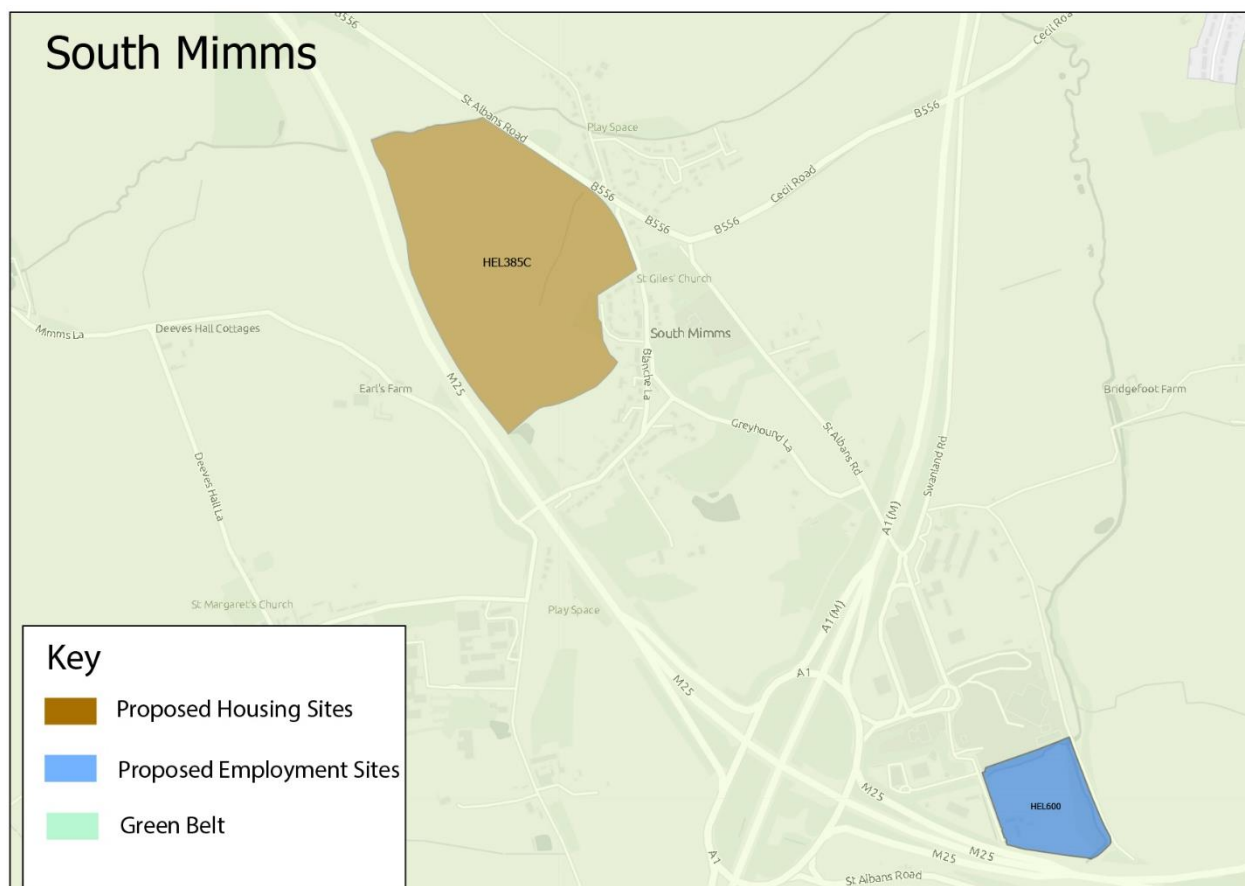


Figure 7 – Map of sites included in the Infrastructure Schedule for South Mimms

2.9 Outside existing settlements

The Infrastructure Schedule includes two sources of housing and employment land supply outside the borough's existing main settlements – rural development within Aldenham Parish in the west of the borough, and a new settlement at Bowmans Cross. The quantum indicated below are for the plan period to 2037/38 only – Bowmans Cross will include development beyond the plan period, up to a total of 6,000 dwellings and 4,550sqm of employment floorspace. The location of Bowmans Cross (HEL382) can be seen in the boroughwide map, Figure 1.

Site Ref	Site Name	General housing	Specialist housing	Employment Floorspace
HEL382	Bowmans Cross New Settlement	2,000	400	1,850sqm office
Various	Capacity on small sites – Aldenham Parish	90	0	0
N/A	Windfall allowance – Aldenham Parish	25	0	0
Total		2,125	400	1,850sqm

Table 10 – Sites outside existing settlements included in the Infrastructure Schedule

3 Approach to the Infrastructure Schedule

3.1 Inclusions in Infrastructure Schedule

3.1.1 The Infrastructure Schedule in Chapter 4 sets out the details of each specific infrastructure intervention currently anticipated within Hertsmere over the plan period through to 2037/38. Each of the interventions included in the schedule has been identified through one of the following routes (or several in combination):

- Initial engagement with infrastructure providers undertaken as part of the Part 1 Baseline IDP, with details reported within that document;
- Subsequent follow-up engagement with infrastructure providers undertaken specifically to support the Part 2 Infrastructure Schedule, i.e. once the details of strategic sites proposed for inclusion in the Local Plan were known. Details of this follow-up engagement are set out in Section 3.2 below;
- The identification of other desired interventions and corporate priorities by Hertsmere Borough Council, where linked to growth or the need to address existing infrastructure deficits.

3.1.2 The infrastructure schedule is in two parts. Part A is a schedule of infrastructure requirements by infrastructure category, and follows the order in which infrastructure types are set out in the Part 1 baseline report. Part A is further separated into five sections, by infrastructure theme:

- Schedule A.1 – Transport Infrastructure
- Schedule A.2 – Utilities and Environment Infrastructure
- Schedule A.3 – Education and Social Infrastructure
- Schedule A.4 – Healthcare and Emergency Service Infrastructure
- Schedule A.5 – Leisure and Green Infrastructure

3.1.3 Part B is a schedule of infrastructure requirements for each of the 18 strategic sites listed in Chapter 2, across all infrastructure types. It is intended to clearly indicate to developers and site promoters the infrastructure that will be required should these sites be allocated in the Local Plan, including whether the infrastructure requirements associated with each would be located on or off site. Schedule B does not include infrastructure requirements proposed to be funded on a generalised boroughwide basis via CIL.

3.1.4 The vast majority of infrastructure types considered in the Part 1 baseline IDP require some form of future infrastructure provision, and are therefore featured in the Part 2 infrastructure schedules. However, there are a small number of infrastructure types only included in Part 1, on the basis that no need for future provision of additional infrastructure has been identified as a result of new development within Hertsmere:

- Flood management
- Further and higher education
- Secondary healthcare
- Ambulance services

3.1.5 Both parts of the infrastructure schedule set out information about each infrastructure intervention in a consistent manner. The schedules include the following columns:

- 3.1.6 **Infrastructure type** – Some interventions are cross-cutting across several different infrastructure types, for example transport ‘package’ measures which are relevant to several transport modes.
- 3.1.7 **Location** – The settlement or site to which each infrastructure intervention relates. Many infrastructure interventions affect several settlements, and/or also affect local authorities outside Hertsmere – those local authorities are noted in such cases. Other interventions are of boroughwide relevance.
- 3.1.8 **Intervention description** – Details of the specific infrastructure intervention, and the source (e.g. an existing strategy, or discussions with stakeholders) through which the need for the intervention has been identified.
- 3.1.9 **Prioritisation** – To support future investment and funding decisions, interventions have been assigned a recommended priority level based upon Arup’s assessment. It should be noted that these may not necessarily reflect political and infrastructure provider views – but are intended to be a practical and pragmatic basis upon which to proceed. Lower priority infrastructure should not be assumed to be of any lesser importance in terms of making development acceptable in planning terms, developers will still be expected to deliver all identified infrastructure needs.
- 3.1.10 The three categories are:
- **Critical** – Infrastructure that must happen for development to proceed. It generally includes connections to transport and utilities networks, and will be triggered by the commencement of development activity.
 - **Essential** – Infrastructure that will mitigate impacts arising from development. It is generally generated by demand from new residents, and will be triggered upon occupation of a development site (or part of a site).
 - **Important** – Infrastructure that is required to achieve sustainable growth and deliver good place making objectives. It will improve operational infrastructure capacity and/or deliver wider benefits.
- 3.1.11 **Responsibility for delivery** – The infrastructure provider and/or public body with responsibility for delivery of an infrastructure intervention. Responsibility may be shared between several organisations.
- 3.1.12 **Anticipated delivery mechanism** – The likely source of funding for a specific infrastructure intervention. There are three main sources:
- Direct developer funding such as Section 106 agreements (or Section 278 agreements for highway matters) with developers – for infrastructure investments necessary to make development acceptable on individual sites, or which are necessary on a cumulative basis because of development arising on a combination of sites.
 - Community Infrastructure Levy (CIL), paid by developers based upon the floorspace of their development – for infrastructure of a more general and/or lower-scale nature, which is not directly linked to growth or for which a need already exists. The Council’s existing CIL charging regime will be updated as part of the plan-making process. Viability testing has not yet been undertaken to establish the level of CIL which can be viably be generated (and hence the amount of funding that can be raised), but HBC currently anticipates that only relatively low levels of CIL charging will be viable in Hertsmere. It should also be noted that decisions on CIL spending will need to be made in accordance with the

priorities set out in its Infrastructure Funding Statement, which are subject to a number of competing demands. CIL is therefore likely to only be a secondary source of infrastructure funding in the borough.

- External funding sources such as from government through national programmes or funding delivered by Hertfordshire County Council and the Hertfordshire Local Enterprise Partnership – for infrastructure of a higher-scale or more strategic nature, too expensive to be funded by development.

- 3.1.13 In the context of the Government’s 2020 Planning White Paper and potential significant reforms to the Section 106 and CIL processes, the anticipated delivery mechanisms for schemes may need to be reviewed in future iterations of the IDP.
- 3.1.14 **Estimated cost** – The best estimate of cost for each infrastructure intervention, with the source of the funding estimate noted in each case. For some interventions it has not been possible to obtain or estimate a cost at this stage (with that being noted where relevant) – this is due either to a lack of detail on the intervention at this stage, or because costs have not yet been formulated by the delivery body.
- 3.1.15 Costs indicated in the IDP are based upon the latest published costs provided by infrastructure providers, which are generally subject to indexation (to adjust for inflation and other influences) over time. Actual costs and funding gaps should therefore be treated as indicative, with more detailed re-calculation being necessary at the time development comes forward (for example, for the purposes of negotiating a Section 106 agreement).
- 3.1.16 **Funding gap** – The best estimate of the residual funding that needs to be secured,, based upon forecast Section 106 developer contributions from contributing sites or other known means of funding. This funding gap could be bridged by the indicated anticipated funding source in the previous column.
- 3.1.17 **Contributing sites** – Those sites currently proposed for allocation in the Local Plan from which it is considered contributions should be secured, based on their proximity and/or likelihood to generate the demand by which the infrastructure intervention becomes necessary. Given the stage of plan-making at the time of writing (i.e. pre-Regulation 18 consultation), these should be treated as indicative and subject to change at this stage.
- 3.1.18 As the Local Plan continues to evolve, it will be important for the independency between development and infrastructure phasing to be considered. This will ensure that infrastructure is delivered at the appropriate time, and prior to the commencement of development in cases where there is no existing infrastructure capacity to support new development. Because this iteration of the IDP only has specific sites at a strategic scale, it is not currently possible to specify the phasing and trigger mechanisms for infrastructure in existing settlements.
- 3.1.19 However, because of its self-contained nature, it is possible to specify phasing and trigger mechanisms for infrastructure delivery in the new settlement at Bowmans Cross. The Bowmans Cross site schedule in Part B includes infrastructure linked to the full amount of development to be built, i.e. including development beyond the plan period.

3.2 Stakeholder engagement for Part 2

- 3.2.1 The production of the Part 1 Baseline IDP document included a comprehensive programme of engagement with infrastructure providers, and other relevant stakeholders. Full details

are set out within the Part 1 document under each infrastructure type. This engagement helped to inform our understanding of the baseline position of infrastructure capacity within Hertsmere, based upon indicative ranges of future development in each settlement.

- 3.2.2 To inform the preparation of Part 2, Arup and/or HBC have carried out further engagement with infrastructure providers based upon the actual sites (and specific development quantum) proposed for allocation in the Local Plan. This has allowed a more specific understanding of necessary infrastructure interventions for inclusion in the Part 2 IDP Infrastructure Schedule.
- 3.2.3 Further engagement was undertaken with the following stakeholders as part of Phase 2:
- Hertfordshire County Council (Transport and Education)
 - Herts Valleys Clinical Commissioning Group (Primary Healthcare)
 - Thames Water (Sewerage)
 - Cadent Gas (Gas Supply)
 - UK Power Networks (Electricity Supply)
- 3.2.4 For these stakeholders, further engagement has not revealed any significant changes that alter the general outcomes of Part 1 – for all relevant infrastructure types, stakeholders remain of the view that the impacts of development can be mitigated through suitable interventions. These interventions are set out in the Part 2 infrastructure schedule.
- 3.2.5 For all other stakeholders and infrastructure types, it is considered that engagement undertaken as part of Part 1 continues to provide a robust understanding of current issues. Attempts were made to discuss specific sites and quantum with Highways England and Affinity Water, but they were unable to respond, and therefore the high-level position reported in Part 1 for those stakeholders remains the most up-to-date.

3.3 Approach to demand forecasting and costing

- 3.3.1 We have established the demand and costing for each infrastructure item through a variety of approaches, specific to each infrastructure type. These are derived from the stakeholder engagement and document review set out within the Phase 1 IDP document, and are summarised for each infrastructure type (or group of infrastructure types) below.
- 3.3.2 Each of the sites proposed for allocation in the Local Plan (and considered in the IDP) has its own specific circumstances, and previous infrastructure costs are therefore not a perfect indicator of what future infrastructure costs might be. However, in order to provide a frame of reference for considering the effect of infrastructure requirements on the viability of the sites identified in the Local Plan, indicative costs have been set out wherever possible. Many of these costs are set out as a range, recognising that costs are likely to change over time, and that further technical analysis and scheme design will refine final infrastructure costs in many cases. The final costs for any infrastructure items will be subject to further inputs from statutory providers (where relevant), and will be subject to refinement as and when detailed discussions take place as part of the development management process of determining future planning applications for each site. The costs will also be tested through separate viability assessment of the Local Plan to be undertaken by the Council.

