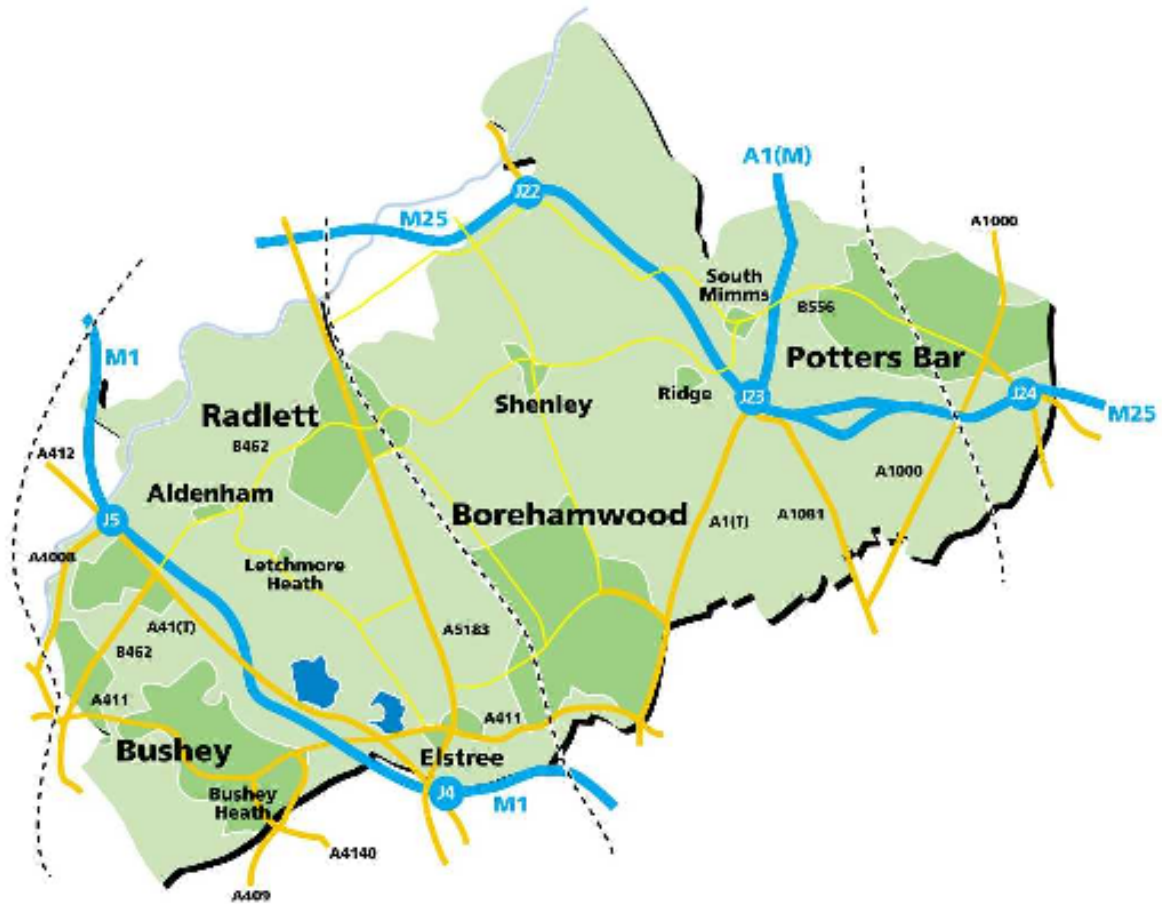


Hertsmere Borough Council Local Development Framework



Planning Obligations Supplementary Planning Document (Part B - Calculating Developer Contributions)

December 2010

Part B – Calculating Developer Contributions Contents Page

Introduction	Page 3
Land Values	Page 4
Example of standard residential s106 contribution	Page 4
Housing	Page 5
Affordable Housing	Page 5
Employment and the Economy	Page 6
Training and employment initiatives	Page 6
Open Land and the Environment	Page 7
Air quality	Page 7
Drainage and Water Engineering	Page 8
Trees (including woodland)	Page 9
Watling Chase Community Forest (WCCF)	Page 11
Open space (as defined by Planning Policy Guidance 17)	Page 12
Building Sustainable Communities	Page 15
Sport and recreation	Page 15
Public Leisure Facilities	Page 17
Allotments	Page 19
Cultural and/or community facilities	Page 20
Cemeteries and Burial Grounds	Page 22
Police and Crime prevention/reduction	Page 23
Health	Page 25
Transport and Parking	Page 26
Parking improvements in the vicinity of the site	Page 26
Greenways network	Page 27
Community transport improvements	Page 29
Town Centres and Shopping	Page 30
Town Centre and District Centre Improvements (including Public Realm and Public Art)	Page 30
Monitoring administration contribution	Page 31

1.0 Introduction

- 1.1 This document is the second part of the Hertsmere Planning Obligations Supplementary Planning Document (SPD). The first part provides the general principles behind S106 in Hertsmere. This SPD aims to provide support in calculating contributions for the provision of services and infrastructure in order to mitigate the impacts of new residential, commercial and industrial developments in Hertsmere. The document will be a material consideration in the determination of planning applications and subject to updates as and when appropriate.
- 1.2.1 Please note that Hertfordshire County Council (HCC) request separate contributions with a threshold of one residential dwelling and above for sustainable transport, education, libraries, youth, childcare and fire and rescue provisions. You are advised to contact HCC directly for their up to date Planning Obligations Guidance Toolkit. You are also advised to contact HCC's Environment and Property Law Group directly who are responsible for the submitted S106 legal agreement documents. The tool kit can be downloaded from:
- <http://www.hertsdirect.org/planningobligationstoolkit>
- 1.3 The methodologies have been updated to reflect the latest evidence available to support the case for seeking financial contributions. They also reflect the provisions of the Community Infrastructure Regulations 2010 and statutory requirement for planning obligations to meet a number of tests set out Circular 05/05. Planning obligations being sought through this document are considered by the Council to be capable, individually or (in the case of standard charges collected on smaller schemes) cumulatively, of being necessary to make new development acceptable in planning terms, being directly related to the development and being fairly and being reasonably related in scale and kind to the development.
- 1.4 It should be noted that a number of items will be sought on residential schemes of one dwelling or more, effectively representing a standard charge on those schemes. On smaller developments, typically of up to five or ten dwellings, the Council would encourage applicants to use Unilateral Undertakings as a way of providing the required financial contribution. This will offer a more straightforward and expedient way of ensuring of delivering the financial contribution. A standard template for the Unilateral Agreement can be found in Part A.
- 1.5 Table 1.2 below provides an example of typical contributions, which would be sought on a development of 11 flats. The table should be read in conjunction with the methodologies, which follow.
- 1.6 The standard charges advocated in this document for residential developments of 1 or more (net) new dwellings, will be applied on £ per square metre basis. The *average* new dwelling size in Hertsmere, based on development data in the borough, has been estimated at 100 sq m and so the standard charges set out in the document have been calculated by calculating a typical 'per unit' cost and dividing that by 100 to produce a 'per sq m' cost. The square metre of development is defined as the area inside the building envelope including communal areas. Roof space is excluded, unless the roof space provides additional habitable space.
- 1.7 Calculation for industrial and commercial developments will be made on a case by case basis.

