



## East Herts Council Section 106 Contributions

Below are the standard financial contributions and other obligations that may be required for residential and commercial developments in usual circumstances. Other contributions or obligations not listed may be necessary in certain instances, for example due to the type or location of a development or when requested by a consultee and are negotiated on a site-by-site basis.

Basis for the contribution figures - All East Herts Section 106 financial contributions are calculated in accordance with the current East Herts Local Plan and relevant Supplementary Planning Documents and the associated calculation spreadsheets - specifically the Planning Obligations SPD (Oct 2008) and the Open Space, Sport and Recreation SPD (May 2020).

These documents and calculation spreadsheets are available on the council's website: <https://www.eastherts.gov.uk/planning-building/planning-policy/supplementary-planning-documents>

NOTE: Indexation on the individual contributions is based on the date of the SPDs as the calculation spreadsheets use data from May 2020 to provide the individual contribution amounts and the recycling indexation base date is October 2008 as this was when the contribution amount was calculated

---

<u>SITE:</u>	<b>Land East of A10, Buntingford</b>
<u>PLANNING APP REF:</u>	<b>3/23/0440/FUL</b>
<u>DETAILS:</u>	<b>Outline planning for the development of 350 dwellings, with up to 4,400 sqm of commercial and services floorspace (Use Class E and B8) and up to 500 sqm of retail floorspace (Use Classes E) and other associated works including drainage, access into the site from the A10 and Luynes Rise (but not access within the site), allotments, public open space and landscaping.</b>

Notes on proposed contribution obligations:

### **Section 106 Programme Manager - August 2023:**

I have reviewed and listed below the standard EHDC S106 obligations and financial contributions required as part of the planning application consideration – the Built and Open Space contributions have been calculated using the S106 Contribution Calculators associated with the [May 2020 Open Space, Sport and Leisure SPD](#).

**All contributions are based on a development of 350 Dwellings and are to be indexed linked from the set dates as outlined in the individual contribution obligation wording below.**

East Herts Draft S106 Contribution Requirements:

- **Affordable Housing** – policy compliant affordable housing provision is required as set out in the May 2020 [Affordable Housing SPD](#).
-

- **Allotments** – total contribution required = **£61,899.00** (Allotment facilities & improvements - £38,026.00 Plus Maintenance (20yrs) - £23,873.00) “towards the cost of facilities provision, improvements, and maintenance of allotment(s) *at Ermine Street and/or Hare Street Road and/ or community growing spaces within Buntingford and/or other allotments locally as used by the residents of the development.*” - payable on 1st Occupation & RPI Indexed from May 2020.
- 

- **Bowls** - total contribution required = **£84,298.00** (Bowls Club facilities & improvements - £32,737.00 Plus Maintenance (25yrs) - £51,561.00) - “towards the costs of provision, maintenance and improvements including bowling green and clubhouse at *Buntingford Bowls Club and/ or any local other Bowls Club as used by residents of the development*” - payable on 1st Occupation & RPI Indexed from May 2020
- 

- **Children’s Play and Provision for Young People** – total contribution required = **£751,506.00** (Play and young people facilities & improvements - £301,049.00 Plus Sinking Fund – 20yrs - £301,049.00 and Maintenance (20yrs) - £149,408.00) - “Towards the costs of provision, improvement and maintenance of children’s play and young people’s facilities *at Norfolk Road Playing Fields, including the resurfacing of the MUGA, and/ or at Hare Street Road Recreation Ground* as used by residents of the development” - payable on 1st Occupation & RPI Indexed from May 2020

NOTE: A financial contribution will be required if no agreed play areas provision is provided on site by the developer.

---

- **Community Transport Contribution for the BCAT Bus** – total contribution required = **TBA** - Amount to be agreed with Buntingford Town Council as a bespoke Contribution requested by BTC “A financial contribution towards the ongoing costs of the Buntingford Community Bus Project (BCAT)” - payable on 1st Occupation & RPI Indexed from date of Agreement

NOTE: A financial contribution will be required to support the BCAT community bus.

---

- **Fitness Gyms** - total contribution required = **£89,035.00** (Fitness gym provision & improvements - £64,753.00 Plus Sinking Fund – 25yrs - £8,094.00 and Maintenance (25yrs) - £16,188.00) – “Towards the costs of provision of facilities, improvements, and maintenance to the studio space(s) at *Grange Paddocks Leisure Centre and/or the provision of indoor sports and fitness at Seth Ward Community Centre* as used by the residents of the development and/or alternative provision serving the Development as agreed between the Owners and the Council in writing.” - payable on 1st Occupation & RPI Indexed from May 2020

NOTE: East Herts Council / Buntingford Town Council do not own or manage any gyms / studios in Buntingford – all gyms / studios in Buntingford are private businesses.