Transport Infrastructure

- 3.3.3 The approach to establishing contributions for transport infrastructure is set out within Hertfordshire County Council's Draft Guide to Developer Infrastructure Contributions

2021¹. Whilst not yet adopted, this represents the direction of travel for transport infrastructure funding linked to new development within Hertfordshire.

- 3.3.4 The Guide sets out a ‘two-strand’ approach. The first strand involves the immediate and specific transport impacts of larger development. The IDP Schedule sets out an initial indication of what these are likely to be for development within Hertsmere, although they will be fully established through Transport Assessments at the planning application stage. These transport impacts would be addressed through site-specific Section 106 and Section 278 agreements.
- 3.3.5 The second strand in the Guide concerns contributions to address the cumulative transport impacts of development, and fund improvements to active and sustainable transport networks. The Guide indicates that these networks must be provided in their entirety to provide a critical mass, with contributions from a number of sites therefore being pooled by HCC. In areas without a Community Infrastructure Levy, this second strand is the principal means of securing contributions towards broader transport infrastructure. However, as noted in paragraph 3.1.11, HBC’s currently anticipates that only relatively low levels of CIL charging are likely to be viable within Hertsmere during the new plan period. For the purposes of the IDP, the Guide’s approach to assessing need and calculating demand has been followed to establish what the potential levels of second strand contributions through the Section 106 route would be.
- 3.3.6 Section 6 within Technical Appendix 1 sets out the basis upon which second strand contributions should be established. These equate to **£6,826** per residential dwelling, and **£422** per job in non-residential development.
- 3.3.7 The Local Plan process is considering employment sites based upon floorspace, and it is therefore necessary to consider ‘employment density’ (the amount of floorspace which one job could be expected to occupy) to establish potential levels of second strand transport contributions. The Homes & Communities Agency Employment Density Guide 2015² sets out the following generalised employment density assumptions. It is important to recognise that these reflect a pre-pandemic situation, and floorspace assumptions in the future could be somewhat different. This should be kept under review at the point planning applications are submitted.

Non-residential use type	Floorspace range per job	IDP floorspace assumption
Office	8-13sqm	10.5sqm
Industrial	36-47sqm (incl. light industrial)	41.5sqm
Storage and Distribution	70-95sqm	82.5sqm

Table 11: Employment Density Guide 2015 floorspace per job assumptions

- 3.3.8 The Employment Density Guide considers a wide range of non-employment use types – for example, it sets out different employment densities for different types of offices, such as public sector and call centres. This level of granularity will not exist until planning applications are submitted (and may not even exist until buildings are occupied), and the IDP therefore makes calculations based upon the mid-point of each range.
- 3.3.9 For specialist employment development, such as the Rowley Lane media quarter proposal in Borehamwood, the Employment Density Guide does not provide floorspace-per-job

¹ <https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/environment/the-guide.pdf>

² https://www.kirklees.gov.uk/beta/planning-policy/pdf/examination/national-evidence/NE48_employment_density_guide_3rd_edition.pdf

comparisons. In order to form an estimate for the IDP the floorspace totals of these sites have been split equally between the office, industrial, and storage and distribution categories. This approach is considered to be sufficiently robust for the current stage of plan preparation, but could be reviewed as circumstances evolve.

Utilities and Environment

3.3.10 Utilities are provided by utility providers, who make connection charges to developers prior to the commencement of construction. These charges typically reflect the amount of capacity that exists within the relevant utility network at the point in time a connection request is made, and are therefore not possible to accurately quantify at this stage.

3.3.11 The one infrastructure type within the Utilities and Environment category for which planning obligations are likely to be sought is waste management – the IDP schedule includes the expansion of Potters Bar Household Waste Recycling Centre. However, Hertfordshire County Council’s Draft Guide to Developer Infrastructure Contributions indicates that bespoke approaches will be necessary in each case to establish costs and contributions, based upon factors such as catchment area.

Primary and Secondary Schools

3.3.12 Our approach to establishing pupil demand follows Hertfordshire County Council’s emerging tiered approach to pupil yield forecasting, set out in its Interim Local and Joint Strategic Plans Engagement Document, February 2021³. This has three separate ratios, depending on the broad character of development, as set out in Table 12 below.

Tier	Ratio	Character of development
1	1:400	These sites are typically greenfield sites with a dominance of houses (typically 80/20), a higher proportion of 3+ bed properties, and a higher proportion of detached or semi-detached.
2	1:500	These sites are typically PDL with a mix of houses and flats, and a higher proportion of terraced, maisonettes or flats. There is generally a 50/50 Split between smaller (1 & 2-bed) and larger (3-bed+) family homes and houses are most likely to be terraced.
3	1:1000	These sites are typically PDL with a dominance of 1-2 bed properties and are solely flatted (or at least >75%) developments.

Table 12 – Pupil yield ratios for Hertfordshire, depending on character of development

3.3.13 To establish likely future education demand it has therefore been necessary for HBC to form an assumption on which of the categories in Table 12 each of the strategic sites considered in the IDP can be assigned to. These assumptions are set out in Table 13. The assumptions are necessarily provisional at this stage, and may need to be revisited throughout the progression of the Local Plan and subsequent development management process. In establishing the pupil yield for each site (and the demand generated for education), we have excluded specialist housing totals set out in Chapter 2, as these types of dwelling will not generally be home to children.

Settlement	Site Ref	Site Name	Ratio
Elstree & Borehamwood	HEL347 (BE3)	Wrotham Park Land off Cowley Hill	1:400
Elstree & Borehamwood	HEL392 (BE5)	Elstree Way Corridor Opportunity Sites	1:1000
Elstree & Borehamwood	HEL209a (BE6)	Land North of Barnet Lane (Furzehill)	1:400
Potters Bar	HEL251 (PB2)	Potters Bar Golf Course	1:400
Potters Bar	HEL362 (PB3)	Wrotham Park, West Barnet Road	1:400

³ <https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/environment/local-joint-strategic-plans-engagement-document.pdf>

Settlement	Site Ref	Site Name	Ratio
Bushey	HEL201&336 (B1)	Land adj Little Bushey Ln (Redrow)	1:400
Bushey	HEL181 (B2)	Land adj Little Bushey Ln (Compass Park)	1:400
Bushey	HEL176 (B3)	Bushey Golf & Country Club	1:400
Bushey	HEL355 (B4)	Land south of Elstree Road	1:400
Radlett	HEL379 (R1)	Kemprow Farm	1:400
Radlett	HEL358 (R3)	Land South of Shenley Road	1:400
Bowmans Cross	HEL382a/c (H2)	Bowmans Cross New Settlement	1:400

Table 13 – Education tier and dwelling to form of entry ratio for strategic sites considered in the IDP

3.3.14 The smaller sites and windfall that make up the balance of the housing supply proposed for allocation in the Local Plan are, by their nature, not yet known. For these supply components, it is therefore necessary to form an assumption. We have assigned small sites and windfall in the borough's towns (Elstree & Borehamwood, Potters Bar, Bushey and Radlett) to the 1:500 tier, given the likelihood of denser forms of development coming forwards in those locations. Because development in the borough's villages is likely to be lower density, we have assumed that small sites and windfall in Elstree Village, Shenley, South Mimms and Aldenham Parish would fall into the 1:400 tier.

3.3.15 HCC's Draft Guide to Developer Infrastructure Contributions includes a set of standards by which Section 106 contributions for education will be calculated. These are summarised in Table 14, and are based on the numbers of dwellings of different sizes which come forward on a site. They cannot therefore be calculated precisely until a planning application is made, but to support the Local Plan process we have formed assumptions about the numbers of dwellings of different sizes likely to come forward on different types of site. This has been done by establishing plausible dwelling size and type mixes for each of the FE ratio assumptions for sites set out above:

- **1:400 yield development character** – Assumed ratio of 80% houses (40% 3-bed, 40% 4-bed) to 20% 2-bed flats
- **1:500 yield development character** – Assumed ratio of 50% small dwellings (15% 1-bed flat, 15% 2-bed flat, 20% 2-bed house) to 50% larger dwellings (50% 3-bed house)
- **1:1000 yield development character** – Assumed ratio of 20% 3-bed houses to 80 flats (40% 1-bed, 40% 2-bed)

Ratio	Type	1-bedroom		2-bedroom		3-bedroom		4-bedroom	
		House	Flat	House	Flat	House	Flat	House	Flat
1:400	Primary	£2,434	£2,560	£4,796	£5,873	£7,681	£5,531	£9,470	£6,325
	Secondary	£2,321	£2,378	£4,398	£5,304	£7,075	£4,889	£8,677	£5,853
1:500	Primary	£2,256	£1,381	£4,447	£3,168	£7,121	£2,984	£8,780	£3,412
	Secondary	£2,167	£1,291	£4,105	£2,881	£6,603	£2,655	£8,099	£3,179
1:1000	Primary	£1,590	£2,409	£3,134	£3,310	£5,019	£3,117	£6,188	£3,565
	Secondary	£1,499	£1,325	£2,840	£2,955	£4,569	£2,724	£5,604	£3,261

Table 14 – Education costs for general market dwellings in HCC's Draft Guide to Developer Infrastructure Contributions

3.3.16 The figures in Table 14 are for general market dwellings – the Draft Guide to Developer Infrastructure Contributions includes different contribution rates for affordable housing. These are generally lower for smaller dwellings, and higher for larger dwellings. Because the IDP is applying a notional exercise, and levels of affordable housing for the new Local

Plan are not yet known, the general market contribution rates are considered to offer a suitably robust basis from which to calculate potential contributions at the current time.

- 3.3.17 The indicated capital costs for school expansion are set out in Table 15 below, and have been provided by Hertfordshire County Council derived from the Department for Education's 2019 Scorecard⁴. This establishes typical school build costs for each education authority based on reported schemes between 2015/16 and 2017/18, adjusted for inflation and regional variation.

Type	Number of places/pupils	Cost per place (£) based on 2019 DfE Scorecard	Total Cost (£)
New build primary			
2FE Primary School	450	£20,508	£9,228,600
3FE Primary School	675	£20,508	£13,842,900
New build secondary			
6FE Secondary School	1152	£24,929	£28,718,208
7FE Secondary School	1344	£24,929	£33,504,576
8FE Secondary School	1536	£24,929	£38,290,944
9FE Secondary School	1728	£24,929	£43,077,312
10FE Secondary School	1920	£24,929	£47,863,680
School expansions			
Primary - expansion by 1FE (2FE - 3FE)	225	£17,268	£3,885,300
Secondary - expansion by 1FE (8FE - 9FE)	192	£23,775	£4,564,800

Table 15 – Capital costs for new school provision, broken down by school size and type

Primary healthcare

- 3.3.18 The Herts Valley CCG has adopted the following method for calculating the premises capital impact in relation to General Medical Services (based on 1,000 dwelling example), current as of September 2020:

1,000 dwellings x 2.4 (commonly accepted occupancy factor) = 2,400 new patients

2,400 / 2,000 patients = 1.2 GPs (based on ratio of 2,000 patients per GP and 199m2 as set out in the NHS England "Premises Principles of Best Practice Part 1 Procurement & Development")

1.2 GPs x 199m2 = 238.8 m2 additional space required

238.8 x £5,410 (build costs including land, fit out and fees) = £1,291,908

*£1,291,908 / 1,000 = £1,291.98 ~ **£1,290 per dwelling***

- 3.3.19 It should be noted that above costs are based on a single GP practice, however, all GP surgeries vary in size. In circumstances where investments are made in larger buildings, economies of scale can reduce the overall impact per unit as there will be some common and shared areas.

⁴ <https://www.gov.uk/government/statistics/local-authority-school-places-scorecards-2019>

Emergency service provision

- 3.3.20 Emergency service provision is planned for across a wide geographical area, much larger than the borough of Hertsmere. This means development site on a large number of sites around the borough needs to contribute towards a very small number of infrastructure interventions – the IDP schedule only includes one intervention for policing, and one for fire and rescue. CIL is therefore considered to be a more efficient and effective method to fund these contributions, rather than Section 106.
- 3.3.21 For policing, contribution calculations have been provided by Hertfordshire Constabulary. Assuming a typical average of 2.4 residents per dwelling, the 13,270 new homes for the plan period equate to a population increase within the borough of 31,200. Hertfordshire Constabulary has indicated that this equates to a need for 41 new police officers (both in locally-based response and force-wide strategic roles), in addition to 17 full time equivalent support staff. This results in a total of 58 additional staff as a result of growth.
- 3.3.22 Additional police staffing is covered by revenue funding, ultimately derived from Council Tax. However, it is appropriate to seek funding for premises costs to house these additional staff. Based upon an 11.6sqm building occupancy per staff member, an additional 673sqm of accommodation would be required. The overall costs indicated in the IDP schedule are then derived by multiplying by the BCIS cost per sqm of £2,631.
- 3.3.23 HCC's Draft Guide to Developer Infrastructure Contributions includes a set of standards by which contributions for fire and rescue service provision will be calculated. However, the fire and rescue service intervention included in the IDP schedule relates to the relocation and amalgamation of existing facilities, which will generate a net financial return to the fire and rescue service that can be deducted from the cost of providing new facilities. Until the returns to be generated through relocation are known, it is not considered possible to establish whether or not any contribution will be required from developers (not to quantify what that contribution might be).