Land Values

1.8 Estimated average land values have been used to inform a number of the methodologies in this document. The land values vary across the borough to reflect the variations in land costs across different parts of the borough, based on an assessment of agricultural, residential and commercial land values in and around the different settlements. A half a mile buffer was used around the principal settlements for calculating the land value, with a ¼ mile buffer used for the villages of Shenley and Elstree. The land values will be reviewed periodically. The values are set out in Table 1.1 below.

Table 1.1 Estimated Land Value

Settlement	Estimated average Land Value (price per square metre)
Borehamwood	£54.13
Bushey	£57.77
Elstree	£59.45
Potters Bar	£62.12
Radlett	£88.52
Shenley	£48.76

Note: Exceptionally, where development takes place within one of the above settlements but in an area where land values are known to be *very substantially* lower than the average for that area, a modest reduction on standard charge items which include a land cost will be considered.

Table 1.2 sets out an example of how the standard charge would be calculated.

Table 1.2: Example of standard charge for residential developments: 11 flats with total floorspace of 828 sq m and a shortfall of private amenity space.

Infrastructure	Factor sq m	Borehamwood	Bushey	Elstree	Potters Bar	Radlett	Shenley
Public Open Space (land and capital) *1	828	£12,710	£11,956	n/a	£12,585	£17,352	n/a
Public Open Space (capital only)	828	n/a	n/a	£1,805	n/a	n/a	£1,805
Acquisition of Public Open Space	10	£641	£678	£695	£721	£985	£588
Public Leisure Facilities	828	£207	£207	£207	£207	£207	£207
Playing Fields	828	£613	£2,393	£6,367	£977	£5,788	£5,498
Greenways	828	£1,440	£1,440	£1,440	£1,440	£1,440	£1,440
Museums and Cultural Facilities	828	£753	n/a	£753	£753	£753	£753
Allotments	828	£4,140	n/a	n/a	£4,687	£6,259	n/a
Cemeteries	828	£257	£257	£257	£257	£257	£257
Contribution to s106 monitoring		£1,106	£1,106	£1,106	£1,106	£1,106	£1,106
Total		£21,867	£18,037	£12,630	£22,733	£34,147	£11,654
Total Per Unit		£1,987.86	£1,639.68	£1,148.14	£2,066.59	£3,104.23	£1,059.41

Notes

*1 Charge to be calculated relative to the level of open space deficit in the area.

2.0 Calculations

Housing

Affordable Housing

Threshold	<ul style="list-style-type: none"> If the scheme has 15 or more units or a site area of 0.5 hectares and above.
Policy framework	<ul style="list-style-type: none"> Affordable Housing Supplementary Planning Document (SPD). Refer to the whole document. Planning Policy Statement 3 -Housing. East of England Plan (2008) Policy H2. Revised draft Core Strategy Submission (2010) Policies CS4, CS5 and CS7. Hertsmere Borough Council Development Economics Study (May 2010)
Justification	<ul style="list-style-type: none"> A continuous supply of Affordable Housing is needed to meet the Affordable Housing needs of the Borough. The Hertsmere Housing Needs Study indicated there is a significant shortfall in Affordable Housing. The extent of Hertsmere's Housing Register supports the need for more Affordable Housing. The findings of the Development and Economics Study (May 2010) illustrates that 35% provision of affordable housing is achievable in Hertsmere.
Standard charge formula	<ul style="list-style-type: none"> If the scheme has 15 or more units or a site area of 0.5 hectares and above, the developer should provide at least 35% of all dwellings as Affordable Housing on site. Financial contributions in lieu of direct provision is considered to be an inefficient and uneconomic way of providing Affordable Housing and will only be agreed upon in exceptional circumstances. For detailed information refer to the Affordable Housing SPD.
Formula sources	<ul style="list-style-type: none"> See the Affordable Housing SPD which can be obtained from the Planning website or the Civic Offices. The developer must work with the Housing Department and relevant Housing Association based on up to date information that reflects the current climate.

Employment and the Economy

Training and employment initiatives

Threshold	<ul style="list-style-type: none"> • Industrial developments (including B2, B8 and Sui Generis use class) over 1,000m². • Large changes of use over 1,000m². • Office development (B1 use class) over 1,000m². • Commercial developments over 1,000m².
Policy framework	<ul style="list-style-type: none"> • PPS 4 Planning for Sustainable Economic Growth (2009). • East of England Plan (2008) Policy E2. • Local Plan (2003) Policies B3, B4 and B5. • Core Strategy Revised draft Core Strategy Submission (2010) Policies CS8, CS9, CS10 and CS11. • Hertsmeere Together – Community Strategy.
Justification	<ul style="list-style-type: none"> • Levels of unemployment in the Borough persist partly due to the lack of skills that are needed in the job market. This can be mitigated through training and employment initiatives. • Tackling unemployment can be achieved through sourcing local labour and promoting training and employment initiatives within the Borough in conjunction with the Learning Skills Council East of England branch, WENTA and other agencies.
Standard charge formula	<ul style="list-style-type: none"> • It is not possible to create a formula for training and employment initiatives. • The cost of training and support into employment should be provided through working in partnership with the public, private and volunteer sectors. These include Jobcentre Plus, Youth Connexions Hertfordshire and Pro-Action Hertfordshire.
Information sources	<ul style="list-style-type: none"> • Developers should work in conjunction with local colleges and training bodies within Hertsmeere to provide local training opportunities and initiatives.

Open Land and the Environment

Air quality

Threshold	<p>If the development is located within an Air Quality Management Area (AQMA) and/or</p> <ul style="list-style-type: none"> • within close proximity to the boundary of an AQMA; • where the development could result in the designation of an AQMA; • where the granting of permission would conflict with, or render unworkable, elements of the Air Quality Action Plan. (Applications should be supported by information to allow a full consideration of the air quality impact of the development).
Policy framework	<ul style="list-style-type: none"> • Planning Policy Guidance 23 – Planning and Pollution Control. • East of England Plan (2008) Policy T1. • Revised draft Core Strategy Submission (2010) Policy CS15. • Local Plan (2003) Policy D17.
Justification	<ul style="list-style-type: none"> • AQMA's have been declared in the Borough due to excess Nitrogen dioxide (NO²). • Action must be taken to reduce the levels of Nitrogen dioxide in order to achieve the air quality objectives set out in the most up to date Air Quality Strategy.
Standard charge formula	<ul style="list-style-type: none"> • Developments that fall under the threshold must contribute to an air quality action fund to offset the air quality impacts of the development. Capital funding will be sought for the purchase and installation of monitoring equipment, action planning and the enforcement of air quality planning conditions (where applicable). • This will be carried out in conjunction with the Air Quality Officers view and will be dependent on various factors.
Information sources	<ul style="list-style-type: none"> • The Air Quality Action Plan. • The National Air Quality Strategy (NAQS). <p>*Please note that Government requirements for Air Quality must be met.</p>