**NOTE:** In 2018, a comprehensive leisure strategy was agreed, designating Grange Paddocks and Hartham as flagship district-wide leisure centres. Following its redevelopment, Grange Paddocks was intended to cater not only to Bishop’s Stortford but also to neighbouring towns and villages, including Buntingford, in line with Sport England's recommended travel times.

---

- **Health Contribution** – **TBA** – **Hertfordshire & West Essex Integrated Health Board (ICB) to confirm exact requirements** – Payable prior to Commencement of Development & RPI Indexed from Date of Agreement – NOTE: EHDC are the collection authority for the ICB
-

- **Monitoring Fee Contribution** – TBA - **£330.00 per EHDC financial Contribution Obligation Plus £300** – “for the Council’s costs of monitoring the Development over the lifetime of the planning obligations”. Payable prior to Commencement of Development & RPI Indexed from May 2020
- 

- **Natural & semi-natural green space** – total contribution required = **£145,251.00** (Natural & semi-natural green space provision & improvements - £103,156.00 Plus Maintenance (20yrs) - £42,094.00) – “Towards the costs of provision, improvement, and maintenance of natural and semi-natural green space at **Layston Court Gardens** and/ or the **Millennium Wildlife Area at Hare Street Road Recreation Ground** as used by residents of the development” - payable on 1st Occupation & RPI Indexed from May 2020

NOTE: Financial contribution will be required if no agreed natural and semi-natural greenspace provision is provided on site.

---

- **Outdoor Tennis** – total contribution required = **£57,749.00** (Outdoor tennis provision & improvements - £41,250.00 Plus Sinking Fund – 25yrs - £2,375.00) – “Towards the costs of provision, improvement, and maintenance of the outdoor tennis courts facilities at **Ward Freman pool** and/or the **MUGA at Norfolk Road Playing Fields** and / or other facilities as used by residents of the development and/or alternative provision serving the Development as agreed between the **Owners and the Council in writing**” - payable on 1st Occupation & RPI Indexed from May 2020

NOTE: EHDC are currently responsible for the management of outdoor tennis courts at Ward Freman pool as part of the Leisure Contract. Buntingford Town Council are responsible for the outdoor tennis courts in Norfolk Road Playing Fields.

---

- **Parks and Gardens and Amenity Greenspace** – total contribution required = **£345,019.00** (Parks, gardens, and amenity green spaces provision & improvements - £177,454.00 Plus Maintenance (20yrs) - £167,564.00) – “Towards the costs of provision, improvement, and maintenance of **parks and gardens and amenity green space facilities at Layston Court Gardens and/or Norfolk Road Playing Fields** and/ or other public parks, gardens and amenity greenspaces in Buntingford as used by residents of the development” - payable on 1st Occupation & RPI Indexed from May 2020

NOTE: Financial contribution will be required if no agreed Parks, gardens, and amenity green spaces provision is provided on site.

---

- **Playing Pitches** – total contribution required = **£209,300.00** (draft amount based on a figure of £598.00 per unit) – “Towards the costs of provision, improvement, and maintenance **the playing pitches at Luyes Rise Recreation Area** and/or other public playing pitches as used by residents of the development” - payable on 1st Occupation & RPI Indexed from May 2020

NOTE: Sport England calculator to be used to confirm the amount required as a financial contribution is requested for Outdoor Sports provision in Buntingford as part of the EHDC S106 financial contributions.

---

- **Public Toilets** – total contribution required = **TBA** (Amount to be agreed as a bespoke Contribution requested by EHDC & BTC) – “Towards the costs of provision, improvement, and maintenance **public toilet facilities at Bowling Green Lane car park** as used by residents of the development” - payable on 1st Occupation & RPI Indexed from Date of Agreement.

NOTE: Need to clarify amount required as part of the EHDC S106 financial contributions.

---

- **Recycling Contribution - Calculated as £26,600.00 PLUS INDEXATION from Oct 2008 to be added** – *“towards the Council's costs for the provision of refuse and recycling containers to the Dwellings in the Development”*. - payable on 1st Occupation & RPI Indexed from October 2008 as per the requirements of the Planning Obligations SPD.