Green infrastructure

- 3.3.24 Quantums for different types of leisure and green infrastructure are calculated from required levels of provision per 1,000 people. As for other infrastructure types considered in the IDP, it is assumed that each new dwelling built is home to 2.4 people.
- 3.3.25 For formal parks and gardens, the required standard is 0.80ha of provision per 1,000 people. However, the Hertsmere Open Space Standards Paper 2019 indicates a minimum size for new parks and gardens of two hectares – equivalent to the yield from around 1,000 dwellings. This means that the levels of growth in some settlements do not warrant new formal park and garden provision.
- 3.3.26 For natural green space, the required standard is 1.80ha of provision per 1,000 people. The Hertsmere Open Space Standards Paper 2019 indicates that quantums of 0.4ha or above should be met on-site within individual sites (equivalent to the yield from around 100 dwellings), with smaller sites contributing to offsite provision. However, it may also be appropriate for the provision to be met by delivering a green infrastructure network of new accessible green spaces around the borough – with contributions from individual sites pooled to create a critical mass.
- 3.3.27 For allotments, the required standard is 0.25ha of provision per 1,000 people. However, the Hertsmere Open Space Standards Paper 2019 indicates a minimum size for new allotments

of 0.4ha – equivalent to the yield from around 670 dwellings. This means that the levels of growth in some settlements do not warrant new allotment provision.

3.3.28 We have established cost estimates for each of these three types of provision. These are based on Building Cost Information Service (BCIS) estimates across a period from 2017 to 2021, adjusted to reflect our experience of live projects. We have also applied a South East regional variation adjustment factor of 0.98. This results in the following cost estimates for each hectare of provision (not including land costs):

- Formal parks and gardens - £262,485 per hectare
- Natural green space - £53,654 per hectare
- Allotments – £24,494 per hectare

Sports facilities

3.3.29 The strategic approach to provision is to prioritise improvements to existing facilities over the creation of new facilities, by securing off-site financial contributions. Where needs cannot be met through improvements to existing facilities, policies will be put in place that require the strategic sites to accommodate new pitches and facilities. Any such new provision will be linked to new or existing leisure or secondary school facilities where possible to provide economies of scale.

3.3.30 In order to identify/quantify the demand for additional sports provision coming forward as part of the proposed growth within the new Local Plan, HBC has undertaken calculations using the Sports England Playing Pitch Calculator⁵ and Sports Facility Calculator⁶. These calculators are designed to estimate the demand for sports facilities created by a new community as part of any residential development proposal.

3.3.31 The Sports England calculators, in combination with the 2019 KKP Open Space, Sport and Recreation Study, establish needs for swimming, bowls and sports hall facilities (indoor sports) and for adult football, youth football, mini soccer, rugby union, cricket and artificial 3G pitch provision (outdoor sports). Sports England provides standard facilities cost assumptions for different types of sports provision⁷ – Table 16 sets out costs for facilities types required in Hertsmere.

Sports Facility Type	Area	Capital cost
4-court sports hall (34.5 x 20 m)	1,532sqm	£2.51 million
6-court sports hall (34.5 x 27 m)	1,773sqm	£2.75 million
4-lane 25m length swimming pool (25 x 8.5 m)	1,084sqm	£3.91 million
2-team changing rooms, plus officials	75sqm	£265,000
Senior 65mm 3G artificial grass pitch, fenced with sports lighting (106 x 70 m)	7,420sqm	£1.03 million
Flat or crown bowling natural turf green (40 x 40 m)	1,600sqm	£160,000
Senior natural turf football pitch (106 x 70 m)	7,420sqm	£100,000
Youth (under 16s) natural turf football pitch (97 x 61 m)	5,917sqm	£80,000
Mini (under 8s) natural turf football pitch (43 x 33 m)	1,419sqm	£25,000

Table 16 – Sports England Q2 2020 capital costs for sports provision types required in the IDP schedule

3.3.32 HBC has established overall costs for the package of sports facilities required in the borough throughout the plan period of £20.87 million – £14.61 million for indoor sports,

⁵ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/playing-pitch-calculator>

⁶ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator>

⁷ <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2020-07/Facility%20Costs%20Q2020.pdf?VersionId=CQuX5QTCbOOIck0GmT4Efb4VePsApTh4>

and £6.26 million for outdoor sports. The total number of new homes proposed to be allocated, plus windfall, amounts to 11,160 new dwellings (Table 1). However, 1,590 of these dwellings are specialist needs dwellings, from which demand for sporting facilities will conceivably be quite low. With these specialist needs dwellings excluded, the remaining 9,570 dwellings would equate to per-dwelling contributions to sports provision of £2,181. However, this figure should be kept under review as the preparation of the Local Plan progresses, to reflect evidence from the Local Housing Needs Assessment around exact levels of social and care needs for specialist housing.

3.4 Ongoing status of the Infrastructure Schedule

- 3.4.1 An IDP is intended to be a ‘living document’ that can be updated and reviewed at regular intervals. Where new or different information is received by the Council, or indeed the Council’s own evidence base changes, it will be appropriate to review the IDP and amend the identified infrastructure requirements where necessary. This is particularly the case given the site-specific nature of demand forecasting in the IDP, which is based upon the sites proposed for inclusion in Hertsmere’s Local Plan at the time of writing. It is recommended that the IDP is updated prior to the Regulation 19 publication of the Local Plan, to ensure that it reflects the final selection of sites proposed to be allocated. It may need to be updated further as the Local Plan’s Examination in Public progresses, to ensure an up-to-date understanding of infrastructure requirements.
- 3.4.2 It is also important to note some of the sites upon which the infrastructure schedule is based are not expected to be built out until towards the end of the plan period, and the context and circumstances of these sites may therefore have changed by the time a planning application is submitted to the Local Planning Authority. Subsequent updates to the IDP are therefore likely to supersede the assumptions set out in this document over time. The timescales for updating the IDP will depend on the extent to which circumstances change. It is recommended that updates are made at least once every five years, linked to the NPPF’s requirement to undertake reviews of local plans at this frequency.

4 Infrastructure Schedules

Schedule A.1 – Transport Infrastructure

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Highways	Bowmans Cross New Settlement / M25 J22	Interventions to mitigate the impact of traffic generated from Bowmans Cross New Settlement on M25 J22, to be determined through a sustainable transport study for Bowmans Cross with corresponding modelling, to ensure growth is managed sustainability and address the range of measures required to mitigate and adapt to climate change (i.e. a sustainable transport first approach). (Identified by HBC/HCC)	Critical	<ul style="list-style-type: none"> Highways England Hertfordshire County Council 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Highways	Locations in St Albans District	Various junction improvements to mitigate the impact of traffic generated from Bowmans Cross New Settlement, to be determined through a sustainable transport study and once a sustainable transport package has been agreed (i.e. a sustainable transport first approach): <ul style="list-style-type: none"> Coursers Road/Tollgate Road, Colney Heath A414 Longabout, Colney Heath A414/A1081, London Colney B556 Bell Lane/B5378 Shenley Lane, Shenleybury (Identified by HBC/HCC and developer)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Highways	London Colney (Within St Albans District)	Improvements to London Colney High Street (Identified by HBC/HCC)	Important	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	Dependent on scope and scale	TBC (Other contributing sites not yet known)	Bowmans Cross New Settlement: HEL382a/c and development in St Albans District.
Highways	All	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through sustainable transport study currently being commissioned (as of August 2021) by HBC, and with regard to a sustainable transport first approach. (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developers Hertfordshire County Council 	S278	Dependent on scope and scale	Nil (Costs to be met by developers)	All sites
Rail	Napsbury (Within St Albans District)	New station on the Midland Main Line between Radlett and St Albans City, to serve development in St Albans and provide closer	Important	<ul style="list-style-type: none"> Network Rail Department for Transport 	Unknown, likely to require government	£25m	£25m	None (Sustainable transport contributions more appropriate for

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
		rail access to Bowmans Cross new settlement in Hertsmere. (Identified in former St Albans Local Plan)			funding (due to scale)			schemes with higher prioritisation)
Rail	Radlett	To improve accessibility by active travel modes to Radlett Station (Identified in South Central Growth and Transport Plan – Package PK23)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Network Rail 	Second strand S106 contributions, government funding or CIL	£1.5-2 million (HCC)	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Active Travel								
Bus	Largely outside borough, potentially Bowmans Cross	East-West Hertfordshire Mass Rapid Transit routes B and C; Hatfield to St Albans/Watford via Park Street and London Colney, potentially via Bowmans Cross new settlement. (Identified in A414 Corridor Strategy)	Important	<ul style="list-style-type: none"> Hertfordshire County Council 	Likely government funding (due to scale)	£29-68 million (HCC)	Unknown	None (Sustainable transport contributions more appropriate for schemes with higher prioritisation)
Bus	Potters Bar (And London Boroughs of Barnet and Enfield)	To increase the attractiveness of public transport as the preferred mode of choice for journeys within and beyond Potters Bar, and facilitate seamless interchange between modes within the town centre. (Identified in South Central Growth and Transport Plan – Package PK19)	Critical	<ul style="list-style-type: none"> Hertfordshire County Council London Borough of Barnet London Borough of Enfield Transport for London 	Second strand S106 contributions, government funding or CIL	£4-7.5 million (HCC)	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Bus	Bushey (And Watford, and London Borough of Harrow)	Work with bus operators to explore potential reconfiguration of bus services throughout Watford and connections to neighbouring settlements, including Bushey and the London fringe in liaison with TfL. (Identified in South West Herts Growth and Transport Plan – Package PK4)	Important	<ul style="list-style-type: none"> Hertfordshire County Council Transport for London Bus operators 	Second strand S106 contributions, government funding or CIL	Cost to be confirmed by HCC	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Bus	Borehamwood	Sustainable access strategy with measures focussed on providing easy access to Borehamwood Railway Station via bus and active travel. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Identified by HCC)	Critical	<ul style="list-style-type: none"> Developers Hertfordshire County Council 	S106/S278	Dependent on scope and scale	Nil (Cost to be met by developers)	HEL809&818
Active Travel								
Bus	Elstree & Borehamwood (And London Borough of Barnet)	To maintain and improve connections between Borehamwood and north London by strengthening sustainable transport links and addressing pinch points, which reduce congestion and improve non-car connectivity. (Identified in South Central Growth and Transport Plan – Package PK22)	Important	<ul style="list-style-type: none"> Hertfordshire County Council London Borough of Barnet Transport for London 	Second strand S106 contributions, government funding or CIL	£10-23 million (HCC)	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Active Travel								
Bus	Bushey	Exploring enhanced bus priority infrastructure and services, and cycling links,	Important	<ul style="list-style-type: none"> Hertfordshire County Council 	Second strand S106 contributions,	Cost to be confirmed by HCC	Dependent on IFS	Various – potential to be funded through

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Active Travel		through Bushey. Proposed reconfiguration of the M1 junction 4 to open up new routing opportunities for motorists heading to/from north London. (Identified in South West Herts Growth and Transport Plan – Package PK8)		<ul style="list-style-type: none"> Highways England 	government funding or CIL			second strand S106 contributions or CIL
Highways								
Bus	Elstree & Borehamwood	Offsite public transport infrastructure improvements in the vicinity of site HEL209a / BE6 (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Elstree & Borehamwood: HEL209a / BE6
Bus	Elstree Village	Improvements to bus stops within Elstree Village (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	HEL501 and housing sites in Elstree Village
Bus	Potters Bar	Provision for through bus services between Baker Street and Barnet Road via site HEL362 / PB3, and provision of bus service infrastructure within site (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Developer 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Potters Bar: HEL362 / PB3
Bus	Bushey	Provision of bus services to/within sites HEL181 / B2, and HEL201 / B1, either as a diversion of existing route along Farm Way or a new shuttle route (subject to discussions with operators), and provision of bus service infrastructure within sites. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Developer 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Bushey: HEL181 / B2, HEL201 / B1 and other sites in the vicinity
Bus	Bushey	Public transport infrastructure improvements in the vicinity of site HEL355 / B4, and potential provision of bus service within the site as a diversion of existing route along Elstree Road (subject to discussions with operators). (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Bushey: HEL355 / B4
Bus	Bowmans Cross New Settlement	Provision for new and diverted conventional bus services within the new settlement, plus bus service infrastructure, likely at least on SE-NW axis (Potters Bar – Bowmans Cross – St Albans) and SW-NE axis (Borehamwood/Shenley/Radlett – Bowmans Cross – Hatfield), as part of a wider sustainable transport strategy for the site. Exact routing to be established through a sustainable transport study currently (August 2021) being commissioned by HBC. (Identified by HBC/HCC and developer)	Critical	<ul style="list-style-type: none"> Hertfordshire County Council Developer 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Bus	Bowmans Cross New Settlement	In addition to the item above, potential contribution to Hertfordshire-wide Mass Rapid Transit system, including serving the	Important	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	Cost to be confirmed by HCC	TBC (Other contributing sites not yet known)	Bowmans Cross New Settlement: HEL382a/c

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
		site with through services as part of a wider sustainable transport strategy for the site. (Identified by HBC/HCC and developer)						
Active Travel	Potters Bar (And Welwyn Hatfield)	Potters Bar to Brookmans Park cycleway improvements (Identified in South Central Growth and Transport Plan – Scheme SM110 Package 10)	Important	<ul style="list-style-type: none"> Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£1-2.5 million (HCC)	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Active Travel	Potters Bar (And London Boroughs of Barnet and Enfield)	To make Potters Bar a safe, attractive, and convenient place to walk and cycle, and enhance cycle connections to north London (Identified in South Central Growth and Transport Plan – Package PK18)	Critical	<ul style="list-style-type: none"> Hertfordshire County Council London Borough of Barnet London Borough of Enfield 	Second strand S106 contributions, government funding or CIL	£6-12 million (HCC)	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Active Travel	Elstree & Borehamwood	To make Borehamwood a safe, attractive, and convenient place to walk and cycle by connecting key locations with active travel infrastructure and urban realm improvements that prioritise the needs of pedestrians, cyclists and public transport users. (Identified in South Central Growth and Transport Plan – Package PK20)	Important	<ul style="list-style-type: none"> Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£1.5-3.5 million (HCC)	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Active Travel	Elstree & Borehamwood	To improve connectivity by active travel modes between Borehamwood, Elstree, and the Centennial Park employment area. (Identified in South Central Growth and Transport Plan – Package PK21)	Important	<ul style="list-style-type: none"> Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£3.5-6 million (HCC)	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Active Travel	Elstree & Borehamwood	Provision of a cycle hire scheme/system within the town, to encourage casual take-up of cycling as a mode of transport and use for integrated intermodal journeys. (Identified by HBC)	Important	<ul style="list-style-type: none"> Hertsmere Borough Council 	Second strand S106 contributions, government funding or CIL	Dependent on scope and scale	Dependent on IFS	Various – potential to be funded through second strand S106 contributions or CIL
Active Travel	Elstree & Borehamwood	Provision of a pedestrian and cycle link between Hartsfield Avenue and site HEL209a / BE6 (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Developers Third party developers 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Elstree & Borehamwood: HEL209a / BE6 and other sites in the vicinity
Active Travel	Potters Bar	Improvements to pedestrian and cycle link underneath East Coast Main Line between site HEL251 / PB2 and Cranbourne Road Industrial Area (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Network Rail Developer 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Potters Bar: HEL251 / PB2
Active Travel	Bushey	Provision of pedestrian and cycle linkages through site HEL201&336 / B1. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Developer 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Bushey: HEL201&336 / B1

