

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

Settlement: Tring  
Strategic Site: Summary

Infrastructure type	Infrastructure	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	
	Category												
Residential units		2,418											
Employment SqM		54,000											
Highways and transportation	Transport												
Berkhamsted and Tring Transport Plan				Package SP-T1 West of Tring	Off site	£1,061,360	West Tring = £898,308 Miswell Lane = £163,052			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T2 Gateway to Tring Town Centre West	Off site	£174,728	West Tring = £113,059 Cumulative = £61,669			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T3 Gateway to Tring Town Centre East	Off site	£123,338	East of Tring (1)			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T4 Town Centre Fringe	Off site	£154,172	Cumulative (plus TI55 - refer to UTP)			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T5 Dundale Road-Little Tring Road	Off site	£102,267	Cumulative			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T6 Sustainable Modes Access to Tesco	Off site	£61,669	Cumulative			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T7 Southern Gateway to Tring	Off site	£842,806	Dunsley Farm = £801,694 Cumulative = £41,113			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T8 Active Mode Route to Station	Off site	£231,463	East of Tring (2) = £10,278 Cumulative = £221,185			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T9 Tring Station Enhancements	Off site	Refer to UTP and Station Prospectus	West Tring			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T10 Miswell Lane	Off site	£61,669	West of Tring, Miswell Lane			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T11 Grove Road	Off site	£176,578	East of Tring 1 & 2, New Mill			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T12 Brook Street	Off site	£30,834	New Mill			tbc	HCC		
Berkhamsted and Tring Transport Plan				Package SP-T13 20mph speed limit	Off site	£205,563	Cumulative			tbc	HCC		
Rail													
Education - Early years	Education			tbc						£4,939,974	£2,043	S106/HCC	HCC
Education- Primary				Seeking two new 3FE primary schools to meet need arising from developments. Best location for primary schools is in East Tring – one in the north parcel of land and one in the south parcel of land						£27,505,749	£11,375	S106/HCC	HCC
Education- Secondary				Seeking one new 8FE secondary site to meet need arising from developments. Location of secondary school within Tring less important than location of the two primary schools						£28,531,952	£11,800	S106/HCC	HCC
Education- SEND										tbc		CIL/HCC	HCC
YCH - youth work	Community facilities									£1,782,066	£737	s106/CIL	HCC
Libraries										£933,348	£386	s106/CIL	HCC
Community Facilities												s106/CIL	DBC
Community Centres				£1,150,000	1 x Community Centre in Tring	£1,150,000				£1,150,001	£475.60		
CCTV				£45,000	CCTV provision at 1 local centre (total for Tring)	£45,000				£45,000	£18.61	s106/CIL	DBC
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	TBC				£1,744,176	£721	s106/CIL/CCG	CCG
Green Infrastructure- amenity space	Green infrastructure	2.66	160,000	Hectares of amenity space		£426,240		£426,240	£176.28	s106/CIL	Developer/DBC
Green - infr - natural and semi natural		9.72	140,000	Hectares of natural and semi natural greenspace		£1,360,800		£1,360,800	£562.78	s106/CIL	Developer/DBC
Green Infra- public parks and gardens		4.32	440,000	Number of public parks and gardens		£1,900,800		£1,900,800	£786.10	s106/CIL	Developer/DBC
Play Space - LAP		4.00	33,000	Number of LAPs		£132,000		£132,000	£54.59	s106/CIL	Developer/DBC
Play Space - LEAP		3.00	80,000	Number of LEAPs		£240,000		£240,000	£99.26	s106/CIL	Developer/DBC
Play Space - MUGA		6.00	140,000	Number of MUGAs		£840,000		£840,000	£347.39	s106/CIL	Developer/DBC
Play Space - NEAP		2.00	165,000	Number of NEAPs		£330,000		£330,000	£136.48	s106/CIL	Developer/DBC
Green infrastructure- Allotments		0.84	225,000	Hectares of allotments required		£189,000		£189,000	£78.16	s106/CIL	Developer/DBC
Natural Grass Pitches (NGP)		7.65	Sports England calculator	Number of natural grass pitches (NGPs)		£780,836		£780,836	£322.93	s106/CIL	Developer/DBC
Changing Rooms for NGPs		8.21	Sports England calculator	Number of changing rooms for NGPs		£1,515,350		£1,515,350	£626.70	s106/CIL	Developer/DBC
Artificial Grass Pitches (AGP)		0.38	Sports England calculator	Number of artificial grass pitches (AGPs)		£400,290		£400,290	£165.55	s106/CIL	Developer/DBC
Changing rooms for AGPs		0.79	Sports England calculator	Number of changing rooms for AGPs		£142,776		£142,776	£59.05	s106/CIL	Developer/DBC
Leisure - swimming pools		n/a				n/a		n/a		s106/CIL	Developer/DBC
SANGS				Creation of new green corridors in Tr02 and Tr03. Investigations to be carried out for potential green corridors in Tr01.						s106	Developer/DBC
Emergency Services- Ambulance	Emergency Services										
Emergency Service - Fire			£365.32	Seeking 1 new fire and rescue centre in Tr01				£883,344	£365.32		
Emergency Service - Police			160.71					£388,573	£160.71		
Waste management (HCC)	Utilities							£411,845	£170.32		
Refuse vehicles			81.68	additional lorries		£197,502		£197,502	£81.68	s106/CIL	DBC
Household bins			81.50	provision of bins		£197,067		£197,067	£81.50	s106/CIL	DBC
Utilities - Gas				it is expected that all other development, plus the remaining Icknield Way dwellings, will not connect to the gas infrastructure. If this is the case, then only 24 dwellings are likely to connect to the gas network and at this moment in time would not trigger the requirement to reinforce the gas infrastructure.		not stated				SGN/developer	SGN
Utilities - Electricity				Proposed development in Tring will require work on the Sundon to Aylesbury East Grid 132kV feed. UKPN envisages that reinforcement at Primary Substation level (Tring and Berkhamsted) can take place on existing sites and no new land take is likely to be required.		not stated				UKPN/ Developer	UKPN
Utilities- Water (waste)				The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water		not stated				Developer/Thames Water	Thames Water
Utilities - Water (potable)				Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early		not stated				Developer/Thames Water	Thames Water
Utilities - telecoms				No response received							
Utilities- digital				No response received							
Utilities- broadband											
Flood protection	Flood										
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>								<b>£76,968,689</b>	<b>£31,832</b>		