Drainage and Water Engineering

Threshold	No threshold. Sites will be treated on their individual merits.
Policy framework:	<ul style="list-style-type: none"> • Hertsmere Local Plan (2003) Policies D1, D2, D3, D4 and D5 • Revised draft Core Strategy Submission (2010) Policy CS15 • East of England Plan (RSS14) policies SS14, ENV9, IMP2 • Planning Policy Statement PPS 25 (Development and Flood Risk) • The Pitt Review • Water Framework Directive • Hertsmere Strategic Flood Risk Assessment
Justification	<ul style="list-style-type: none"> • Hertsmere Strategic Flood Risk Assessment • Reducing surface run-off/flooding • Ensuring that un-adopted roads are adequately maintained
Standard charge formula	<p>Sites will be treated on their individual merits. However, attention is drawn to Hertfordshire County Council's highway adoption policy. Currently, all roads serving five houses or more (with the exception of short cul-de-sacs) and which are connected to another part of the public highway, should be adopted. The extent of adoption should be agreed in principle by the developer and Highway Authority at the planning stage and where a developer does not intend to have roads adopted, measures to secure their long term maintenance, including drainage and sewerage, will be sought as a standard requirement through a s106 agreement.</p>
Information sources	<ul style="list-style-type: none"> • Hertsmere Strategic Flood Risk Assessment • Thames Catchment Flood Management Plan

Trees (including woodland)

Threshold	<ul style="list-style-type: none"> • Any development that has a potential impact on the surrounding landscape or street scene. This is especially the case with flats and commercial developments. • To be decided on a case by case basis. <p>*S106 contributions will not be accepted as compensation for loss of trees where the Council is satisfied that an on-site solution is viable, or in certain circumstances, where a suitable site cannot be found, within close proximity to the development site.</p>
Policy framework	<ul style="list-style-type: none"> • Biodiversity, Trees and Landscape SPD (draft 2010) • Planning Policy Statement 9 Biodiversity and Geological Conservation. • East of England Plan (2008) Policy ENV5. • Local Plan (2003) Policies E7 and E8. • Revised draft Core Strategy Submission (2010) Policy CS12.
Justification	<ul style="list-style-type: none"> • 'Trees in Towns 2' states that the urban forest is being degraded across the UK. • The Woodland Trust has identified deficiencies in public accessible woodland across Hertfordshire. • There is a need to provide trees, especially to replace those that have been felled. This is for the following reasons - • Landscape and aesthetic value; • Biodiversity requirements; • Mitigating and adapting to Climate Change; • Reducing surface run off/flooding; • Suppressing noise pollution; and • Improving air quality generally.
Standard charge formula	<ul style="list-style-type: none"> • Where it is appropriate to do so, the council will require street trees to be included in the landscaping scheme. This will include streets created within developments in appropriate circumstances. It will particularly be applied where the development fronts onto a street with trees in the highway already. • A recognised valuation system (for example The Heliwell System and SPONS Manual) for amenity trees will be used in the calculation of contributions for all trees. This is to calculate spending required on new trees. • On a site specific basis council officers will specify the number of street trees required with due consideration given to available planting space and planting distances. Where the highway is not within the development boundary and planting is appropriate on that frontage, a commuted payment for street tree planting will be sought through a section 106 agreement or a unilateral agreement. • All contributions for trees will include the cost of transport, planting (including creating planting pits, supports and fertilizer), and maintenance during the establishment period for a maximum of 5 years. • The CAVAT system would be used to calculate the loss of trees where applicable. • The developer must work in conjunction with the Council's Tree Officer.

	<p>*Tree S106 contributions include Town Centre and street trees. This will be based on current market prices and will include maintenance during the establishment period.</p>
<p>Information sources</p>	<ul style="list-style-type: none"> • Spaces for People. Woodland Trust. Targeting action for woodland access. • The Arboricultural Association – The Heliwell System for Valuation of Amenity trees and woodlands. • London Tree Officers Association – Capital Asset Valuation for Amenity Trees (CAVAT) system. • Fields in Trust (FIT) Guidelines.

Watling Chase Community Forest (WCCF)

Threshold	<ul style="list-style-type: none"> • The WCCF covers all of Hertsmere. • Large residential, industrial and commercial developments that may have a negative impact on the WCCF. • All development that has an impact on the (formal or informal) rights of way network. • To be decided case by case.
Policy framework	<ul style="list-style-type: none"> • Planning Policy Statement 9 Biodiversity and Geological Conservation. • Planning Policy Guidance 17 Planning for Open Space, Sport and recreation. • East of England Plan (2008) - Policies C5 and ENV1. • Local Plan (2003) - Policies C7, C9, E8 and L5. • Revised draft Core Strategy Submission (2010) Policies CS12 and CS14. • Watling Chase Community Forest: A Guide for landowners, Developers and Users - Section 7.
Justification	<p>The WCCF initiative supports a diverse range of planting, countryside and access projects to:</p> <ul style="list-style-type: none"> • Create and maintain wildlife/habitats; • Improve access; and • Promote the use of enjoyment of the forest. • The Spaces for People document published by the Woodland Trust identifies Hertsmere as under providing woodland for public access due to deficiencies in public accessible woodland. • Development often increases the pressure on the community forest, creating a need for more off-site trees and woodlands.
Standard charge formula	<ul style="list-style-type: none"> • There is no standard charge formula. <p>*S106 contribution raised for the WCCF will be spent within the WCCF area within Hertsmere. Typically this might include directing contributions towards local tree planting, landscaping, woodland management or other community forest projects. Contributions can either take the form of on-site or off-site contributions.</p>
Information sources	<ul style="list-style-type: none"> • Spaces for People. Woodland Trust. Targeting action for woodland access. • The Arboricultural Association – The Heliwell System for Valuation of Amenity trees and woodlands. • London Tree Officers Association – Capital Asset Valuation for Amenity Trees (CAVAT) system. • Fields in Trust (FIT) Guidelines.