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Active Travel	Bowmans Cross New Settlement	Provision of a comprehensive network of pedestrian and cycle linkages to and through the site, including potential linkages to the Alban Way, as part of a wider sustainable transport strategy for the site. (Identified by HBC/HCC and developer)	Critical	<ul style="list-style-type: none"> Hertfordshire County Council Developer 	S106/S278	Dependent on scope and scale	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c

Schedule A.2 – Utilities and Environment

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Electricity	Elstree & Borehamwood	Upgrades to existing National Grid substation, to be completed in 2021. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> National Grid UK Power Networks 	National Grid funding	£20.0m (National Grid)	Nil	None
Electricity	Elstree & Borehamwood	Provision of new primary substation connected to existing bulk supply point in Barnet, with cabling routed from that location to serve sites HEL809/818. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> Developers UK Power Networks 	UKPN connection charges to developers	£5-10m (UKPN)	Nil (Costs to be met by developers)	HEL809&818
Electricity	Potters Bar	Upgrades to constrained primary substation to accommodate electrical loads from growth in Potters Bar. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> UK Power Networks 	UKPN connection charges to developers	£1-2m (UKPN)	Nil (Costs to be met by developers)	All sites in Potters Bar, potentially also apportioned to sites in other nearby settlements
Electricity	Bowmans Cross New Settlement	Provision of new on-site primary substation or new Extra High Voltage transformer at existing Hatfield substation to accommodate electrical loads associated with the new settlement. Development in the plan period may be able to be accommodated within the existing network (with new substation beyond) – to be confirmed through developer discussions with UKPN. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> UK Power Networks Developer 	UKPN connection charge to developer	£3m plus offsite cabling costs (UKPN)	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Electricity	All	Electricity network connections and provision of internal electricity networks to serve individual development sites (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developers UK Power Networks 	UKPN connection charges to developers	Dependent on scope and scale	Nil (Costs to be met by developers)	All sites
Gas	Elstree & Borehamwood	Elevation of gas feed source pressure within local gas network to accommodate gas demand from site HEL209a / BE6. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none"> Cadent Gas 	Cadent Gas charge to developer	To be scoped at the point a connection request is made	Nil (Costs to be met by developer)	Elstree & Borehamwood: HEL209a / BE6
Gas	Elstree Village	Elevation of gas feed source pressure within local gas network to accommodate levels of growth within Elstree Village. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none"> Cadent Gas 	Cadent Gas charge to developer	To be scoped at the point a connection request is made	Nil (Costs to be met by developer)	Sites within Elstree Village
Gas	Potters Bar	Elevation of gas feed source pressure within local gas network to accommodate gas demand from site HEL251 / PB2. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none"> Cadent Gas 	Cadent Gas charge to developer	To be scoped at the point a connection request is made	Nil (Costs to be met by developer)	Potters Bar: HEL251 / PB2
Gas	Bushey	Elevation of gas feed source pressure within local gas network to accommodate gas demand from sites HEL201&336 / B1 and HEL355 / B4. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none"> Cadent Gas 	Cadent Gas charges to developers	To be scoped at the point a connection request is made	Nil (Costs to be met by developer)	Bushey: HEL201&336 / B1 and HEL355 / B4

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Gas	Radlett	Elevation of gas feed source pressure within local gas network to accommodate gas demand from site HEL379 / R1 (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none"> • Cadent Gas 	Cadent Gas charge to developer	To be scoped at the point a connection request is made	Nil (Costs to be met by developer)	Radlett: HEL379 / R1
Gas	All	Gas network connections and provision of internal gas networks to serve individual development sites, unless developers have alternative (e.g. electric-only) utility strategies. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Cadent Gas 	Cadent Gas charge to developer	Dependent on scope and scale	Nil (Costs to be met by developers)	All sites
Water supply	All	Water supply network connections and provision of internal water supply networks to serve individual development sites, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Affinity Water 	Affinity Water charges to developers	Dependent on scope and scale	Nil (Costs to be met by developers)	All sites
Sewerage	Elstree & Borehamwood	Upgrades to local sewerage network in the vicinity of site HEL209a / BE6 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Thames Water 	Thames Water charges to developers	To be scoped at the point a connection request is made	Nil (Costs to be met by developers)	Elstree & Borehamwood: HEL209a / BE6
Sewerage	Potters Bar	Upgrades to local sewerage network in the vicinity of site HEL251 / PB2 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Thames Water 	Thames Water charges to developers	To be scoped at the point a connection request is made	Nil (Costs to be met by developers)	Potters Bar: HEL251 / PB2
Sewerage	Potters Bar	Upgrades to local sewerage network in the vicinity of site HEL347 / PB3 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Thames Water 	Thames Water charges to developers	To be scoped at the point a connection request is made	Nil (Costs to be met by developers)	Potters Bar: HEL251 / PB2
Sewerage	Bushey	Upgrades to local sewerage network in the vicinity of site HEL181 / B2 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Thames Water 	Thames Water charges to developers	To be scoped at the point a connection request is made	Nil (Costs to be met by developers)	Bushey: HEL181 / B2
Sewerage	Bushey	Upgrades to local sewerage network in the vicinity of site HEL201&336 / B1 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Thames Water 	Thames Water charges to developers	To be scoped at the point a connection request is made	Nil (Costs to be met by developers)	Bushey: HEL201&336 / B1
Sewerage	Bushey	Upgrades to local sewerage network in the vicinity of site HEL355 / B4 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Thames Water 	Thames Water charges to developers	To be scoped at the point a connection request is made	Nil (Costs to be met by developers)	Bushey: HEL355 / B4

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Sewerage	Radlett	Upgrades to local sewerage network in the vicinity of site HEL379 / R1 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> Thames Water 	Thames Water charges to developers	To be scoped at the point a connection request is made	Nil (Costs to be met by developers)	Radlett: HEL379 / R1
Sewerage	All	Sewerage network connections and provision of internal sewerage networks to serve individual development sites (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developers Thames Water 	Thames Water charges to developers	Dependent on scope and scale	Nil (Costs to be met by developers)	All sites
Waste management	Potters Bar	Expansion of Potters Bar Household Waste Recycling Centre into adjacent safeguarded employment land within Cranbourne Road Industrial Estate (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Hertsmere Borough Council 	S106	Dependent on scope and scale	TBC	All sites in Potters Bar, Shenley, South Mimms and Bowmans Cross New Settlement
Digital infrastructure	All	Superfast and ultrafast telecoms network connections and provision of internal networks to serve individual development sites (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developers Openreach 	Openreach connection charges to developers	Dependent on scope and scale	Nil (Costs to be met by developers)	All sites

Schedule A.3 – Education and Social Infrastructure

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Primary Education	Elstree & Borehamwood	Construction of a new 3FE primary school within site HEL347 / BE3 (Land off Cowley Hill), serving the site and other growth in the town. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£13.8m (HCC)	£7.2m	HEL347 / BE3 and windfall development in Elstree & Borehamwood
Primary Education	Elstree & Borehamwood	Expansion of existing Meryfield Primary School from 2FE to 3FE, serving growth on small sites around the town. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Meryfield Primary School Hertfordshire County Council 	S106	£3.9m (HCC)	Nil	HEL392 / BE5 and HEL209a / BE6
Primary Education	Elstree & Borehamwood	Expansion of existing Kenilworth Primary School from 1FE to 2FE, serving growth on nearby strategic sites. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Kenilworth Primary School Hertfordshire County Council 	S106	£3.9m (HCC)	£1.7m	Small sites in Elstree & Borehamwood
Primary Education	Potters Bar	Construction of a new 2FE primary school within site HEL251 / PB2 (Potters Bar Golf Course), serving the site and growth on small sites around the town. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£9.2m (HCC)	£4.1m	HEL251 / PB2 and small sites in Potters Bar
Primary Education	Potters Bar	Construction of a new 3FE primary school within site HEL362 / PB3 (Wrotham Park, West Barnet Road), serving the site and other growth in the town. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£13.8m (HCC)	£6.5m	HEL362 / PB3 and windfall development in Potters Bar
Primary Education	Bushey	Construction of a 2FE primary school within site HEL201&336 / B1 (Little Bushey Lane), serving the site and growth on small sites around the town. Alternatively, potential provision of a 3FE school alongside one of sites HEL181 / B2 or HEL355 / B4 if a two-school solution for Bushey proves to be necessary. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£9.2m (HCC)	£5.1m	HEL201&336 / B1 and small sites in Bushey
Primary Education	Bushey	Construction of a new 2FE primary school within site HEL181 / B2 (Compass Park), serving the site and site HEL176 / B3. Alternatively, potential provision of a 3FE school alongside one of sites HEL201&336 / B1 or HEL355 / B4 if a two-school solution for Bushey proves to be necessary. (Identified by HBC/HCC)		<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£9.2m (HCC)	£2.8m	HEL176 / B3 and HEL181 / B2
Primary Education	Bushey	Construction of a new 2FE primary school within site HEL355 / B4 (South of Elstree	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£9.2m (HCC)	£3.1m	HEL355 / B4 and windfall development in Bushey

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
		Road), serving the site and other growth in the town. Alternatively, potential provision of a 3FE school alongside one of sites HEL181 / B2 or HEL201&336 / B1 if a two-school solution for Bushey proves to be necessary. (Identified by HBC/HCC)						
Primary Education	Bushey	Potential expansion of existing Sacred Heart Roman Catholic Primary School by 1FE, to serve faith-community specific demand.	Important	<ul style="list-style-type: none"> Sacred Heart Primary School Hertfordshire County Council 	External – likely to be prohibitively expensive capital cost for school itself.	£3.9m (HCC)	£3.9m	No sites directly, although may help to accommodate wider demand
Primary Education	Radlett	Construction of a new 2FE primary school within site HEL379 / R1, serving all new growth in Radlett and Aldenham Parish. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£9.2m (HCC)	£2.7m	HEL379 / R1, HEL358 / R3, small sites and windfall in Radlett and Aldenham Parish
Primary Education	Shenley	Potential expansion of existing Clore Shalom Primary School by 1FE, to serve faith-community specific demand.	Important	<ul style="list-style-type: none"> Clore Shalom Primary School Hertfordshire County Council 	External – likely to be prohibitively expensive capital cost for school itself.	£3.9m (HCC)	£3.9m	No sites directly, although may help to accommodate wider demand
Primary Education	South Mimms	Expansion of existing St Giles Primary School from 0.5FE to 1FE, serving growth within the village. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> St Giles Primary School Hertfordshire County Council 	S106	£1.9m (HCC)	Nil	HEL228, 320 & 385c and windfall in South Mimms
Primary Education	Bowmans Cross New Settlement	Construction of two 3FE primary schools within the new settlement to accommodate pupil yield within the plan period. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£27.7m (HCC)	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Secondary Education	Elstree & Borehamwood	Construction of a new 8FE secondary school to the south of the A411 close to Stirling Corner (partly within Barnet), to accommodate demand arising in the centre of the borough. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	£38.3m (HCC)	£24.3m	All sites (including windfall) in Elstree & Borehamwood, Elstree Village and Shenley.
Secondary Education	Bushey	Construction of a new 8FE secondary school to accommodate demand arising within the west of the borough, with exact location subject to an ongoing site search by HCC. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	£38.3m (HCC)	£17.9m	All sites (including windfall) in Bushey, Radlett and Aldenham Parish
Secondary Education	Bowmans Cross New Settlement	Construction of a new 8FE secondary school to accommodate demand arising both within and beyond the plan period, with capacity to expand up to 10FE as required. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£38.3m (8FE) to £49.7m (10FE) (HCC)	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Early Years Provision	Borehamwood	Provision of a new childcare facility within the town as set out in 2019 Hertfordshire	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106 or support grants and childcare	Dependent on scope and scale	Dependent on grants	Sites in Borehamwood,

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
		Childcare Sufficiency Report, to support existing and anticipated levels of demand (Specific location and provider unknown at this stage) (Identified by HCC)			grant administered by HCC			subject to confirmation by HCC
Early Years Provision	Bowmans Cross New Settlement	Childcare and nursery provision within the new settlement, to ensure that facilities are available to residents at an acceptable distance without travelling to other settlements. Potential to provide within a single consolidated community hub facility or within one of the primary schools. (Identified by HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	Dependent on scope and scape	Nil (Costs to be met by developer and/or private sector provider)	Bowmans Cross New Settlement: HEL382a/c
Libraries	Potters Bar	Upgrade and potential expansion of Oakmere Library. (Identified by HCC)	Important	<ul style="list-style-type: none"> Hertfordshire County Council 	CIL	Dependent on scope and scale	Dependent on IFS	Various – potential to be funded through CIL
Cemeteries and churchyards	Elstree Village	Expansion to Allum Lane Cemetery, to accommodate future burial demands of the borough.	Essential	<ul style="list-style-type: none"> Hertsmere Borough Council 	Capital budgets or CIL	Dependent on scope and scale	Dependent on IFS	Various – potential to be funded through CIL
Community spaces and halls	Bowmans Cross New Settlement	Provision of a combined community hub within the new settlement, encompassing general community hall space (also capable of use as a place of worship), alongside a community library. (Identified by HBC and developer)	Essential	<ul style="list-style-type: none"> Developer 	S106	£1.76m (Developer)	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Libraries								
Places of worship								