\* 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 Tring

Settlement: Tring  
Strategic Site: Windfall Allowance

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		144													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		2	500	0.288						£294,192	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	0.288						£1,328,914	£9,228.57	S106/HCC	HCC	
Education- Secondary			2	500	0.288						£1,378,494	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.288						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.288						£106,128	£737.00	s106/CIL	HCC	
Libraries			2	500	0.288						£55,584	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)		£68,486		£68,486	£475.60			
CCTV						£18.61	CCTV provision at 1 local centre (total for Tring)		£2,680		£2,680	£18.61			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	HCC	
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					£103,872	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00			
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						33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP						80,000	Number of LEAPs		£0		£0	£0.00	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)		0.46					Sports England calculator	Number of natural grass pitches (NGPs)	£46,549		£46,549	£323.26	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.49					Sports England calculator	Number of changing rooms for NGPs	£90,336		£90,336	£627.33	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.02					Sports England calculator	Number of artificial grass pitches (AGPs)	£23,863		£23,863	£165.72	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.05					Sports England calculator	Number of changing rooms for AGPs	£8,511		£8,511	£59.10	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS													s106/CIL	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£52,606	£365.32			
Emergency Service - Police						£160.70					£23,141	£160.70			
Waste management (HCC)	Utilities										£24,527	£170.33			
Refuse vehicles						£81.68		additional lorries	£11,762		£11,762	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£11,736		£11,736	£81.50	s106/CIL	DBC	
Utilities - Gas													SGN/developer	SGN	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utilites- Water (waste)													Developer/Thames Water	Thames Water	

Utilities - Water (potable)														Developer/Thames Water	Thames Water	
Utilities - telecoms																
Utilities- digital																
Utilities- broadband																
Flood protection	Flood															
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>												£3,631,380	£25,218			

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

Settlement: Tring  
Strategic Site: TR01 Dunsley Farm

Infrastructure type	Infrastructure Category	No of Units/Sq M	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
Residential units		400													
Employment SqM		54,000													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	1						£817,200	£2,043.00	S106/HCC	HCC	
Education- Primary			1	400	1		1 new primary school (3ha)				£4,614,284	£11,535.71	S106/HCC	HCC	
Education- Secondary			1	400	1						£4,786,437	£11,966.09	S106/HCC	HCC	
Education- SEND			1	400	1						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	1						£294,800	£737.00	s106/CIL	HCC	
Libraries			1	400	1						£154,400	£386.00	s106/CIL	HCC	
Community Facilities							A new local centre including community facilities						s106/CIL	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)				£190,240	£475.60			
CCTV						£18.61	CCTV provision at 1 local centre (total for Tring)		£7,444		£7,444	£18.61	s106/CIL	DBC	
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	DBC	
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					£288,532	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.58				160,000	Hectares of amenity space		£92,160		£92,160	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		1.73				140,000	Hectares of natural and semi natural greenspace		£241,920		£241,920	£604.80	s106/CIL	Developer/DBC	
Green infra- public parks and gardens		0.77				440,000	Number of public parks and gardens		£337,920		£337,920	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£82.50	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£200.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£350.00	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)		1.27					Sports England calculator		£129,153		£129,153	£322.88	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		1.36					Sports England calculator		£250,644		£250,644	£626.61	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06					Sports England calculator		£66,209		£66,209	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.13					Sports England calculator		£23,616		£23,616	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS							As part of delivering a net gain in biodiversity, investigate the existing Local Wildlife Site – Cow Lane Farm Meadows for its existing and future potential as a strategic wildlife corridor.						s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32	New fire and rescue station to replace existing facility.				£146,128	£365.32			
Emergency Service - Police						£160.70					£64,280	£160.70			
Waste management (HCC)	Utilities										£68,130	£170.33	CIL	DBC	
Refuse vehicles						£81.68	additional lorries		£32,672		£32,672	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£32,600		£32,600	£81.50	s106/CIL	DBC	
Utilities - Gas													SGN/developer	SGN	