**NOTE: £26,600.00 is based on 350 dwellings @ £76 per dwelling - (Total with Indexation from October 2008 to July 2023 = £45,722.19)**

---

- **Sports Hall - total contribution required – £200,342.00** (Sports hall provision & improvements - £145,703.00 Plus Sinking Fund – 25yrs - £18,213.00 and Maintenance (25yrs) - £36,426.00) - *“towards the costs of provision of facilities, improvements, and maintenance of the indoor community sports facilities at **Ward Freman pool** and/or **Seth Ward Community Centre** and/or other community sports halls as used by the residents of the development”* - payable on 1st Occupation & RPI Indexed from May 2020.
- 

- **Studio Space - total contribution required – £36,780.00** (Studio Space provision & improvements - £26,749.00 Plus Sinking Fund – 25yrs - £3,344.00 and Maintenance (25yrs) - £6,687.00) - *“Towards the costs of provision of facilities, improvements, and maintenance to the studio space(s) at **Grange Paddocks Leisure Centre** and/or the provision of indoor sports and fitness at **Seth Ward Community Centre** as used by the residents of the development and/or alternative provision serving the Development as agreed between the Owners and the Council in writing”* - payable on 1st Occupation & RPI Indexed from May 2020

NOTE: East Herts Council / Buntingford Town Council do not own or manage any gyms / studios in Buntingford – all gyms / studios in Buntingford are private businesses.

**NOTE:** In 2018, a comprehensive leisure strategy was agreed, designating Grange Paddocks and Hartham as flagship district-wide leisure centres. Following its redevelopment, Grange Paddocks was intended to cater not only to Bishop's Stortford but also to neighbouring towns and villages, including Buntingford, in line with Sport England's recommended travel times.

---

- **Swimming Pool - total contribution required – £204,870.00** (Swimming Pool provision & improvements - £148,997.00 Plus Sinking Fund – 25yrs - £18,625.00 and Maintenance (25yrs) - £37,249.00) - *“Towards the costs of provision of facilities, improvements, and maintenance of the swimming pool facilities) **Grange Paddocks Leisure Centre** and/or at the **Ward Freman Pool** as used by the residents of the development and/or alternative provision serving the Development as agreed between the Owners and the Council in writing”* - payable on 1st Occupation & RPI Indexed from May 2020

NOTE: East Herts Council are currently jointly responsible for the Ward Freman pool in Buntingford as part of the Joint Use Pools Agreement with HCC and the school – the public facilities are managed by Everyone Active (SLM) under the EHDC Leisure Contract.

**NOTE:** In 2018, a comprehensive leisure strategy was agreed, designating Grange Paddocks and Hartham as flagship district-wide leisure centres. Following its redevelopment, Grange Paddocks was intended to cater not only to Bishop's Stortford but also to neighbouring towns and villages, including Buntingford, in line with Sport England's recommended travel times.

---

- **Village and Community Centres - total contribution required = £242,504.00** (Village Hall and Community Centre provision & improvements - £176,366.00 plus Sinking Fund – 25yrs -

£22,046.00 and Maintenance (25yrs) - £44,092.00) – “Towards the provision of facilities, improvements, and maintenance of the village halls and/or community centres within Buntingford including the **Seth Ward Community Centre** and/or other community centre facilities as used by the residents of the development.” - payable on 1st Occupation & RPI Indexed from May 2020.

NOTE: Buntingford Town Council own & manage the Seth Ward Community Centre in Buntingford.

- 
- **Recycling Contribution - Calculated as £26,600.00 PLUS INDEXATION from Oct 2008 to be added** – “towards the Council's costs for the provision of refuse and recycling containers to the Dwellings in the Development”. - payable on 1st Occupation & RPI Indexed from October 2008 as per the requirements of the Planning Obligations SPD.

**NOTE: Based on 350 dwellings @ £76 per dwelling**

---

These contributions have been calculated using the Local Plan and associated SPDs, and I'm happy that the identified contribution uses comply with the Legislation requirements.

Identified contributions will be used to achieve the proposed outcomes by East Herts Council and Buntingford Town Council with the support of the local residents and identified clubs.

I trust that this is satisfactory to help inform the planning application and the proposed Section 106 Agreement and do get back to me if you require any further information

Kind regards



**Jackie Bruce**

**Section 106 Programme Manager**

**East Herts District Council**

**01992 531654**

**Sign up to our weekly newsletter - [Network](#)**