Schedule A.4 – Healthcare and Emergency Service Infrastructure

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Primary Healthcare	Elstree & Borehamwood	Creation of a new consolidated multifunctional hub surgery on Elstree Way, serving new growth as well as the relocation of the Grove Surgery and potential co-location with associated community care facilities. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Grove Surgery 	S106	Dependent on scope of relocation and reuse of existing surgery site	TBC	All sites in Elstree & Borehamwood
Primary Healthcare	Elstree Village	Expansion and relocation of existing Schopwick Surgery to Allum Lane, due to the small size of the existing surgery and inability to expand on its existing site. As the new surgery site is located within the green belt, it may need to be allocated in the Local Plan. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Schopwick Surgery Herts Valleys CCG 	S106	Dependent on scope of relocation and reuse of existing surgery site	TBC	All sites in Elstree Village
Primary Healthcare	Bushey	Provision of a new surgery to serve growth in the town, most likely through the relocation and expansion of Little Bushey Surgery to site HEL201&336 / B1 (with land being safeguarded in the Local Plan for this purpose). (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Little Bushey Surgery 	S106	Dependent on scope of relocation and reuse of existing surgery site	TBC	All sites in Bushey
Primary Healthcare	Radlett	Expansion and relocation of existing Red House Surgery, due its small size and inability to expand on its existing site. The Local Plan should therefore identify land for relocation within the settlement. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Red House Surgery 	S106	Dependent on scope of relocation and reuse of existing surgery site	TBC	All sites in Radlett and Aldenham Parish
Primary Healthcare	Bowmans Cross New Settlement	Provision of a new surgery within the new settlement to serve growth, primarily beyond the plan period (linked to below). (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Developer 	S106	£5.17m (CCG)	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c (After 2030)
Primary Healthcare	London Colney (Within St Albans District)	Relocation of existing Lattimore and Village Surgery, opened in 2021 to serve needs within St Albans District, but with sufficient spare capacity to accommodate initial demand from Bowmans Cross New Settlement until 2030 (linked to above). (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG 	CCG capital funds, S106	Unknown	Nil	Bowmans Cross New Settlement: HEL382a/c (Estimated growth to 2030)
Social and care services	Boroughwide	Allocation of a proportion of specialist needs housing within the major development sites (some being entirely specialist housing) to meet social and care needs, precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery/S106	Various	Unknown at this stage	HEL347 / BE3 and HEL392 / BE5 (Elstree & Borehamwood), HEL251 / PB2 and HEL362 / PB3 (Potters Bar), HEL181

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
								/ B2, HEL201&336 / B1 and HEL355 / B4 (Bushey), HEL379 / R1 (Radlett), small sites in Shenley and HEL382a/c (Bowmans Cross new settlement)
Policing	Elstree & Borehamwood	Provision of 673sqm of new floorspace at existing Hertsmere Civic Office Police Station to accommodate additional police officers and support staff need generated by population growth. (Identified by Hertfordshire Constabulary)	Essential	<ul style="list-style-type: none"> Hertfordshire Constabulary 	CIL	£1.77m (Herts Constabulary)	Dependent on IFS	All sites boroughwide – potential to be funded through CIL
Fire and rescue	Unspecified	Potential provision of a new centralised fire station for the borough in close proximity to the major road network, with the closure of existing fire stations in Borehamwood and Potters Bar. (Identified by Hertfordshire Fire and Rescue Service)	Important	<ul style="list-style-type: none"> Hertfordshire Fire and Rescue Service 	Fire and Rescue Service capital funds or CIL	Dependent on scope and scale	Unknown at this stage	None

Schedule A.5 – Leisure and Green Infrastructure

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Formal parks and gardens	Elstree & Borehamwood	Provision of 4.60ha new parks and gardens within Elstree & Borehamwood to serve demand arising from the settlement as a whole, potentially in one or several of strategic sites HEL209a / BE6 and HEL347 / BE3. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council 	S106	£1.21 million (Arup estimate)	Unknown at this stage	HEL209a / BE6, HEL347 / BE3, small sites and windfall in Elstree & Borehamwood.
Formal parks and gardens	Potters Bar	Provision of 3.82ha new parks and gardens within Potters Bar to serve demand arising from the settlement as a whole, potentially in one or both of strategic sites HEL251 / PB2 and HEL362 / PB3. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council 	S106	£1.01 million (Arup estimate)	Unknown at this stage	HEL251 / PB2, HEL362 / PB3, small sites and windfall in Potters Bar.
Formal parks and gardens	Bushey	Provision of 4.96ha new parks and gardens within Bushey to serve demand arising from the settlement as a whole, split between strategic sites HEL171 / B3, HEL181 / B2, HEL201&336 / B1 and HEL355 / B4. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council 	S106	£1.30 million (Arup estimate)	Unknown at this stage	HEL181 / B2, HEL201&336 / B1, HEL355 / B4, small sites and windfall in Bushey.
Formal parks and gardens	Bowmans Cross New Settlement	Provision of 11.5ha open space within the new settlement (4.61ha of which to serve development within the plan period). (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developer 	S106	£3.02 million (Arup estimate)	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Natural green space	Boroughwide	Provision of a network of new publicly-accessible natural green spaces around the borough's existing settlements, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Third party landowners • Hertsmere Borough Council 	S106 or CIL	£2.01 million excluding land acquisition (Arup estimate)	Unknown at this stage	All sites boroughwide – potential to be funded through CIL
Natural green space	Potters Bar	Creation of green space around Potters Bar Brook corridor through centre of site HEL251 / PB2, including areas for sustainable urban drainage provision. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developer 	S106	Dependent on scope and scale, linked to above.	Nil (Costs to be met by developer)	Potters Bar: HEL251 / PB2

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Natural green space	Bowmans Cross New Settlement	Provision/dedication of 25.9ha accessible natural green space within or adjacent to the new settlement (10.37ha of which to serve development within the plan period). (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developer 	S106	£1.39 million (Arup estimate)	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Provision for children and young people	Bowmans Cross New Settlement	Provision of a combined community hub within the new settlement, encompassing a youth centre and 3.6ha of children's outdoor sports facilities (Identified by HBC and developer)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council Hertsmere Borough Council/InspireAll 	S106	£1.58m (Developer)	Nil (Costs to be met by developer)	Bowmans Cross New Settlement: HEL382a/c
Indoor sports provision	Elstree & Borehamwood	Provision of a community-accessible four-court indoor sports hall within the new secondary school (Identified by HBC)	Essential	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	£2.51m (Sports England)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Indoor sports provision	Elstree & Borehamwood	Provision of dedicated gymnastics provision for the borough as part of the sports facility at the new secondary school, reflecting potential need identified in the 2019 KKP Leisure Facilities Strategy. (Identified by HBC)	Important	<ul style="list-style-type: none"> Sports clubs and societies Hertsmere Borough Council/InspireAll 	S106	£2.4m (KKP Strategy)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Indoor sports provision	Potters Bar	Refurbishment of Furze field Leisure Centre swimming pool. (Identified by HBC)	Important	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Indoor sports provision	Bushey	Provision of a community-accessible six-court indoor sports hall within the new secondary school. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	£2.75m (Sports England)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Indoor sports provision	Bushey	Improvement to existing Bushey Meads Sports Hall (Identified by HBC)	Important	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Indoor sports provision	Bushey	Refurbishment of St Margaret's Sports Centre Swimming Pool. (Identified by HBC)	Important	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Indoor sports provision	Bushey	Improvements to netball court quality at Bushey Grove Leisure Centre (Identified by HBC)	Important	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Indoor sports provision	Bowmans Cross New Settlement	Provision of a community-accessible indoor sports centre and swimming pool to serve the needs of the new settlement, located within the new secondary school. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developer Hertsmere Borough Council/InspireAll 	S106	£2.5m (Developer)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Elstree & Borehamwood	Provision of new informal football pitches within site HEL347 / BE3, to serve the site and demands from other new development within the town. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developer Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Elstree & Borehamwood	Provision of 3x adult football pitches at Aycliffe Sports Ground to provide for sporting needs arising from development in Elstree & Borehamwood. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	£300,000 (Sports England)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Elstree & Borehamwood	Provision of 1x adult football pitch at Meadow Park Sports Ground to provide for sporting needs arising from development in Elstree & Borehamwood. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	£100,000 (Sports England)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Elstree & Borehamwood	Improvements to quality of existing pitches at Borehamwood Youth Football Club (Identified by HBC)	Important	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Elstree & Borehamwood	Improvements to quality of existing pitches at Tempsford Green, with additional pitch markets to address remaining shortfalls within Elstree & Borehamwood and utilise full site capacity. (Identified by HBC)	Important	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Elstree & Borehamwood	Improvements to cricket square quality at Hatch End and Elstree Cricket Club. (Identified by HBC)	Important	<ul style="list-style-type: none"> Hatch End and Elstree Cricket Club Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Potters Bar	Provision of 1x adult, 2x youth and 2x mini football pitches within site HEL362 / PB3 to provide for sporting needs arising from development in Potters Bar (identified by HBC)	Essential	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	£300,000 (Sports England)	TBC	All sites boroughwide (pooled contributions to leisure and sports)

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Outdoor sports provision	Potters Bar	Resurfaced tennis courts and installation of flood lighting at Dame Alice Owens School to encourage community and recreational use. (Identified by HBC)	Important	<ul style="list-style-type: none"> Dame Alice Owens School Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Potters Bar	Resurfaced tennis courts at Mount Grace School to encourage community and recreational use. (Identified by HBC)	Important	<ul style="list-style-type: none"> Mount Grace School Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Potters Bar	Resurfaced hockey pitches at Furze field Centre – most appropriate pitch type to be established through consultation with sporting bodies.	Important	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Bushey	Relocation of existing King George Bowls Club to site HEL355 / B4. (Identified by HBC)	Important	<ul style="list-style-type: none"> King George Bowls Club Hertsmere Borough Council/InspireAll 	S106	£415,000	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Bushey	Provision of a 3G pitch at Bushey Golf Club to provide for sporting needs arising from development in Bushey. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	£1.03m (Sports England)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Bushey	Provision of 1x adult, 2x youth and 1x mini football pitches within site HEL181 / B2 to provide for sporting needs arising from development in Bushey. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	£285,000 (Sports England)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Bushey	Resurfaced tennis courts and installation of flood lighting at King George Recreation Ground to encourage community and recreational use. (Identified by HBC)	Important	<ul style="list-style-type: none"> Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Bushey	Resurfaced tennis courts and installation of flood lighting at Metropolitan Police Sports Club to encourage community and recreational use. (Identified by HBC)	Important	<ul style="list-style-type: none"> Metropolitan Police Sports Club Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Radlett	Improvements to quality of existing rugby pitches at Talbard RFC (Identified by HBC)	Important	<ul style="list-style-type: none"> Talbard RFC Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Outdoor sports provision	Bowmans Cross New Settlement	Provision of 2x adult football pitches, 5x youth football pitches, 1x 3G pitch and changing rooms to provide for sporting needs arising within the new settlement. (Identified by HBC and developer)	Essential	<ul style="list-style-type: none"> Developer 	S106	£2.3m (Sports England)	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Harperbury	Improvements to existing bowls club facility (Identified by HBC)	Important	<ul style="list-style-type: none"> Harperbury Bowls Club Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Outdoor sports provision	Aldenham	Improvements to cricket square quality at Aldenham Cricket Club (Identified by HBC)	Important	<ul style="list-style-type: none"> Aldenham Cricket Club Hertsmere Borough Council/InspireAll 	S106	Dependent on scope and scale	TBC	All sites boroughwide (pooled contributions to leisure and sports)
Allotments	Elstree & Borehamwood	Provision of at least 1.44ha new allotments within Elstree & Borehamwood to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially in one or several of sites HEL209a / BE6 and HEL347 / BE3. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Elstree & Borehamwood Town Council Hertsmere Borough Council 	TBC (S106/CIL)	£35,000 (Arup estimate)	TBC	HEL209a / BE6, HEL347 / BE3, small sites and windfall in Elstree & Borehamwood.
Allotments	Potters Bar	Provision of 1.19ha new allotments within Potters Bar to serve demand arising from the settlement as a whole, potentially in one or both of sites HEL251 / PB2 and HEL362 / PB3. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	TBC (S106/CIL)	£29,000 (Arup estimate)	TBC	HEL251 / PB2, HEL362 / PB3, small sites and windfall in Potters Bar.
Allotments	Bushey	Provision of 1.55ha new allotments within Bushey to serve demand arising from the settlement as a whole, potentially through expansion of existing allotments on Bournehill Avenue into site HEL181 / B2. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	TBC (S106/CIL)	£38,000 (Arup estimate)	TBC	HEL181 / B2, HEL201&336 / B1, HEL355 / B4, small sites and windfall in Bushey.
Allotments	Radlett	Provision of 0.53ha new allotments, potentially within strategic sites HEL358 / R3 or HEL379 / R1, to serve demand arising from the settlement as a whole. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developer Aldenham Parish Council Hertsmere Borough Council 	TBC (S106/CIL)	£13,000	TBC	HEL379 / R1, small sites and windfall in Radlett.