Open Space (as defined in Planning Policy Guidance 17)

Threshold	<ul style="list-style-type: none"> • Single dwelling developments and above (including a studio apartment and 1 bedroom units) to contribute to open space. • For certain commercial and industrial developments where there may be an increased pressure on open space. This includes the A use class and B1 use class and will be decided on a case by case basis.
Policy framework	<ul style="list-style-type: none"> • Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation. • Local Plan (2003) Policies L5 and L8. • Revised draft Core Strategy Submission (2010) Policies CS12 and CS14. • East of England Plan (2008) Policy C2. • Hertsmere Open Space Study, • Playing Pitch Strategy • Play Strategy.
Justification	<ul style="list-style-type: none"> • All residential and certain industrial and commercial developments have the potential to increase pressure on public open space. The contribution will be used to create additional open space or upgrade the existing quality of the resources (this includes youth/play provision). • Amounts for industrial and commercial properties will be considered on a case by case basis. <p>*Please note - For 60 occupants and above a developer will also be required to provide a minimum of a Locally Equipped Area for Play (LEAP) and then maintain the area.</p> <p>Alternatively, with agreement from the Council, the developer can provide the Council with a sum of money to take on the maintenance and liability of the new LEAP or NEAP (Neighbourhood Equipped Area for Play) for a period of 15 years. With regards to a NEAP the Council will advise if one is required.</p> <p>The cost for the Council to take on a LEAP is £60,000 and for a NEAP is £100,000. This is in <i>addition</i> to the open space contribution.</p> <p><i>Open Space Deficiency</i></p> <p>Within the Hertsmere Open Space Study (2010), a current shortfall of parks within Bushey, Borehamwood, north and south Potters Bar and east Radlett has been identified. As a result, a higher contribution for these locations will be charged for new housing based on both the parks capital costs below for new development and land costs. Within other areas, only the parks capital cost for new development within existing open space will be charged.</p>
Standard charge formula	<p>Bushey £14.44 per square metre</p> <p>Potters Bar (north and south) £15.20 per square metre</p> <p>Radlett (East) £20.96 per square metre</p> <p>Borehamwood £15.35 per square metre</p>

<p>Formula sources</p>	<p>The open space report illustrates that within Bushey there is a quantitative shortfall of open space. As a result to serve the new population of Bushey based on the SHLAA, there is a requirement of 0.86 hectares of open space to 2016. Within Potters Bar there is an accessibility deficiency as a result there is a requirement of 0.75 hectares of open space to 2016 to serve the new population. In Radlett there is an accessibility deficiency, as a result there is a requirement of 0.26 hectares of open space to 2016 to serve the new population</p> <p>For a neighbourhood park a reasonable budget for mid 2008 and including fees but not land is £82,000 per 10,000m² (Hertfordshire Infrastructure and Investment Strategy Technical Report, 2009).</p> <p>To include inflation at 2% per annum over the 11 years an average calculation was formulated. The 2% per annum inflation is trend based and derived from historic Retail Price Index (RPI) figures over the past 20 years. This equates to a parks capital cost of £10.00 per m² of parkland.</p> <p>Including the land cost this equates to a requirement of per square metre of development:</p> <p>Bushey £14.44 Potters Bar £15.20 Radlett £20.96 Borehamwood £15.35</p> <p>In those areas where a deficiency has not been identified only a capital cost will be charged. This is based on current level of provision of 1.2 hectare per thousand population and the cost of a neighbourhood park as set out above.</p> <p>This equates to a parks capital cost charge of £2.18 per square metre of new development.</p>
	<p>Off Site Provision</p> <ul style="list-style-type: none"> Where there is an under provision or absence of provision in amenity space on a site, a <i>further</i> contribution will be required should the scheme still be considered acceptable in planning terms. This is in <i>addition</i> to the open space contribution and/or LEAP/NEAP and will comprise both the capital works and land purchase costs, reflecting the increased pressure on local parks generated from developments with sub-standard provision of open space. <p>For a neighbourhood park a reasonable budget for mid 2008 and including fees but not land is £82,000 per 10,000m² (Hertfordshire Infrastructure and Investment Strategy Technical Report, 2009).</p> <p>To include inflation at 2% per annum over the 11 years an average calculation was formulated. The 2% per annum inflation is trend based and derived from historic Retail Price Index (RPI) figures over the past 20 years. This equates to a cost £10.00 per 1m².</p> <p>In addition to this, the cost of acquiring land for use for open space, based on Council estimates for each area was included. In total, the Council will seek the following amounts per sq metre of open space, which has not been provided within a new scheme.</p>

	<table border="1" data-bbox="687 282 1318 728"> <thead> <tr> <th data-bbox="687 282 938 376">Area</th> <th data-bbox="938 282 1318 376">Cost of providing new public open space (per sq m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="687 376 938 443">Borehamwood</td> <td data-bbox="938 376 1318 443">£64.13</td> </tr> <tr> <td data-bbox="687 443 938 499">Bushey</td> <td data-bbox="938 443 1318 499">£67.77</td> </tr> <tr> <td data-bbox="687 499 938 555">Elstree</td> <td data-bbox="938 499 1318 555">£69.45</td> </tr> <tr> <td data-bbox="687 555 938 611">Potters Bar</td> <td data-bbox="938 555 1318 611">£72.12</td> </tr> <tr> <td data-bbox="687 611 938 667">Radlett</td> <td data-bbox="938 611 1318 667">£98.52</td> </tr> <tr> <td data-bbox="687 667 938 728">Shenley</td> <td data-bbox="938 667 1318 728">£58.76</td> </tr> </tbody> </table> <ul data-bbox="608 763 1505 976" style="list-style-type: none"> • Detail of under provision of on site amenity space can be found in the Planning and Design Guide Part D Section 9. • For example – a 3 bedroom dwelling is required to provide 60m² on site amenity space. If a developer provides 50m² on site amenity space there is an under provision of 10m². • For a scheme in Borehamwood this would equate to £64.13 x 10 = A total of £641.30 would be payable. <p data-bbox="557 1039 1453 1099">*The most up to date guidelines will be used in calculating this contribution, namely Fields in Trust.</p>	Area	Cost of providing new public open space (per sq m)	Borehamwood	£64.13	Bushey	£67.77	Elstree	£69.45	Potters Bar	£72.12	Radlett	£98.52	Shenley	£58.76
Area	Cost of providing new public open space (per sq m)														
Borehamwood	£64.13														
Bushey	£67.77														
Elstree	£69.45														
Potters Bar	£72.12														
Radlett	£98.52														
Shenley	£58.76														
Information sources	<ul data-bbox="608 1135 1453 1191" style="list-style-type: none"> • Fields in Trust 'Designing and Planning for Outdoor Sport and Play (2008). 														

