

**Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Markyate**

Settlement: Markyate  
Strategic Site: Summary

Infrastructure type	Infrastructure Category	No of Units/SqM	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
Residential units		207										
Employment SqM		0										
Highways and transportation	Transport			Contribute towards new/enhanced pedestrian and cycle links with the historic centre of Markyate, including off-site provision on London Road and where possible along existing Public Rights of Way (MK01)								
				Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along London Road (MK01).								
Rail												
Education - Early years	Education							£422,901	£2,043.00	S106/HCC	HCC	
Education- Primary				The expansion of Markyate School 2fe is predicated on the acquisition of additional land.				£2,104,115	£10,164.81	S106/HCC	HCC	
Education- Secondary				Katherine Warrington School expansion (contribution)				£2,182,616	£10,544.04	S106/HCC	HCC	
Education- SEND								tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities							£152,559	£737.00	s106/CIL	HCC	
Libraries								£79,902	£386.00	s106/CIL	HCC	
Community Facilities										s106/CIL	DBC	
Community Centres												
CCTV												
Adult Social Care				No response to date				tbc		s106/CIL	HCC	
Art/Public Domain										s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing									Central Govt DfH	NHS	
Mental Health										Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)			£721.33	Markyate surgery extension				£149,315	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	-	160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.65	140,000	Hectares of natural and semi natural greenspace		£90,720		£90,720	£438.26	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.29	440,000	Number of public parks and gardens		£126,720		£126,720	£612.17	s106/CIL	Developer/DBC	
Play Space - LAP		1.00	33,000	Number of LAPs		£33,000		£33,000	£159.42	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00	80,000	Number of LEAPs		£80,000		£80,000	£386.47	s106/CIL	Developer/DBC	
Play Space - MUGA		-	140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		-	165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		-	225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.04	Sports England calculator	Number of natural grass pitches (NGPs)		£6,017		£6,017	£29.07	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.08	Sports England calculator	Number of changing rooms for NGPs		£14,830		£14,830	£71.64	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.01	Sports England calculator	Number of artificial grass pitches (AGPs)		£4,945		£4,945	£23.89	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.01	Sports England calculator	Number of changing rooms for AGPs		£2,056		£2,056	£9.93	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a				n/a		n/a		s106/CIL	Developer/DBC	
SANGS										s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services											
Emergency Service - Fire			£365.32					£75,621	£365.32	HCC/CIL	HCC	
Emergency Service - Police			£160.71					£33,265	£160.71			
Waste management (HCC)	Utilities							£35,257	£170.32			
Refuse vehicles			£81.68	additional lorries		£16,908		£16,908	£81.68	s106/CIL	DBC	
Household bins			£81.50	provision of bins		£16,871		£16,871	£81.50	s106/CIL	DBC	
Utilities - Gas										Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity				no reinforcement identified						UKPN/ Developer	UKPN	
Utilities- Water (waste)				upgrade likely to be required.						Thames Water/Developer	Thames Water	

Utilities - Water (potable)				likely to require reinforcement						Affinity Water/Developer	Affinity Water	
Utilities - telecoms												
Utilities- digital												
Utilities- broadband												
Flood protection	Flood											
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>								£5,627,617	£27,187			

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

It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

Green infrastructure and leisure figures are based on capital costs only i.e. does not include lifecycles costs.





**Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Markyate**

**Settlement:** Markyate  
**Strategic Site:** MK01 South of London Road

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required	
	Category															
Residential units		150														
Employment SqM		0														
Highways and transportation	Transport						Contribute towards new/enhanced pedestrian and cycle links with the historic centre of Markyate, including off-site provision on London Road and where possible along existing Public Rights of Way.									
							Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along London Road.									
Rail																
Education - Early years	Education		1	400	0.375						£306,450	£2,043.00	S106/HCC	HCC		
Education- Primary			1	400	0.375						£1,730,357	£11,535.71	S106/HCC	HCC		
Education- Secondary			1	400	0.375						£1,794,914	£11,966.09	S106/HCC	HCC		
Education- SEND			1	400	0.375						tbc		CIL/HCC	HCC		
YCH - youth work	Community facilities		1	400	0.375						£110,550	£737.00	s106/CIL	HCC		
Libraries			1	400	0.375						£57,900	£386.00	s106/CIL	HCC		
Community Facilities													s106/CIL	DBC		
Community Centres																
CCTV																
Adult Social Care													s106/CIL	HCC		
Art/Public Domain													s106/CIL	DBC/Developer		
Acute Health	Health and wellbeing												Central Govt DfH	NHS		
Mental Health													Central Govt DfH	NHS		
Primary Health (need to meet impact of growth)						£721.33					£108,200	£721.33	s106/CIL/CCG	CCG		
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC		
Green - infr - natural and semi natural		0.65				140,000	Hectares of natural and semi natural greenspace		£90,720		£90,720	£604.80	s106/CIL	Developer/DBC		
Green Infra- public parks and gardens		0.29				440,000	Number of public parks and gardens		£126,720		£126,720	£844.80	s106/CIL	Developer/DBC		
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£220.00	s106/CIL	Developer/DBC		
Play Space - LEAP		1.00				80,000	Number of LEAPs	on-site	£80,000		£80,000	£533.33	s106/CIL	Developer/DBC		
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC		
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC		
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC		
Natural Grass Pitches (NGP)		0.03					Sports England calculator	Number of natural grass pitches (NGPs)	£4,359		£4,359	£29.06	s106/CIL	Developer/DBC		
Changing Rooms for NGPs		0.06					Sports England calculator	Number of changing rooms for NGPs	£10,742		£10,742	£71.61	s106/CIL	Developer/DBC		
Artificial Grass Pitches (AGP)		0.00					Sports England calculator	Number of artificial grass pitches (AGPs)	£3,582		£3,582	£23.88	s106/CIL	Developer/DBC		
Changing rooms for AGPs		0.01					Sports England calculator	Number of changing rooms for AGPs	£1,489		£1,489	£9.93	s106/CIL	Developer/DBC		
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC		
SANGS													s106	Developer/DBC		
Emergency Services- Ambulance	Emergency Services															
Emergency Service - Fire						£365.32					£54,798	£365.32	HCC/CIL	HCC		
Emergency Service - Police						£160.70					£24,105	£160.70				
Waste management (HCC)	Utilities										£25,549					
Refuse vehicles						£81.68		additional lorries	£12,252		£12,252	£81.68	s106/CIL	DBC		
Household bins						£81.50		provision of bins	£12,225		£12,225	£81.50	s106/CIL	DBC		
Utilities - Gas													Cadent Gas/Developer	Cadent Gas		
Utilities - Electricity													UKPN/ Developer	UKPN		
Utilities- Water (waste)													Thames Water/Developer	Thames Water		
Utilities - Water (potable)													Affinity Water/Developer	Affinity Water		

Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>											£4,587,912	£30,416			

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It should be noted that the costs outlined in this document for transport schemes and interventions are high level estimates with a degree of uncertainty as they are still in the process of being developed and as such are subject to change.

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**Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Markyate**