Infrastructure type	Location	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated cost	Funding gap	Contributing sites
Allotments	Bowmans Cross New Settlement	Provision of 3.6ha allotments within the new settlement, potentially across several sites, with one site of at least 1.44ha to serve development within the plan period. (Identified by HBC)	Important	<ul style="list-style-type: none">Developer	S106	£88,000	TBC	Bowmans Cross New Settlement: HEL382a/c

Schedule B – Infrastructure requirements for strategic sites

Elstree & Borehamwood – Site HEL209a / BE6, Land North of Barnet Lane (Barratt)

Housing site:

- 250 general needs dwellings
- **250 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve the site. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Offsite public transport infrastructure improvements in the vicinity of site HEL209a / BE6 (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council 	S106 – costs to be met in full by developer	Dependent on scope and scale
Bus	To maintain and improve connections between Borehamwood and north London by strengthening sustainable transport links and addressing pinch points, which reduce congestion and improve non-car connectivity. (Identified in South Central Growth and Transport Plan – Package PK22)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council • London Borough of Barnet • Transport for London 	Second strand S106 contributions, government funding or CIL	£1.71 million (Second strand S106 contributions, to be split between schemes as appropriate)
Active Travel					
Active Travel				Second strand S106 contributions, government funding or CIL	
Active Travel				Second strand S106 contributions, government funding or CIL	
Active Travel	To improve connectivity by active travel modes between Borehamwood, Elstree, and the Centennial Park employment area. (Identified in South Central Growth and Transport Plan – Package PK21)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	Provision of a cycle hire scheme/system within the town, to encourage casual take-up of cycling as a mode of transport and use for integrated intermodal journeys. (Identified by HBC)	Important	<ul style="list-style-type: none"> • Hertsmere Borough Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	Provision of a pedestrian and cycle link between Hartsfield Avenue and site HEL209a / BE6 (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council • Developers • Third party landowners 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connection, provision of internal network to serve the site and elevation of gas feed source pressure within local gas network to accommodate gas demand from site HEL209a / BE6. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Sewerage	Network connection, provision of internal network to serve the site and upgrades to local sewerage network in the vicinity of site HEL209a / BE6 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> Developer Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developer Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Contribution towards expansion of existing Kenilworth Primary School from 1FE to 2FE, serving pupil yield generated from the site. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Kenilworth Primary School Hertfordshire County Council 	S106	£2.01 million
Secondary education	Construction of a new 8FE secondary school to the south of the A411 close to Stirling Corner (partly within Barnet), to accommodate pupil yield generated from the site. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	£1.84 million
Early years provision	Provision of a new childcare facility within the town as set out in 2019 Hertfordshire Childcare Sufficiency Report, to support existing and anticipated levels of demand (Specific location and provider unknown at this stage) (Identified by HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106 or support grants and childcare grant administered by HCC	Dependent on scope and scale
Primary healthcare	Creation of a new consolidated multifunctional hub surgery on Elstree Way, serving new growth as well as the relocation of the Grove Surgery and potential co-location with associated community care facilities. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Grove Surgery 	S106	£323,000
Formal parks and gardens	Provision of 4.60ha new parks and gardens within Elstree & Borehamwood to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Third party landowners Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. All facilities to be provided offsite. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council/InspireAll Sports Clubs 	S106 pooled contributions from all sites boroughwide	£545,000
Allotments	Provision of at least 1.44ha new allotments within Elstree & Borehamwood to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Elstree & Borehamwood Town Council Hertsmere Borough Council 	S106	Dependent on scope and scale

Elstree & Borehamwood – Site HEL347 / BE3, Land off Cowley Hill

Housing site:

- 670 general needs dwellings
- 130 specialist needs dwellings
- **800 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve the site. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	To maintain and improve connections between Borehamwood and north London by strengthening sustainable transport links and addressing pinch points, which reduce congestion and improve non-car connectivity. (Identified in South Central Growth and Transport Plan – Package PK22)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council • London Borough of Barnet • Transport for London 	Second strand S106 contributions, government funding or CIL	£5.46 million (Second strand S106 contributions, to be split between schemes as appropriate)
Active Travel					
Active Travel	To make Borehamwood a safe, attractive, and convenient place to walk and cycle by connecting key locations with active travel infrastructure and urban realm improvements that prioritise the needs of pedestrians, cyclists and public transport users. (Identified in South Central Growth and Transport Plan – Package PK20)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	To improve connectivity by active travel modes between Borehamwood, Elstree, and the Centennial Park employment area. (Identified in South Central Growth and Transport Plan – Package PK21)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	Provision of a cycle hire scheme/system within the town, to encourage casual take-up of cycling as a mode of transport and use for integrated intermodal journeys. (Identified by HBC)	Important	<ul style="list-style-type: none"> • Hertsmere Borough Council 	Second strand S106 contributions, government funding or CIL	
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Construction of a new 3FE primary school within the site, serving the site and other growth in the town.	Essential	<ul style="list-style-type: none"> • Developer • Hertfordshire County Council 	S106	£5.83 million

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
	(Identified by HBC/HCC)				
Secondary education	Construction of a new 8FE secondary school to the south of the A411 close to Stirling Corner (partly within Barnet), to accommodate pupil yield generated from the site. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	£4.93 million
Early years provision	Provision of a new childcare facility within the town as set out in 2019 Hertfordshire Childcare Sufficiency Report, to support existing and anticipated levels of demand (Specific location and provider unknown at this stage) (Identified by HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106 or support grants and childcare grant administered by HCC	Dependent on scope and scale
Primary healthcare	Creation of a new consolidated multifunctional hub surgery on Elstree Way, serving new growth as well as the relocation of the Grove Surgery and potential co-location with associated community care facilities. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Grove Surgery 	S106	£1.03 million
Social and care services	Allocation of 130 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery / S106	TBC
Formal parks and gardens	Provision of 4.60ha new parks and gardens within Elstree & Borehamwood to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Third party landowners Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. Provision of new informal football pitches within site HEL347 / BE3, to serve the site and demands from other new development within the town. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council/InspireAll Sports Clubs 	S106 pooled contributions from all sites boroughwide	£1.46 million
Allotments	Provision of at least 1.44ha new allotments within Elstree & Borehamwood to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Elstree & Borehamwood Town Council Hertsmere Borough Council 	S106	Dependent on scope and scale

Elstree & Borehamwood – Site HEL392 / BE5, Elstree Way Corridor Opportunity Sites

Housing site:

- 570 general needs dwellings
- 115 specialist needs dwellings
- **685 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve the site. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	To maintain and improve connections between Borehamwood and north London by strengthening sustainable transport links and addressing pinch points, which reduce congestion and improve non-car connectivity. (Identified in South Central Growth and Transport Plan – Package PK22)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council • London Borough of Barnet • Transport for London 	Second strand S106 contributions, government funding or CIL	£4.68 million (Second strand S106 contributions, to be split between schemes as appropriate)
Active Travel					
Active Travel	To make Borehamwood a safe, attractive, and convenient place to walk and cycle by connecting key locations with active travel infrastructure and urban realm improvements that prioritise the needs of pedestrians, cyclists and public transport users. (Identified in South Central Growth and Transport Plan – Package PK20)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	To improve connectivity by active travel modes between Borehamwood, Elstree, and the Centennial Park employment area. (Identified in South Central Growth and Transport Plan – Package PK21)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	Provision of a cycle hire scheme/system within the town, to encourage casual take-up of cycling as a mode of transport and use for integrated intermodal journeys. (Identified by HBC)	Important	<ul style="list-style-type: none"> • Hertsmere Borough Council 	Second strand S106 contributions, government funding or CIL	
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Contribution towards expansion of existing Kenilworth Primary School from 1FE to 2FE, serving pupil yield generated from the site.	Essential	<ul style="list-style-type: none"> • Developer • Hertfordshire County Council 	S106	£1.88 million

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
	(Identified by HBC/HCC)				
Secondary education	Construction of a new 8FE secondary school to the south of the A411 close to Stirling Corner (partly within Barnet), to accommodate pupil yield generated from the site. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	£1.50 million
Early years provision	Provision of a new childcare facility within the town as set out in 2019 Hertfordshire Childcare Sufficiency Report, to support existing and anticipated levels of demand (Specific location and provider unknown at this stage) (Identified by HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106 or support grants and childcare grant administered by HCC	Dependent on scope and scale
Primary healthcare	Creation of a new consolidated multifunctional hub surgery on Elstree Way, serving new growth as well as the relocation of the Grove Surgery and potential co-location with associated community care facilities. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Grove Surgery 	S106	£884,000
Social and care services	Allocation of 115 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery / S106	TBC
Formal parks and gardens	Provision of 4.60ha new parks and gardens within Elstree & Borehamwood to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Third party landowners Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council/InspireAll Sports Clubs 	S106 pooled contributions from all sites boroughwide	£1.24 million
Allotments	Provision of at least 1.44ha new allotments within Elstree & Borehamwood to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Elstree & Borehamwood Town Council Hertsmere Borough Council 	S106	Dependent on scope and scale

Elstree & Borehamwood – Site HEL810, Land north of Holiday Inn

Employment site:

- 2,600sqm office
- 5,250sqm industrial
- 2,650sqm distribution
- **10,500sqm total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve the site. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	To maintain and improve connections between Borehamwood and north London by strengthening sustainable transport links and addressing pinch points, which reduce congestion and improve non-car connectivity. (Identified in South Central Growth and Transport Plan – Package PK22)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council • London Borough of Barnet • Transport for London 	Second strand S106 contributions, government funding or CIL	£171,000 (Second strand S106 contributions, to be split between schemes as appropriate)
Active Travel					
Active Travel	To make Borehamwood a safe, attractive, and convenient place to walk and cycle by connecting key locations with active travel infrastructure and urban realm improvements that prioritise the needs of pedestrians, cyclists and public transport users. (Identified in South Central Growth and Transport Plan – Package PK20)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	To improve connectivity by active travel modes between Borehamwood, Elstree, and the Centennial Park employment area. (Identified in South Central Growth and Transport Plan – Package PK21)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	Provision of a cycle hire scheme/system within the town, to encourage casual take-up of cycling as a mode of transport and use for integrated intermodal journeys. (Identified by HBC)	Important	<ul style="list-style-type: none"> • Hertsmere Borough Council 	Second strand S106 contributions, government funding or CIL	
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Elstree & Borehamwood – Sites HEL809 and HEL818, Land East and Land South of Rowley Lane

Employment site:

- 194,000sqm specialist (media quarter)
- **194,000sqm total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve the site. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Sustainable access strategy with measures focussed on providing easy access to Borehamwood Railway Station via bus and active travel. . Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Identified by HCC)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Active Travel					
Bus	To maintain and improve connections between Borehamwood and north London by strengthening sustainable transport links and addressing pinch points, which reduce congestion and improve non-car connectivity. (Identified in South Central Growth and Transport Plan – Package PK22)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council • London Borough of Barnet • Transport for London 	Second strand S106 contributions, government funding or CIL	£3.59 million (Second strand S106 contributions, to be split between schemes as appropriate)
Active Travel					
Active Travel	To make Borehamwood a safe, attractive, and convenient place to walk and cycle by connecting key locations with active travel infrastructure and urban realm improvements that prioritise the needs of pedestrians, cyclists and public transport users. (Identified in South Central Growth and Transport Plan – Package PK20)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	To improve connectivity by active travel modes between Borehamwood, Elstree, and the Centennial Park employment area. (Identified in South Central Growth and Transport Plan – Package PK21)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	Provision of a cycle hire scheme/system within the town, to encourage casual take-up of cycling as a mode of transport and use for integrated intermodal journeys. (Identified by HBC)	Important	<ul style="list-style-type: none"> • Hertsmere Borough Council 	Second strand S106 contributions, government funding or CIL	
Electricity	Provision of new primary substation connected to existing bulk supply point in Barnet, with cabling routed from that location to the site. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	£5-10 million
Gas	Network connection, provision of internal network to serve the site and potential elevation of gas feed source pressure within local gas network to accommodate gas demand from sites HEL809&818. (To be confirmed by UK Power Networks at Reg 18 stage)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connection, provision of internal network to serve the site and potential upgrades to local sewerage network in the vicinity of site HEL809&818 to accommodate demand, due to scale of development.	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
	(To be confirmed by Thames Water at Reg 18 stage)				
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Elstree Village – Site HEL503, Land adjacent to Lismirrane Industrial Estate

Employment site:

- 6,350sqm office
- 8,450sqm industrial
- 6,300sqm distribution
- **21,100sqm total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Highways	Improvements to the junction of the A41 and Elstree Road (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council 	S106/S278 – costs to be shared with site HEL355 / B4	Dependent on scope and scale
Bus	Improvements to bus stops within Elstree Village (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council 	S106 – costs to be shared between site and small housing sites in Elstree Village	Dependent on scope and scale
Active Travel	To improve connectivity by active travel modes between Borehamwood, Elstree, and the Centennial Park employment area. (Identified in South Central Growth and Transport Plan – Package PK21)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£373,000 (Second strand S106 contributions)
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Potters Bar – Site HEL251 / PB2, Potters Bar Golf Club

Housing site:

- 415 general needs dwellings
- 85 specialist needs dwellings
- **500 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Active Travel	Improvements to pedestrian and cycle link underneath East Coast Main Line between site HEL251 / PB2 and Cranbourne Road Industrial Area (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council • Network Rail • Developer 	S106 – costs to be met in full by developer	Dependent on scope and scale
Active Travel	To increase the attractiveness of public transport as the preferred mode of choice for journeys within and beyond Potters Bar, and facilitate seamless interchange between modes within the town centre. (Identified in South Central Growth and Transport Plan – Package PK19)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£3.43 million (Second strand S106 contributions, to be split between schemes as appropriate)
Active Travel	Potters Bar to Brookmans Park cycleway improvements (Identified in South Central Growth and Transport Plan – Scheme SM110 Package 10)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	To make Potters Bar a safe, attractive, and convenient place to walk and cycle, and enhance cycle connections to north London (Identified in South Central Growth and Transport Plan – Package PK18)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Electricity	Upgrades to constrained primary substation to accommodate electrical loads from growth in Potters Bar. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be confirmed at the point a connection request is made – proportionate share of upper end £2m cost indicated by UKPN could be around £400,000
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connection, provision of internal network to serve the site and elevation of gas feed source pressure within local gas network to accommodate gas demand from site HEL251 / PB2. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connection, provision of internal network to serve the site and upgrades to local sewerage network in the vicinity of site HEL251 / PB2 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developer Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Waste management	Expansion of Potters Bar Household Waste Recycling Centre into adjacent safeguarded employment land within Cranbourne Road Industrial Estate (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Hertsmere Borough Council 	S106	Dependent on scope and scale
Primary education	Construction of a new 2FE primary school within the site, serving the site and other growth in the town. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£3.33 million
Social and care services	Allocation of 85 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery / S106	TBC
Formal parks and gardens	Provision of 3.82ha new parks and gardens within Potters Bar to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Third party landowners Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. All facilities to be provided offsite. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council/InspireAll Sports Clubs 	S106 pooled contributions from all sites boroughwide	£905,000
Allotments	Provision of at least 1.19ha new allotments within Potters Bar to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale

Potters Bar – Site HEL362 / PB3, Wrotham Park, West Barnet Road

Housing site:

- 750 general needs dwellings
- 150 specialist needs dwellings
- **900 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Provision for through bus services between Baker Street and Barnet Road via site HEL362 / PB3, and provision of bus service infrastructure within site (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Developer • Hertfordshire County Council 	S106 – costs to be met in full by developer	Dependent on scope and scale
Active Travel	To increase the attractiveness of public transport as the preferred mode of choice for journeys within and beyond Potters Bar, and facilitate seamless interchange between modes within the town centre. (Identified in South Central Growth and Transport Plan – Package PK19)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£6.17 million (Second strand S106 contributions, to be split between schemes as appropriate)
Active Travel	Potters Bar to Brookmans Park cycleway improvements (Identified in South Central Growth and Transport Plan – Scheme SM110 Package 10)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	To make Potters Bar a safe, attractive, and convenient place to walk and cycle, and enhance cycle connections to north London (Identified in South Central Growth and Transport Plan – Package PK18)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Electricity	Upgrades to constrained primary substation to accommodate electrical loads from growth in Potters Bar. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be confirmed at the point a connection request is made – proportionate share of upper end £2m cost indicated by UKPN could be around £600,000
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connection, provision of internal network to serve the site and upgrades to local sewerage network in the vicinity of site HEL347 / PB3 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developer Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Waste management	Expansion of Potters Bar Household Waste Recycling Centre into adjacent safeguarded employment land within Cranbourne Road Industrial Estate (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Hertsmere Borough Council 	S106	Dependent on scope and scale
Primary education	Construction of a new 3FE primary school within the site, serving the site and other growth in the town. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£6.03 million
Social and care services	Allocation of 150 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery / S106	TBC
Formal parks and gardens	Provision of 3.82ha new parks and gardens within Potters Bar to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Third party landowners Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. To include the provision of 1x adult, 2x youth and 2x mini football pitches within the site to provide for sporting needs arising from development in Potters Bar. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council/InspireAll Sports Clubs 	S106 pooled contributions from all sites boroughwide	£1.64 million
Allotments	Provision of at least 1.19ha new allotments within Potters Bar to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale

Potters Bar – Site HEL394, Cranbourne Road Industrial Estate

Employment site:

- 3,150sqm office
- 4,200sqm industrial
- 3,150sqm distribution
- **10,500sqm total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Active Travel	To increase the attractiveness of public transport as the preferred mode of choice for journeys within and beyond Potters Bar, and facilitate seamless interchange between modes within the town centre. (Identified in South Central Growth and Transport Plan – Package PK19)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£185,000 (Second strand S106 contributions, to be split between schemes as appropriate)
Active Travel	Potters Bar to Brookmans Park cycleway improvements (Identified in South Central Growth and Transport Plan – Scheme SM110 Package 10)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Active Travel	To make Potters Bar a safe, attractive, and convenient place to walk and cycle, and enhance cycle connections to north London (Identified in South Central Growth and Transport Plan – Package PK18)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Electricity	Upgrades to constrained primary substation to accommodate electrical loads from growth in Potters Bar. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be confirmed at the point a connection request is made – proportionate share of upper end £2m cost indicated by UKPN could be around £400,000
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Bushey – Site HEL176 / B3, Bushey Golf and Country Club

Housing site:

- 200 general needs dwellings
- **200 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developers• Hertfordshire County Council	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Work with bus operators to explore potential reconfiguration of bus services throughout Watford and connections to neighbouring settlements, including Bushey and the London fringe in liaison with TfL. (Identified in South West Herts Growth and Transport Plan – Package PK4)	Important	<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	£1.37 million (Second strand S106 contributions, to be split between schemes as appropriate)
Bus	Exploring enhanced bus priority infrastructure and services, and cycling links, through Bushey. Proposed reconfiguration of the M1 junction 4 to open up new routing opportunities for motorists heading to/from north London.		Second strand S106 contributions, government funding or CIL		
Active Travel	(Identified in South West Herts Growth and Transport Plan – Package PK8)				
Highways					
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• UK Power Networks	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Cadent Gas	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Affinity Water	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Thames Water	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Openreach	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Contributions towards construction of a new 2FE primary school within site HEL181 / B2. Alternatively, contributions towards one of two new 3FE capacity schools on sites elsewhere in Bushey, serving wider growth around the town if a two-school solution proves to be necessary. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none">• Developer• Hertfordshire County Council	S106	£1.61 million
Secondary education	Contributions to construction of a new 8FE secondary school in the town, to be located either within the site or within HEL181 / B2 or HEL201&336 / B1. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none">• Hertfordshire County Council	S106	£1.47 million

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Primary healthcare	Provision of a new surgery to serve growth in the town, most likely through the relocation and expansion of Little Bushey Surgery to site HEL201&336 / B1 (with land being safeguarded in the Local Plan for this purpose). (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> • Herts Valleys CCG • Little Bushey Surgery 	S106	£258,000
Formal parks and gardens	Provision of 4.96ha new parks and gardens within Bushey to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Third party landowners • Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. Provision of 1x adult, 2x youth and 1x mini football pitches within the site to provide for sporting needs arising from development in Bushey. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council/InspireAll • Sports Clubs 	S106 pooled contributions from all sites boroughwide	£436,000
Allotments	Provision of at least 1.55ha new allotments within Bushey to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council 	S106	Dependent on scope and scale

Bushey – Site HEL181 / B2, Land adjacent to Little Bushey Lane (Compass Park)

Housing site:

- 600 general needs dwellings
- 150 specialist needs dwellings
- **750 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developers• Hertfordshire County Council	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Provision of bus services to/within sites HEL181 / B2, and HEL201&336 / B1, either as a diversion of existing route along Farm Way or a new shuttle route (subject to discussions with operators), and provision of bus service infrastructure within sites. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none">• Developer• Hertfordshire County Council	S106 – costs to be met in full by developer	Dependent on scope and scale
Bus	Work with bus operators to explore potential reconfiguration of bus services throughout Watford and connections to neighbouring settlements, including Bushey and the London fringe in liaison with TfL. (Identified in South West Herts Growth and Transport Plan – Package PK4)	Important	<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	£5.15 million (Second strand S106 contributions, to be split between schemes as appropriate)
Bus	Exploring enhanced bus priority infrastructure and services, and cycling links, through Bushey. Proposed reconfiguration of the M1 junction 4 to open up new routing opportunities for motorists heading to/from north London. (Identified in South West Herts Growth and Transport Plan – Package PK8)	Important	<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	
Active Travel					
Highways					
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• UK Power Networks	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Cadent Gas	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Affinity Water	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connection, provision of internal network to serve the site and upgrades to local sewerage network in the vicinity of site HEL181 / B2 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none">• Developer• Thames Water	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Openreach	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Construction of a new 2FE primary school within the site, serving the site and HEL176 / B3. Alternatively, the school could have a 3FE	Essential	<ul style="list-style-type: none">• Developer• Hertfordshire County Council	S106	£4.82 million

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
	capacity serving wider growth around the town if a two-school solution for Bushey proves to be necessary. (Identified by HBC/HCC)				
Secondary education	Contributions to construction of a new 8FE secondary school in the town, with location subject to an ongoing site search by HCC. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	£4.42 million
Primary healthcare	Provision of a new surgery to serve growth in the town, most likely through the relocation and expansion of Little Bushey Surgery to site HEL201&336 / B1 (with land being safeguarded in the Local Plan for this purpose). (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Little Bushey Surgery 	S106	£968,000
Social and care services	Allocation of 150 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery / S106	TBC
Formal parks and gardens	Provision of 4.96ha new parks and gardens within Bushey to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Third party landowners Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. Provision of 1x adult, 2x youth and 1x mini football pitches within the site to provide for sporting needs arising from development in Bushey. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council/InspireAll Sports Clubs 	S106 pooled contributions from all sites boroughwide	£1.31 million
Allotments	Provision of at least 1.55ha new allotments within Bushey to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site through the expansion of adjacent allotments on Bournehill Avenue. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale

Bushey – Site HEL201&336 / B1, Land adjacent to Little Bushey Lane (Redrow)

Housing site:

- 350 general needs dwellings
- **350 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developers• Hertfordshire County Council	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Provision of bus services to/within sites HEL181 / B2, and HEL201&336 / B1, either as a diversion of existing route along Farm Way or a new shuttle route (subject to discussions with operators), and provision of bus service infrastructure within sites. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none">• Developer• Hertfordshire County Council	S106 – costs to be met in full by developer	Dependent on scope and scale
Active Travel	Provision of pedestrian and cycle linkages through site HEL201&336 / B1. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none">• Developer• Hertfordshire County Council	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Work with bus operators to explore potential reconfiguration of bus services throughout Watford and connections to neighbouring settlements, including Bushey and the London fringe in liaison with TfL. (Identified in South West Herts Growth and Transport Plan – Package PK4)	Important	<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	£2.39 million (Second strand S106 contributions, to be split between schemes as appropriate)
Bus	Exploring enhanced bus priority infrastructure and services, and cycling links, through Bushey. Proposed reconfiguration of the M1 junction 4 to open up new routing opportunities for motorists heading to/from north London. (Identified in South West Herts Growth and Transport Plan – Package PK8)		<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	
Active Travel					
Highways					
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• UK Power Networks	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network, and elevation of gas feed source pressure within local gas network to accommodate gas demand from the site. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none">• Developer• Cadent Gas	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Affinity Water	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connection, provision of internal network to serve the site and upgrades to local sewerage network in the vicinity of site HEL201&336 / B1 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none">• Developer• Thames Water	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Openreach	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Primary education	Construction of a new 2FE primary school within the site, serving the site and growth on small sites around the town. Alternatively, the school could have a 3FE capacity if a two-school solution for Bushey proves to be necessary. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£2.81 million
Secondary education	Contributions to construction of a new 8FE secondary school in the town, with location subject to an ongoing site search by HCC. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	£2.58 million
Primary healthcare	Provision of a new surgery to serve growth in the town, most likely through the relocation and expansion of Little Bushey Surgery to the site (with land being safeguarded within the site in the Local Plan for this purpose). (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Little Bushey Surgery 	S106	£452,000
Social and care services	Potential allocation of up to 60 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery / S106	TBC
Formal parks and gardens	Provision of 4.96ha new parks and gardens within Bushey to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Third party landowners Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council/InspireAll Sports Clubs 	S106 pooled contributions from all sites boroughwide	£763,000
Allotments	Provision of at least 1.55ha new allotments within Bushey to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale

Bushey – Site HEL355 / B4, Land south of Elstree Road

Housing site:

- 600 general needs dwellings
- 200 specialist needs dwellings
- **800 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developers• Hertfordshire County Council	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Public transport infrastructure improvements in the vicinity of site HEL355 / B4, and potential provision of bus service within the site as a diversion of existing route along Elstree Road (subject to discussions with operators). (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none">• Developer• Hertfordshire County Council	S106 – costs to be met in full by developer	Dependent on scope and scale
Bus	Work with bus operators to explore potential reconfiguration of bus services throughout Watford and connections to neighbouring settlements, including Bushey and the London fringe in liaison with TfL. (Identified in South West Herts Growth and Transport Plan – Package PK4)	Important	<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	£5.46 million (Second strand S106 contributions, to be split between schemes as appropriate)
Bus	Exploring enhanced bus priority infrastructure and services, and cycling links, through Bushey. Proposed reconfiguration of the M1 junction 4 to open up new routing opportunities for motorists heading to/from north London. (Identified in South West Herts Growth and Transport Plan – Package PK8)		<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	
Active Travel					
Highways					
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• UK Power Networks	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network, and elevation of gas feed source pressure within local gas network to accommodate gas demand from the site. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none">• Developer• Cadent Gas	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Affinity Water	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connection, provision of internal network to serve the site and upgrades to local sewerage network in the vicinity of site HEL355 / B4 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none">• Developer• Thames Water	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Openreach	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Construction of a new 2FE primary school within the site, serving the site and other growth in the town. Alternatively, contributions to new	Essential	<ul style="list-style-type: none">• Developer• Hertfordshire County Council	S106	£4.82 million

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
	schools within sites HEL181 / B2 and HEL201&336 / B2 if a two-school solution for Bushey proves to be necessary. (Identified by HBC/HCC)				
Secondary education	Contributions to construction of a new 8FE secondary school in the town, with location subject to an ongoing site search by HCC. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council 	S106	£4.42 million
Primary healthcare	Provision of a new surgery to serve growth in the town, most likely through the relocation and expansion of Little Bushey Surgery to site HEL201&336 / B1 (with land being safeguarded in the Local Plan for this purpose). (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Herts Valleys CCG Little Bushey Surgery 	S106	£1.03 million
Social and care services	Allocation of 200 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery / S106	TBC
Formal parks and gardens	Provision of 4.96ha new parks and gardens within Bushey to serve demand arising from the settlement as a whole, potentially to be provided on site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Third party landowners Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. To include relocation of existing King George Bowls Club to the site. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council/InspireAll Sports Clubs 	S106 pooled contributions from all sites boroughwide	£1.31 million
Allotments	Provision of at least 1.55ha new allotments within Bushey to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale

Bushey – Site HEL394, Bushey Hall Farm, Bushey Mill Lane

Employment site:

- 4,800sqm office
- 6,500sqm industrial
- 4,800sqm distribution
- **16,100sqm total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developers• Hertfordshire County Council	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Work with bus operators to explore potential reconfiguration of bus services throughout Watford and connections to neighbouring settlements, including Bushey and the London fringe in liaison with TfL. (Identified in South West Herts Growth and Transport Plan – Package PK4)	Important	<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	£284,000 (Second strand S106 contributions, to be split between schemes as appropriate)
Bus	Exploring enhanced bus priority infrastructure and services, and cycling links, through Bushey. Proposed reconfiguration of the M1 junction 4 to open up new routing opportunities for motorists heading to/from north London.		Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	
Active Travel	(Identified in South West Herts Growth and Transport Plan – Package PK8)				
Highways					
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• UK Power Networks	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Cadent Gas	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Affinity Water	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Thames Water	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Openreach	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Bushey – Site HEL816, Mercure Hotel, North Western Avenue

Employment site:

- 3,000sqm office
- 3,000sqm industrial
- 24,000sqm distribution
- **30,000sqm total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developers• Hertfordshire County Council	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	Work with bus operators to explore potential reconfiguration of bus services throughout Watford and connections to neighbouring settlements, including Bushey and the London fringe in liaison with TfL. (Identified in South West Herts Growth and Transport Plan – Package PK4)	Important	<ul style="list-style-type: none">• Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	£274,000 (Second strand S106 contributions, to be split between schemes as appropriate)
Bus	Exploring enhanced bus priority infrastructure and services, and cycling links, through Bushey. Proposed reconfiguration of the M1 junction 4 to open up new routing opportunities for motorists heading to/from north London.		Hertfordshire County Council	Second strand S106 contributions, government funding or CIL	
Active Travel	(Identified in South West Herts Growth and Transport Plan – Package PK8)				
Highways					
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• UK Power Networks	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Cadent Gas	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Affinity Water	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Thames Water	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none">• Developer• Openreach	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