Building Sustainable Communities

Sport and recreation

Threshold	<ul style="list-style-type: none"> Single dwelling developments (including a studio apartment and 1 bedroom units) and above to contribute to sports, recreation and leisure facilities/equipment. 																								
Policy framework	<ul style="list-style-type: none"> Local Plan (2003) Policies L1, L2, L5 and L6. Revised draft Core Strategy Submission (2010) Policies CS17 and CS18. East of England Plan (2008) Policy C2. Hertfordshire Physically Activity Plan and Sports Facilities Strategy 2007 - 2016. Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation. Sports Development Strategy, Hertsmere Together Community Strategy and Hertsmere Corporate Plan. Hertsmere Pitch Strategy. 																								
Justification	<ul style="list-style-type: none"> There is currently an under provision in the Borough for some sport and recreational facilities/equipment. This hinders the Borough's objectives in promoting a healthy sustainable community. The play pitch strategy considers the four main sports football, rugby, cricket, and hockey. 																								
Standard charge formula	<p>The Hertsmere Playing Pitch Strategy Identifies the requirement of pitches in the borough to 2016.</p> <p>4% (proportionate to the increase in population projected to 2016) of the cost of the facilities including the land this equates to the following cost per square metre of development:</p> <p>Radlett £6.99 Borehamwood £0.74 Bushey £2.89 Potters Bar £1.18 Elstree £7.69 Shenley £6.64</p>																								
Formula sources	<ul style="list-style-type: none"> Hertsmere Playing Pitch Strategy Sport England Active Hertfordshire Sports Facilities Strategy 2007 – 2016. Sports England Kitbag Annual Monitoring Report. ONS (2009) <p>Methodology</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Demand</th> <th>Cost including land purchase</th> <th>New Population (4%)</th> <th>Dwellings to 2016</th> <th>Price Per sq Metre</th> </tr> </thead> <tbody> <tr> <td>Borehamwood</td> <td>2 junior rugby pitches, and a cricket pitch</td> <td>£984,988.18</td> <td>£39,399.53</td> <td>529.20</td> <td>£0.74</td> </tr> <tr> <td>Bushey</td> <td>6 junior football pitches, 2 senior pitches, a mini soccer pitch and a cricket pitch</td> <td>£2,838,439.56</td> <td>£113,537.58</td> <td>393.12</td> <td>£2.89</td> </tr> <tr> <td>Elstree</td> <td>3 Football Pitches, one mini soccer pitch</td> <td>£1,453,671.75</td> <td>£58,146.87</td> <td>75.60</td> <td>£7.69</td> </tr> </tbody> </table>	Settlement	Demand	Cost including land purchase	New Population (4%)	Dwellings to 2016	Price Per sq Metre	Borehamwood	2 junior rugby pitches, and a cricket pitch	£984,988.18	£39,399.53	529.20	£0.74	Bushey	6 junior football pitches, 2 senior pitches, a mini soccer pitch and a cricket pitch	£2,838,439.56	£113,537.58	393.12	£2.89	Elstree	3 Football Pitches, one mini soccer pitch	£1,453,671.75	£58,146.87	75.60	£7.69
Settlement	Demand	Cost including land purchase	New Population (4%)	Dwellings to 2016	Price Per sq Metre																				
Borehamwood	2 junior rugby pitches, and a cricket pitch	£984,988.18	£39,399.53	529.20	£0.74																				
Bushey	6 junior football pitches, 2 senior pitches, a mini soccer pitch and a cricket pitch	£2,838,439.56	£113,537.58	393.12	£2.89																				
Elstree	3 Football Pitches, one mini soccer pitch	£1,453,671.75	£58,146.87	75.60	£7.69																				

	Potters Bar	2 junior cricket pitches	£1,026,087.04	£41,043.48	347.76	£1.18
	Radlett	Two cricket pitches	£2,112,466.64	£84,498.67	120.96	£6.99
	Shenley	Junior Football and a cricket pitch	£754,050.28	£30,162.01	45.36	£6.65
The cost are based on Sport England Planning Kit Bag and the Sports England Pitch Design Dimensions.						

Sport and recreation

Threshold	<ul style="list-style-type: none"> • Single dwelling developments (including a studio apartment and 1 bedroom units) and above to contribute to sports, recreation and leisure facilities/equipment.
Policy framework	<ul style="list-style-type: none"> • Local Plan (2003) Policies L1, L2, L5 and L6. • Revised draft Core Strategy Submission (2010)) Policies CS17 and CS18. • East of England Plan (2008) Policy C2. • Hertfordshire Physically Activity Plan and Sports Facilities Strategy 2007 - 2016. • Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation. • Sports Development Strategy, Hertsmere Together Community Strategy and Hertsmere Corporate Plan. • Hertsmere Pitch Strategy.
Justification	<ul style="list-style-type: none"> • There is currently an under provision in the Borough for some sport and recreational facilities/equipment. This hinders the Borough's objectives in promoting a healthy sustainable community.
Standard charge formula	<ul style="list-style-type: none"> • The Council's Corporate Support and Community Services department projection for annual average capital costs to be spent on sports and leisure equipment amounts to £75,000. There are approximately 3045 dwellings remaining to be built by 2021, this equates to 7% of overall housing stock. This figures is based on the East of England Plan target. The Council's preferred option housing figure in its forthcoming Core Strategy is 3,200 dwellings by 2026, this revised housing figure is not materially different to that previously used in the calculations. • The figure stands at £25.16* per dwelling (taking account of a 2% per annum projected inflation to 2021). • This figure will be sought as a standard charge per dwelling and be pooled together from smaller sites. <p>*This figure does not include playing fields and sports pitches or any other associated sport provision. This contribution will be decided on a case by case basis. This will be in <i>addition</i> to the sports and recreation contribution.</p>
Formula sources	<ul style="list-style-type: none"> • Sport England Active Hertfordshire Sports Facilities Strategy 2007 – 2016. • Annual Monitoring Report. • ONS (2009) <p>Methodology</p> <p>(£75,000 (annual capital cost) / 254 (dwellings to be built annually)) x 7% (overall housing stock)) = £20.66 per dwelling.</p>

	Year	Inflation (2%)	Contribution
1	2010	-	£20.66
2	2011	£0.41	£21.07
3	2012	£0.42	£21.49
4	2013	£0.42	£21.91
5	2014	£0.43	£22.34
6	2015	£0.44	£22.78
7	2016	£0.45	£23.23
8	2017	£0.46	£23.69
9	2018	£0.47	£24.16
10	2019	£0.48	£24.64
11	2020	£0.49	£25.13
12	2021	£0.50	£ 25.63
			TOTAL £276.73

To include inflation at 2% per annum over the 11 years an average calculation was formulated. The 2% per annum inflation is trend based and derived from historic Retail Price Index (RPI) figures over the past 20 years.