**Settlement:** Markyate  
**Strategic Site:** MK02 Hicks Road|High Street

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required	
	Category															
Residential units		13														
Employment SqM		0														
Highways and transportation	Transport															
Rail																
Education - Early years	Education		3	1000	0.013						£26,559	£2,043.00	s106/HCC	HCC		
Education- Primary			3	1000	0.013						£59,986	£4,614.31	s106/HCC	HCC		
Education- Secondary			3	1000	0.013						£62,224	£4,786.46	s106/HCC	HCC		
Education- SEND			3	1000	0.013						tbc		CIL/HCC	HCC		
YCH - youth work	Community facilities		3	1000	0.013						£9,581	£737.00	s106/CIL	HCC		
Libraries			3	1000	0.013						£5,018	£386.00	s106/CIL	HCC		
Community Facilities													s106/CIL	DBC		
Community Centres																
CCTV																
Adult Social Care													s106/CIL	HCC		
Art/Public Domain													s106/CIL	DBC/Developer		
Acute Health	Health and wellbeing												Central Govt DfH	NHS		
Mental Health													Central Govt DfH	NHS		
Primary Health (need to meet impact of growth)						£721.33	Markyate surgery expansion forward funded				£9,377	£721.33	s106/CIL/CCG	CCG		
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC		
Green - infr - natural and semi natural		0.00				140,000	Hectares of natural and semi natural greenspace		£0		£0	£0.00	s106/CIL	Developer/DBC		
Green infra- public parks and gardens		0.00				440,000	Number of public parks and gardens		£0		£0	£0.00	s106/CIL	Developer/DBC		
Play Space - LAP		0.00				33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC		
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC		
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC		
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC		
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC		
Natural Grass Pitches (NGP)		0.00					Sports England calculator	Number of natural grass pitches (NGPs)	£375		£375	£28.85	s106/CIL	Developer/DBC		
Changing Rooms for NGPs		0.01					Sports England calculator	Number of changing rooms for NGPs	£925		£925	£71.15	s106/CIL	Developer/DBC		
Artificial Grass Pitches (AGP)		0.00					Sports England calculator	Number of artificial grass pitches (AGPs)	£308		£308	£23.69	s106/CIL	Developer/DBC		
Changing rooms for AGPs		0.00					Sports England calculator	Number of changing rooms for AGPs	£128		£128	£9.85	s106/CIL	Developer/DBC		
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC		
SANGS													s106	Developer/DBC		
Emergency Services- Ambulance	Emergency Services															
Emergency Service - Fire						£365.32					£4,749	£365.32	HCC/CIL	HCC		
Emergency Service - Police						£160.70					£2,089	£160.70				
Waste management (HCC)	Utilities										£2,214					
Refuse vehicles						£81.68		additional lorries	£1,062		£1,062	£81.68	s106/CIL	DBC		
Household bins						£81.50		provision of bins	£1,060		£1,060	£81.50	s106/CIL	DBC		
Utilities - Gas													Cadent Gas/Developer	Cadent Gas		
Utilities - Electricity													UKPN/ Developer	UKPN		
Utilities- Water (waste)													Thames Water/Developer	Thames Water		
Utilities - Water (potable)													Affinity Water/Developer	Affinity Water		
Utilities - telecoms																
Utilities- digital																
Utilities- broadband																
Flood protection	Flood															
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>											£185,655	£14,111				

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Draft Infrastructure Delivery Plan – November 2020 – Settlement Schedule for Markyate

Settlement: Markyate  
Strategic Site: MK03 Watling Street

Infrastructure type	Infrastructure	No of Units/SqM	Tier	Ratio	Yield	Toolkit formula/multiplier	Intervention	Provision- (on site/ off site)	Estimated cost	Apportionment %	Developer contributions total	Developer contributions per unit	Funding source/s	Delivery lead	Priority- Critical, Essential, Required
	Category														
Residential units		20													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		3	1000	0.02						£40,860	£2,043.00	S106/HCC	HCC	
Education- Primary			3	1000	0.02						£92,286	£4,614.30	S106/HCC	HCC	
Education- Secondary			3	1000	0.02						£95,729	£4,786.45	S106/HCC	HCC	
Education- SEND			3	1000	0.02						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		3	1000	0.02						£14,740	£737.00	s106/CIL	HCC	
Libraries			3	1000	0.02						£7,720	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres															
CCTV															
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC/Developer	
Acute Health	Health and wellbeing												Central Govt DfH	NHS	
Mental Health													Central Govt DfH	NHS	
Primary Health (need to meet impact of growth)						£721.33					£14,427	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		0.00				140,000	Hectares of natural and semi natural greenspace		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.00				440,000	Number of public parks and gardens		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LAP		0.00				33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP		0.00				80,000	Number of LEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - MUGA		0.00				140,000	Number of MUGAs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - NEAP		0.00				165,000	Number of NEAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Green infrastructure- Allotments						225,000	Hectares of allotments required		£0		£0	£0.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		0.00					Sports England calculator	Number of natural grass pitches (NGPs)	£581		£581	£29.05	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.01					Sports England calculator	Number of changing rooms for NGPs	£1,432		£1,432	£71.60	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.00					Sports England calculator	Number of artificial grass pitches (AGPs)	£478		£478	£23.90	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.00					Sports England calculator	Number of changing rooms for AGPs	£199		£199	£9.95	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS													s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£7,306	£365.32	HCC/CIL	HCC	
Emergency Service - Police						£160.70					£3,214	£160.70			
Waste management (HCC)	Utilities										£3,406	£170.30			
Refuse vehicles						£81.68		additional lorries	£1,634		£1,634	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£1,630		£1,630	£81.50	s106/CIL	DBC	
Utilities - Gas													Cadent Gas/Developer	Cadent Gas	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utilities- Water (waste)													Thames Water/Developer	Thames Water	
Utilities - Water (potable)													Affinity Water/Developer	Affinity Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>											£285,641	£14,282			

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