



## 9. Approach to S106 and Elstree Way Corridor



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Residential development in the area allocated in the [Elstree Way Corridor Area Action Plan](#) (EWCAAP) will be required to contribute towards the provision of a series of key infrastructure improvements. In order to facilitate such obligations via s106, the council has proposed a 'nil' rate of CIL within the main part of the corridor.

Development within the area identified as 'Elstree Way Corridor' on the adopted CIL proposals map will be required to contribute to infrastructure through a Section 106 planning agreement on the basis set out below. Sites outside the CIL charging schedule 'Elstree Way Corridor' area will be subject to CIL and therefore not required to contribute to the s106 items listed below.

Item		Base Cost (2014)	Base cost sought per dwelling
<a href="#">Primary School</a>	Phase 1	£3.5m - £4m	£4500
	Phase 2	£3.5m - £4m	Other funding sources (t.b.c.)
<a href="#">Health Facility</a>		Details anticipated Autumn/Winter 2016	Other funding (potentially CIL)
<a href="#">Highways Improvements</a> (Sites will be required to contribute to	Phase 1	£1.4m	£1,500
	Phase 2	£1.1m	£1,500

the relevant phase as set out in the <a href="#">following section</a> )	<b>Phase 3</b>	<b>£600k</b>	<b>£1,500</b>
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The Economic Viability Assessment which underpinned the council's CIL proposals determined that development in the corridor could support a contribution to infrastructure to the value of approximately £8,000 per dwelling (in addition to minor operational s106 costs) at December 2012 values (CPI = 125.0).

The council will review the costs associated with above infrastructure as proposals progress to award of contract. The proportion sought from one scheme may change depending on the latest delivery requirements but the maximum s106 liability for contributions to strategic infrastructure (combined total for all elements above) will be £8,000 + CPI on the date payment is made.

Further information on the infrastructure proposed, the current funding package, and delivery timescales for each element will be set out in further delivery plans when available.

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### Related Pages

1. [Developer Contributions Framework \(DCF\)](#)
2. [Local Plan 2012-2027 - Elstree Way Corridor Area Action Plan \(AAP\)](#)

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