£276.73 / 11 years = average of **£25.16 per dwelling**

Allotments

Threshold	<ul style="list-style-type: none"> • Single dwelling developments (including a studio apartment and 1 bedroom units) and above to contribute to allotments.
Policy framework	<ul style="list-style-type: none"> • Local Plan (2003) Policies L1, L2, and L8. • Revised draft Core Strategy Submission (2010) Policies CS17 and CS18. • East of England Plan (2008) Policy C2. • Hertfordshire Physically Activity Plan and Sports Facilities Strategy 2007 - 2016. • Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation. • Sports Development Strategy, Hertsmere Together Community Strategy and Hertsmere Corporate Plan. • Hertsmere Open Space Study
Justification	<ul style="list-style-type: none"> • There is currently an under provision of allotments in Borehamwood, Potters Bar and Radlett.
Standard charge formula	<ul style="list-style-type: none"> • See 'formula sources' section. <p>Charge per square metre of development:</p> <p>Radlett £8.16 Borehamwood £5.60 Potters Bar £6.22</p>
Formula sources	<p>Methodology</p> <p>The Open Space Study identifies a deficiency of allotments in Borehamwood, Potters Bar and Radlett, compared to the National Society of Allotment & Leisure Gardeners standard of 0.35 hectares per thousand. Where a deficiency has been identified the cost of allotment provision for the new population to 2016 has been calculated. The cost of allotments based on figures from HBC Parks department.</p>

Cultural and/or community facilities

Threshold	<ul style="list-style-type: none"> Per person to contribute to <u>cultural facilities</u> (1 bedroom dwelling = 1 person, 2 bedroom dwelling = 2 persons, 3 bedroom dwelling = 3 persons). For industrial and commercial developments there may be an increased pressure on cultural facilities. This will be decided case by case. For some residential, industrial and commercial developments there may be an increased pressure on <u>community facilities</u>. This contribution will be decided case by case.
Policy framework	<ul style="list-style-type: none"> Local Plan (2003) Policies L1 and L2. Revised draft Core Strategy Submission (2010) Policy CS12 and CS18. Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation. Heritage Strategy (including Heritage Strategic Action Plans), Hertsmere Together Community Strategy and Hertsmere Corporate Plan.
Justification	<ul style="list-style-type: none"> There is currently an under provision in the Borough for <u>cultural facilities</u> as identified in the Hertsmere Heritage Strategy, apart from Bushey. In particular, the creation of a Film and Television Heritage Museum at Elstree Studios will help meet the Borough's objectives in providing cultural facilities. This facility will promote a healthy sustainable community as a Heritage Museum offers benefits to the whole community. Residential and some commercial and industrial developments will result in an increase pressure on <u>community facilities</u>. Where it is known that this will occur contributions will be requested to mitigate the impacts.
Standard charge formula	<p><u>Cultural facility</u></p> <ul style="list-style-type: none"> See 'formula sources' section. The figure stands at £91 per person. This figure will be sought as a standard charge per person and be pooled together from smaller sites. A contribution to <u>community facilities</u> will be requested for larger developments. This will be decided case by case.
Formula sources	<ul style="list-style-type: none"> Museums Libraries Archives Council (MLA) – Arts, museums and new development – A standard charge approach. Hertsmere Borough Council Heritage Strategy Annual Monitoring Report. ONS (2009) <p>Methodology</p> <p>Based on MLA benchmark calculation standards -</p> <p>28m² level of provision is required per 1000 population. Therefore, there is a requirement of 2,884 m². This is based on the predicted</p>

	<p>population being a total of 103,000 by 2021. $2,884\text{m}^2 \times \text{£}3,250$ (construction and fit cost per m^2) / 103,000 population = £91 per person.</p> <p>The figure of £91 has been capped, only taking into account the population increase between 2010 and 2021.</p>
--	--

Cemeteries and Burial Grounds

Threshold	<ul style="list-style-type: none"> Single dwelling developments (including a studio apartment and 1 bedroom units) and above to contribute to cemeteries. 								
Policy framework	<ul style="list-style-type: none"> Local Plan (2003) Policy C17 Revised draft Core Strategy Submission (2010) Policies CS17 and CS18. East of England Plan (2008) Policy C2. Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation. Hertsmere Open Space Study Hertsmere Community Strategy 								
Justification	<ul style="list-style-type: none"> There is an identified need for an additional 2 hectares of burial ground by the Council's Parks department. This could potentially be achieved through an extension to the current facility at Allum Lane. 								
Standard charge formula	<ul style="list-style-type: none"> See 'formula sources' section. <table border="1" data-bbox="568 976 1209 1169"> <tr> <td>Total Cost</td> <td style="text-align: right;">£1,341,561.75</td> </tr> <tr> <td></td> <td style="text-align: right;">7% £93,909.32</td> </tr> <tr> <td>3054 new dwellings to build (Per unit)</td> <td style="text-align: right;">£30.75</td> </tr> <tr> <td>Per sq m</td> <td style="text-align: right;">£0.31</td> </tr> </table> <p>The figure stands at £0.31 per sq m of development.</p>	Total Cost	£1,341,561.75		7% £93,909.32	3054 new dwellings to build (Per unit)	£30.75	Per sq m	£0.31
Total Cost	£1,341,561.75								
	7% £93,909.32								
3054 new dwellings to build (Per unit)	£30.75								
Per sq m	£0.31								
Formula sources	<p>Methodology</p> <p>The cost of cemetery infrastructure based is based figures from HBC Parks department. The land cost based on that identified in by the Council for Elstree. Cost of providing a 2 ha facility at Allum Lane.</p>								

Police and Crime provision/reduction

Threshold	<ul style="list-style-type: none"> • Residential schemes of 100 or more units. • Commercial schemes of 1000m² or more gross floor space. • Any other development where there is expected to be a significant impact on the capacity of existing community facilities as a result of the development going ahead. This will be decided case by case.
Policy framework	<ul style="list-style-type: none"> • Planning and Design Guide Part D. • Hertsmere Together: Community Strategy. • Hertsmere Crime and Disorder Partnership: Crime, Disorder and Drugs Reduction Strategy for Hertsmere 2005-2008. • Hertfordshire Police Authority Public Access and Visibility Strategy. • Planning Policy Statement 1. • Hertfordshire Police Authority Strategic Plan 2006 – 2008. • Hertfordshire Policing Plan 2007/2008.
Justification	<ul style="list-style-type: none"> • Hertfordshire Police Authority has a statutory duty to secure the maintenance of an efficient and effective Police Force. • Policing and issues of community safety are important in creating safe environments and sustainable, inclusive communities. • Policing is a population-based service and any increase in population accommodated by new development places additional pressures on the Police Service. The development of new homes, retail, leisure and business premises which attract residents, workers, shoppers and commuters will place a burden on Police resources, creating new targets and victims for crime. Some non-residential developments, particularly those associated with alcohol consumption and the evening economy, can place a disproportionate pressure on Police resources. For these reasons, contributions may be sought from large-scale development proposals to mitigate against the impact on Police infrastructure and ensure an adequate Police service is maintained. Compliance with Secured By Design standards will also be required for all development proposals.
Standard charge formula	<ul style="list-style-type: none"> • New residential developments will be considered against the formula set out below. This seeks contributions towards the cost of providing additional non-specialist accommodation and new staff set-up costs (particularly in support of Neighbourhood Policing) to meet the policing needs generated by the development. In addition an assessment will be made on a case-by-case basis for the need for contributions towards other infrastructure such as custody facilities, police cars and the need to upgrade the Constabulary's Contact Centre. Contributions may be in-kind and/or financial and may be on-site or off-site depending on the scale of the development and the circumstances of the case. • The figure stands at £182.40 per dwelling.