Radlett – Site HEL379 / R1, Kemprow Farm

Housing site:

- 290 general needs dwellings
- 60 specialist needs dwellings
- **350 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Active Travel	To improve accessibility by active travel modes to Radlett Station (Identified in South Central Growth and Transport Plan – Package PK23)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£2.39 million (Second strand S106 contributions)
Rail					
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network, and elevation of gas feed source pressure within local gas network to accommodate gas demand from the site. (Identified by Cadent Gas)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connection, provision of internal network to serve the site and upgrades to local sewerage network in the vicinity of site HEL379 / R1 to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Construction of a new 2FE primary school within the site, serving all new growth in Radlett and Aldenham Parish. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Developer • Hertfordshire County Council 	S106	£2.33 million
Secondary education	Contributions to construction of a new 8FE secondary school within Bushey, on a site to be identified. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council 	S106	£2.13 million
Primary healthcare	Expansion and relocation of existing Red House Surgery, due its small size and inability to expand on its existing site. The Local Plan could therefore identify land for relocation within the site. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> • Herts Valleys CCG • Red House Surgery 	S106	£452,000
Social and care services	Allocation of 60 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> • Hertsmere Borough Council • Hertfordshire County Council • Developers • Care providers 	Direct delivery / S106	TBC

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Third party landowners • Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council/InspireAll • Sports Clubs 	S106 pooled contributions from all sites boroughwide	£632,000
Allotments	Provision of at least 0.53ha new allotments within Radlett to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> • Developers • Aldenham Parish Council • Hertsmere Borough Council 	S106	Dependent on scope and scale

Radlett – Site HEL358 / R3, Land South of Shenley Road

Housing site:

- 195 general needs dwellings
- **195 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Active Travel	To improve accessibility by active travel modes to Radlett Station (Identified in South Central Growth and Transport Plan – Package PK23)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£1.33 million (Second strand S106 contributions)
Rail					
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Construction of a new 2FE primary school within site HEL379 / R1, serving the site and all new growth in Radlett and Aldenham Parish. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Developer • Hertfordshire County Council 	S106	£1.57 million
Secondary education	Contributions to construction of a new 8FE secondary school within Bushey, on a site to be identified. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council 	S106	£1.46 million
Primary healthcare	Expansion and relocation of existing Red House Surgery, due its small size and inability to expand on its existing site. The Local Plan could therefore identify land for relocation within the site. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> • Herts Valleys CCG • Red House Surgery 	S106	£252,000
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Third party landowners • Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council/InspireAll • Sports Clubs 	S106 pooled contributions from all sites boroughwide	£425,000

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Allotments	Provision of at least 0.53ha new allotments within Radlett to serve demand arising from the settlement as a whole (with additional provision helping to address existing underprovision), potentially to be provided on site. (Identified by HBC)	Important	<ul style="list-style-type: none"> • Developers • Aldenham Parish Council • Hertsmere Borough Council 	S106	Dependent on scope and scale

Shenley – Site HEL348&349 / S1, Shenley Grange

Housing site:

- 140 general needs dwellings
- 100 specialist needs dwellings
- **240 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus Active Travel	Public transport and active travel measures within or linking to Shenley, to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Identified by HBC/HCC)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£1.64 million (Second strand S106 contributions)
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Secondary education	Construction of a new 8FE secondary school to the south of the A411 close to Stirling Corner in Borehamwood (partly within Barnet), to accommodate pupil yield generated from the site. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council 	S106	£1.03 million
Social and care services	Allocation of 100 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> • Hertsmere Borough Council • Hertfordshire County Council • Developers • Care providers 	Direct delivery / S106	TBC
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Third party landowners • Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council/InspireAll • Sports Clubs 	S106 pooled contributions from all sites boroughwide	£305,000

South Mimms – Site HEL228, 320 & 385c, South Mimms Strategic Cluster – St Albans Road, Earl & Cross Keys Farm, and Popes Farm

Housing site:

- 220 general needs dwellings
- 5 specialist needs dwellings
- **225 dwellings total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	To increase the attractiveness of public transport as the preferred mode of choice for journeys within and beyond Potters Bar, and facilitate seamless interchange between modes within the town centre. (Identified in South Central Growth and Transport Plan – Package PK19)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£1.54 million (Second strand S106 contributions)
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Expansion of existing St Giles Primary School from 0.5FE to 1FE, serving growth within the village. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Developer • Hertfordshire County Council 	S106	£1.77 million
Social and care services	Allocation of 5 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> • Hertsmere Borough Council • Hertfordshire County Council • Developers • Care providers 	Direct delivery / S106	TBC
Natural green space	Provision of a network of new publicly-accessible natural green spaces around the borough, to address existing deficits in the supply of natural green space and accommodate the approximately 37.4ha of new green space demand forecast from new development in existing settlements. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Third party landowners • Hertsmere Borough Council 	S106 or CIL – Potentially to be established as part of a wider strategy to provide for this need	Dependent on scope and scale
Indoor and outdoor sports provision	Contribution towards pooled boroughwide approach to provision of new indoor and outdoor sports facilities, based on the number of dwellings. (Identified by HBC)	Essential	<ul style="list-style-type: none"> • Developers • Hertsmere Borough Council/InspireAll • Sports Clubs 	S106 pooled contributions from all sites boroughwide	£480,000

South Mimms – Site HEL600, Charleston Paddocks

Employment site:

- 9,000sqm specialist
- **9,000sqm total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	To increase the attractiveness of public transport as the preferred mode of choice for journeys within and beyond Potters Bar, and facilitate seamless interchange between modes within the town centre. (Identified in South Central Growth and Transport Plan – Package PK19)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£166,000 (Second strand S106 contributions)
Electricity	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developer • Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made

New settlement – HEL382, Bowmans Cross

Mixed use site

- 4,800 general needs dwellings (2,000 within plan period)
- 1,200 specialist needs dwellings (400 within plan period)
- 4,550sqm office floorspace (1,850sqm within plan period)
- **6,000 dwellings and 4,550sqm employment floorspace total**

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Highways	Highway connections, external highway mitigation and provision of internal highway networks to serve individual development sites. Specific details to be established through a sustainable transport study currently being commissioned (as of August 2021) by HBC, and further bespoke study for Bowmans Cross to be commissioned by the developers. (Critical for all sites)	Critical	<ul style="list-style-type: none"> • Developers • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Highways	Interventions to mitigate the forecast significant impact of traffic generated from Bowmans Cross New Settlement on M25 J22, to be determined through bespoke sustainable transport study for Bowmans Cross to be commissioned by the developers. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> • Developers • Highways England • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Highways	Various junction improvements to mitigate the impact of traffic generated from Bowmans Cross New Settlement: <ul style="list-style-type: none"> • Coursers Road/Tollgate Road, Colney Heath • A414 Longabout, Colney Heath • A414/A1081, London Colney • B556 Bell Lane/B5378 Shenley Lane, Shenleybury (Identified by HBC/HCC and developer)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Highways	Contributions to the improvement of London Colney High Street (Identified by HBC/HCC)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	S106/S278 – costs to be met in full by developer	Dependent on scope and scale
Bus	East-West Hertfordshire Mass Rapid Transit routes B and C; Hatfield to St Albans/Watford via Park Street and London Colney, potentially via Bowmans Cross new settlement. (Identified in A414 Corridor Strategy)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	£41.14 million (Second strand S106 contributions, to be split between schemes as appropriate)
Bus	To increase the attractiveness of public transport as the preferred mode of choice for journeys within and beyond Potters Bar, and facilitate seamless interchange between modes within the town centre. (Identified in South Central Growth and Transport Plan – Package PK19)	Important	<ul style="list-style-type: none"> • Hertfordshire County Council 	Second strand S106 contributions, government funding or CIL	
Bus	Provision for new and diverted through bus services within the new settlement, plus bus service infrastructure, likely at least on SE-NW axis (Potters Bar – Bowmans Cross – St Albans) and SW-NE axis (Borehamwood/Shenley/Radlett – Bowmans Cross – Hatfield), as part of a wider sustainable transport strategy for the site. Exact routing to be established through a sustainable transport study currently (August 2021) being commissioned by HBC, and further bespoke study for Bowmans Cross to be commissioned by the developers. (Identified by HBC/HCC and developer)	Essential	<ul style="list-style-type: none"> • Hertfordshire County Council • Developers 	Second strand S106 contributions, government funding or CIL	

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Active Travel	Provision of a comprehensive network of pedestrian and cycle linkages to and through the site, including potential linkages to the Alban Way, as part of a wider sustainable transport strategy for the site. (Identified by HBC/HCC and developer)	Essential	<ul style="list-style-type: none"> Hertfordshire County Council Developers 	S106 – costs to be met in full by developer	Dependent on scope and scale
Electricity	Provision of new on-site primary substation or new Extra High Voltage transformer at existing Hatfield substation to accommodate electrical loads associated with the new settlement. Development in the plan period may be able to be accommodated within the existing network (with new substation beyond) – to be confirmed through developer discussions with UKPN. (Identified by UK Power Networks)	Critical	<ul style="list-style-type: none"> Developer UK Power Networks 	UKPN connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Gas	If the developer is not able to bring forward an alternative (e.g. electric-only) heating strategy for the site, gas network connections and provision of internal gas networks to serve the site. This would also likely require the elevation of gas feed source pressure within local gas network to accommodate gas demand from the site. (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developer Cadent Gas 	Cadent Gas connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Water supply	Network connections and provision of internal network to serve the site, along with measures to minimise water consumption. (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developer Affinity Water 	Affinity Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Sewerage	Network connection, provision of internal network to serve the site and upgrades to local sewerage network in the vicinity of the new settlement to accommodate demand from development, due to limited existing capacity. (Identified by Thames Water)	Critical	<ul style="list-style-type: none"> Developer Thames Water 	Thames Water connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Digital infrastructure	Network connections and provision of internal network to serve the site (Critical for all sites)	Critical	<ul style="list-style-type: none"> Developer Openreach 	Openreach connection charge – costs to be met in full by developer	To be scoped at the point a connection request is made
Primary education	Construction of four new 3FE primary schools on a distributed basis throughout neighbourhoods within the new settlement, serving growth within the site. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£53.2 million (Costs met in full by developer)
Secondary education	Construction of a new 8FE secondary school with capacity to expand up to 10FE as required, to serve growth within the site. (Identified by HBC/HCC)	Essential	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106	£37.4-46.7 million (Costs met in full by developer)
Secondary education	Provision of a reserve secondary school site, potentially required to accommodate growth beyond the end of the plan period in the new settlement as well as other future development beyond the plan period elsewhere in the borough. (Identified by HBC/HCC)	Important	<ul style="list-style-type: none"> Developer Hertfordshire County Council 	S106 – potentially via a trigger mechanism given current uncertainty around need	Dependent on scale and whether or not need materialises.
Early years provision	Childcare and nursery provision within the new settlement, to ensure that facilities are available to residents at an acceptable distance without travelling to other settlements. Potential to provide within a single consolidated community hub facility or within one of the primary schools. (Identified by HCC)	Essential	<ul style="list-style-type: none"> Developer Private sector provider(s) Hertfordshire County Council 	S106 – direct delivery by developer or private sector provider	Dependent on scale and scope
Community spaces and halls	Provision of a combined community hub within the new settlement, encompassing general community hall space (also capable of use as a	Essential	<ul style="list-style-type: none"> Developer 	S106	£1.76m (Costs indicated by developer)

Infrastructure type	Intervention description	Prioritisation	Responsibility for delivery	Anticipated delivery mechanism	Estimated contributions
Libraries	place of worship)), with potential to also accommodate a community-run library. (Identified by HBC and developer)				
Places of worship					
Primary healthcare	Provision of a new surgery within the new settlement to serve patient demand arising beyond 2030 (linked to below). (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Developer Herts Valleys CCG 	S106	£7.74 million
Primary healthcare	Relocation of existing Lattimore and Village Surgery, opened in 2021 to serve needs within St Albans District, but with sufficient spare capacity to accommodate initial demand from Bowmans Cross New Settlement until 2030. (Identified by Herts Valleys CCG)	Essential	<ul style="list-style-type: none"> Developer 	CCG capital funds, S106	Nil
Social and care services	Allocation of 1,200 dwellings of specialist needs housing within the site's overall capacity to meet social and care needs – precise form of delivery to be specified subsequently in line with Local Housing Needs Assessment. (Identified by HBC)	Critical	<ul style="list-style-type: none"> Hertsmere Borough Council Hertfordshire County Council Developers Care providers 	Direct delivery / S106	TBC
Formal parks and gardens	Provision of 11.5ha open space within the new settlement (4.61ha of which to serve development within the plan period). (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Natural green space	Provision/dedication of 25.9ha accessible natural green space within or adjacent to the new settlement (10.37ha of which to serve development within the plan period).	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale
Provision for children and young people	Provision of a combined community hub within the new settlement, encompassing a youth centre and 3.6ha of children's outdoor sports facilities (Identified by HBC and developer)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	£1.58 million (Costs indicated by developer)
Indoor sports provision	Provision of a community-accessible indoor sports centre and swimming pool to serve the needs of the new settlement, located in proximity to the new secondary school – potential for contributions from other sites in the borough as part of intended pooled approach to sports provision. (Identified by HBC)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	£10.47 million (£4.36 million within plan period)
Outdoor sports provision	Provision of 2x adult football pitches, 5x youth football pitches, 1x 3G pitch and changing rooms to provide for sporting needs arising within the new settlement within the plan period. (Identified by HBC and developer)	Essential	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	
Allotments	Provision of at 3.6ha new allotments within the new settlement, potentially across several sites, with one site of at least 1.44ha to serve needs arising within the plan period. (Identified by HBC)	Important	<ul style="list-style-type: none"> Developers Hertsmere Borough Council 	S106	Dependent on scope and scale