	<p><u>CCTV (Hertsmere Borough Council)</u></p> <ul style="list-style-type: none"> • There maybe a contribution request towards Hertsmere Borough Council CCTV provision which will include the capital cost towards the supply, installation and/or monitoring of CCTV. This will be decided on a case by case basis in detail in conjunction with the Community Safety Officer at Hertsmere Borough Council. • New commercial developments will be considered on a case by case basis having regard to the nature and size of the proposal and the number of people likely to be employed by the proposal. 																																										
Formula sources	<ul style="list-style-type: none"> • Hertfordshire Police Authority. • Hertsmere's Community Safety Officer. • RPS acting on the behalf of Hertfordshire Police Authority. <p>Methodology</p> <p>Development Contributions per dwelling = cost of increased capital resources / projected population increase x new population per dwelling.</p> <table border="1" data-bbox="518 1003 1340 1724"> <thead> <tr> <th>Item</th> <th></th> <th>Data</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Population of Hertsmere @ 2006</td> <td>96,000</td> </tr> <tr> <td>2.</td> <td>Projected increase in population at 2021</td> <td>21,556</td> </tr> <tr> <td>3.</td> <td>Planned housing growth 2001-2021</td> <td>5,000</td> </tr> <tr> <td>4.</td> <td>New residents per dwelling</td> <td>2.4</td> </tr> <tr> <td>5.</td> <td>Existing number of LPA Police officers & staff</td> <td>157</td> </tr> <tr> <td>6.</td> <td>Increase in staff required for population by 2026</td> <td>46</td> </tr> <tr> <td>7.</td> <td>Accommodation requirement per officer (sq m)</td> <td>5.51</td> </tr> <tr> <td>8.</td> <td>Current cost of accommodation (per sq m)</td> <td>£3,311.46</td> </tr> <tr> <td>9.</td> <td>Total cost of accommodation required.</td> <td>£854,366</td> </tr> <tr> <td>10.</td> <td>Staff set up cost (35 Police Officers @ £19,924 11 Police Staff @ £6,216)</td> <td>£771,572</td> </tr> <tr> <td>11.</td> <td>Total capital cost (9 + 10)</td> <td>£1,625,938</td> </tr> <tr> <td>12.</td> <td>Capital cost per new population (11/2)</td> <td>£76</td> </tr> <tr> <td>13.</td> <td>Capital cost per dwelling (12 x 4)</td> <td>£182.4</td> </tr> </tbody> </table>	Item		Data	1.	Population of Hertsmere @ 2006	96,000	2.	Projected increase in population at 2021	21,556	3.	Planned housing growth 2001-2021	5,000	4.	New residents per dwelling	2.4	5.	Existing number of LPA Police officers & staff	157	6.	Increase in staff required for population by 2026	46	7.	Accommodation requirement per officer (sq m)	5.51	8.	Current cost of accommodation (per sq m)	£3,311.46	9.	Total cost of accommodation required.	£854,366	10.	Staff set up cost (35 Police Officers @ £19,924 11 Police Staff @ £6,216)	£771,572	11.	Total capital cost (9 + 10)	£1,625,938	12.	Capital cost per new population (11/2)	£76	13.	Capital cost per dwelling (12 x 4)	£182.4
Item		Data																																									
1.	Population of Hertsmere @ 2006	96,000																																									
2.	Projected increase in population at 2021	21,556																																									
3.	Planned housing growth 2001-2021	5,000																																									
4.	New residents per dwelling	2.4																																									
5.	Existing number of LPA Police officers & staff	157																																									
6.	Increase in staff required for population by 2026	46																																									
7.	Accommodation requirement per officer (sq m)	5.51																																									
8.	Current cost of accommodation (per sq m)	£3,311.46																																									
9.	Total cost of accommodation required.	£854,366																																									
10.	Staff set up cost (35 Police Officers @ £19,924 11 Police Staff @ £6,216)	£771,572																																									
11.	Total capital cost (9 + 10)	£1,625,938																																									
12.	Capital cost per new population (11/2)	£76																																									
13.	Capital cost per dwelling (12 x 4)	£182.4																																									

Health

Threshold	<ul style="list-style-type: none"> • There could be circumstances whereby a scheme would cause increased pressure on existing local health care provisions and facilities.
Policy framework	<ul style="list-style-type: none"> • Local Plan (2003) Policy S2. • Revised draft Core Strategy Submission (2010) Policy CS17. • East of England Plan (2008) Policies SS1 and SS2. • Planning Policy Statement 1 - Delivering Sustainable Development. • Hertsmere Together – Community Strategy.
Justification	<ul style="list-style-type: none"> • The increase in population within the Borough could put pressure on health care provisions and facilities.
Standard charge formula	<ul style="list-style-type: none"> • It is not possible to create a formula for health care provisions and facilities. The developer must work in conjunction with Hertsmere Borough Council and the Primary Care Trust. <p>*The Health provision is expected to be eventually incorporated into the Hertfordshire Community Infrastructure Levy (CIL), which is a standard charge, informed by the Hertfordshire Infrastructure and Investment Strategy (HIIS). Until this has formally been adopted this will be decided case by case in conjunction with the Hertfordshire Primary Care Trust.</p>
Information sources	<ul style="list-style-type: none"> • Department of Health. • Primary Care Trust – Hertfordshire Division. • Regional Health Strategy (2005).

Transport and Parking

Parking improvements on the vicinity of the site

Threshold	<ul style="list-style-type: none"> There could be circumstances in which parking problems could be created in a local area if a development is approved, necessitating the creation or extension of a Controlled Parking Zone (CPZ).
Policy framework	<ul style="list-style-type: none"> Revised draft Core Strategy Submission (2010) Policies CS23 and CS24. Local Plan (2003) Policy M12. East of England Plan (2008) Policy T4. Planning Policy Guidance 13 Transport.
Justification	<ul style="list-style-type: none"> There will be certain circumstances in which a development could lead to a significant amount of parking or over-spilling from the development onto the public highway. This could have a negative impact on the wider highway network and requiring the creation or extension of a CPZ (subject to statutory and non statutory consultation outcomes). A contribution will be requested to enable the Council to promote a CPZ scheme. Where new development or conversions are proposed within an existing Controlled Parking Zone (CPZ), developers should take into account that there is unlikely to be any additional on-street parking capacity. The Council will expect all parking requirements to be met on site and parking permits will not normally be issued on these developments. The council may seek to use planning obligations to remove the right for occupiers of new developments in existing CPZs to obtain parking permits.
Standard charge formula	<ul style="list-style-type: none"> The developer might be requested to contribute to one or more of the following to address parking problems; <ol style="list-style-type: none"> the costs of setting up (or expanding) a CPZ if it is deemed necessary; and/or any required ad hoc parking modifications nearby, for example, the cost of advertising revised waiting times or installing any new parking signage required to mitigate the effect of the development.
Information sources	<ul style="list-style-type: none"> The scale of contribution will be determined by the Council (in conjunction with HCC where appropriate) and will use current market prices for public notices and signing etc.

Greenways network

Threshold	<ul style="list-style-type: none"> • Single dwelling developments (including a studio apartment and 1 bedroom units) and above to contribute to the Greenways network. • For all non-residential developments, including commercial, industrial and leisure developments. • For developments that impact on the (formal or informal) rights of way network.
Policy framework	<ul style="list-style-type: none"> • Watling Chase Greenways Strategy. • Revised draft Core Strategy Submission (2010) Policies CS24 and CS25. • Local Plan (2003) Policy M12. • East of England Plan (2008) Policies T9 and ENV1. • Planning Policy Guidance 13 Transport.
Justification	<p>In order to:</p> <ul style="list-style-type: none"> • Create and promote a continuous and connected network of sustainable transport routes; • Increase the rate of non-motorised travel in the Borough, reducing reliance on the private car; • Reduce the overall distances travelled by car; • Increase the choice of means of getting about other than by car; • Integrate with other forms of transport; • Improve access to a variety of destinations; • Promote a healthy and active community; and • Connect towns with the countryside and vice versa.
Standard charge formula	<ul style="list-style-type: none"> • The Policy and Transport team's future projection for annual average capital costs to be spent on the Greenways network is roughly £516,539. There are approximately 3045 dwellings remaining to be built by 2021, which equates to 7% of overall housing stock. • £174.41 per dwelling on <u>residential developments</u> of under 25 dwellings (taking account of a 2% per annum projected inflation to 2021). On residential developments of 25 dwellings and over, there is no standard charge formula. This will be decided case by case by the Policy and Transport team. • For all <u>non-residential developments</u> that require the provision of cycle spaces, a sum towards the Greenways network will be required per cycle space. This will be decided case by case by the Policy and Transport team. • The contribution will be sought as a standard charge per dwelling and contributions from all sites will be pooled.
Formula sources	<ul style="list-style-type: none"> • Watling Chase Greenways Strategy. • Parking Standards SPD 2008 • Greenway contributions (from all but the largest developments) will be pooled with the monies from other developments nearby to facilitate the implementation of a reasonable length of route in the vicinity of these

developments.

Methodology

(£516,539 (annual capital cost) / 254 (dwellings to be built annually) x 7% (overall housing stock)) = £142.35 per dwelling.

	Year	Inflation (2%)	Contribution
1	2010	-	£142.35
2	2011	£2.84	£145.19
3	2012	£2.94	£148.09
4	2013	£2.96	£152.05
5	2014	£3.02	£155.07
6	2015	£3.10	£158.17
7	2016	£3.16	£161.33
8	2017	£3.22	£164.55
9	2018	£3.29	£167.84
10	2019	£3.35	£171.19
11	2020	£3.42	£174.61
12	2021	£3.49	£178.10
			TOTAL £1918.54

To include inflation at 2% per annum over the 11 years an average calculation was formulated. The 2% per annum inflation is trend based and derived from historic Retail Price Index (RPI) figures over the past 20 years.

£1918.54/ 11 years = average of **£174.41 per dwelling**

Community transport improvements

Threshold	<p>For all developments, in particular C2 care homes and C3 sheltered housing schemes, where residents, users or visitors are likely to require individual transport to access goods and services.</p> <p>Typically this will include community transport, voluntary transport or Dial-a-Ride. The recent Honeywood House nursing home application in Potters Bar is an example where a s106 for community transport has been agreed.</p>
Justification	<p>In order to:</p> <ul style="list-style-type: none"> • To promote social inclusion, opportunity and quality of life • To promote mobility, choice and healthy lifestyles for older people, children and young people • To reduce waste and support the green agenda • To give people opportunities to volunteer, to work and to develop their chances in life
Policy framework	<p>East of England Plan (RSS14)</p> <ul style="list-style-type: none"> • LA1 (London Arc) • SS6 (Transport Strategy) • T1 (Regional Transport Strategy Objectives) • T11 (Environment and Safety) • T13 (Public Transport Accessibility) <p>Hertsmere Local Plan policies</p> <ul style="list-style-type: none"> • M1(Movement Management) • M2 (Development and Movement) • M11 (Passenger Transport Enhancement) <p>County Bus Strategy</p> <ul style="list-style-type: none"> • Section 17: Individual Transport <p>Hertsmere Together (Community Strategy 2003-2020). Key aim</p> <ul style="list-style-type: none"> • Reduce traffic and improve the condition of roads <p>East of England Plan (RSS14)</p> <ul style="list-style-type: none"> • T1 (Regional Transport Strategy Objectives) • T11 (Environment and Safety) • T13 (Public Transport Accessibility)
Charge	<ul style="list-style-type: none"> • The scale of contribution will be determined by the Council (in conjunction with HCC where appropriate).

Town Centres and Shopping

Town Centre and District Centre Improvements as defined in the Local Plan (2003) (including Public Realm and Public Art)

Threshold	<ul style="list-style-type: none"> For schemes that have a significant impact on the existing Town and District Centres and/or Public Realm areas. This includes industrial, commercial, D Use Class and residential developments.
Policy framework	<ul style="list-style-type: none"> Planning and Design Guide Part D. Elstree Way SPD. Revised draft Core Strategy Submission (2010) Policy CS26, CS27, CS28 and CS29. Local Plan (2003) Policies D20, D21, T1 and T2. East of England Plan (2008) Policy SS6. Planning Policy Statement 1 - Delivering Sustainable Development. Planning Policy Statement 4 - Planning for Sustainable Economic Growth (2009).
Justification	<ul style="list-style-type: none"> Town and District Centre improvements will be primarily linked to projects and requirements of the various town and parish councils (including those outlined in Parish Plans) as well as to Town and District Centre development opportunities. The contribution will contribute to regeneration projects along Shenley Road, Elstree Way Corridor and to the creation of a film and television heritage centre at Elstree Studios. Across the Borough, this will contribute towards improvements identified in appropriate Conservation Area Appraisal. The Public Realm is also an important feature of a development as it integrates it into the existing street scene through good quality urban design. The Public Realm, when carefully designed, is able to integrate the public and private realm in a holistic way.
Standard charge formula	<ul style="list-style-type: none"> This will be decided case by case, including having regard to any current or proposed Town and District Centre Improvement Schemes.

Monitoring and administration contribution

Hertsmere Borough Council has in place a monitoring and maintaining system for S106 (this does not include legal fees). **This contribution towards cost of monitoring and maintaining S106 is based on 30% of the planning application fee for residential applications and 15% for commercial.** This contribution will ensure that there is a consistent and efficient approach to the implementation and monitoring of the S106 (Local Government Act, 2003).

For example – An application for a new dwelling house costs £335 in 2010. 30% of £335 is £100.50. Therefore, the S106 monitoring and maintaining contribution will amount to £100.50.