Utilities - Electricity													UKPN/ Developer	UKPN	
Utilities- Water (waste)						residential and employment - scale of development likely to require upgrades to WW network, Early consultation required for TW plan to determine magnitude of spare capacity currently available and phasing may be required to ensure development does not outpace delivery of essential network upgrades.							Developer/Thames Water	Thames Water	
Utilities - Water (potable)													Developer/Thames Water	Thames Water	
Utilities - telecoms															
Utilities- digital															
Utilities- broadband															
Flood protection	Flood														
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>												£12,891,769	£32,229		

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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 Tring

Settlement: Tring  
Strategic Site: TR02 New Mill

Infrastructure type	Infrastructure Category	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
Residential units		400													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	1						£817,200	£2,043.00	s106/HCC	HCC	
Education- Primary			1	400	1						£4,614,284	£11,535.71	s106/HCC	HCC	
Education- Secondary			1	400	1						£4,786,437	£11,966.09	s106/HCC	HCC	
Education- SEND			1	400	1						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	1						£294,800	£737.00	s106/CIL	HCC	
Libraries			1	400	1						£154,400	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)		£190,240		£190,240	£475.60			
CCTV						£18.61	CCTV provision at 1 local centre (total for Tring)		£7,444		£7,444	£18.61			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	HCC	
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					£288,532	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00			
Green - infr - natural and semi natural		1.73				140,000	Hectares of natural and semi natural greenspace		£241,920		£241,920	£604.80	s106/CIL	Developer/DBC	
Green infra- public parks and gardens		0.77				440,000	Number of public parks and gardens		£337,920		£337,920	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£82.50	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£200.00	s106/CIL	Developer/DBC	
Play Space - MUGA		1.00				140,000	Number of MUGAs	on-site	£140,000		£140,000	£350.00	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)		1.27					Sports England calculator	Number of natural grass pitches (NGPs)	£129,153		£129,153	£322.88	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		1.36					Sports England calculator	Number of changing rooms for NGPs	£250,644		£250,644	£626.61	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.06					Sports England calculator	Number of artificial grass pitches (AGPs)	£66,209		£66,209	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.13					Sports England calculator	Number of changing rooms for AGPs	£23,616		£23,616	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS							Develop new green infrastructure corridors and connect with other corridors in the area, including those proposed East of Tring such as the community hub spine.						s106/CIL	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£146,128	£365.32			
Emergency Service - Police						£160.70					£64,280	£160.70			
Waste management (HCC)	Utilities										£68,130	£170.33			
Refuse vehicles						£81.68	additional lorries		£32,672		£32,672	£81.68	s106/CIL	DBC	



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

Settlement: Tring  
 Strategic Site: TR03 East of Tring

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		1400													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	3.5						£2,860,200	£2,043.00	s106/HCC	HCC	
Education- Primary			1	400	3.5		1 new primary school (3ha)				£16,149,995	£11,535.71	s106/HCC	HCC	
Education- Secondary			1	400	3.5		1 new secondary school (13ha)				£16,752,530	£11,966.09	s106/HCC	HCC	
Education- SEND			1	400	3.5						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	3.5						£1,031,800	£737.00	s106/CIL	HCC	
Libraries			1	400	3.5						£540,400	£386.00	s106/CIL	HCC	
Community Facilities							A new local centre including a sports/community hub						s106/CIL	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)				£665,840	£475.60			
CCTV						£18.61	CCTV provision at 1 local centre (total for Tring)		£26,054		£26,054	£18.61	s106/CIL	DBC	
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					£1,009,862	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	2.02				160,000	Hectares of amenity space		£322,560		£322,560	£230.40	s106/CIL	Developer/DBC	
Green - infr - natural and semi natural		6.05				140,000	Hectares of natural and semi natural greenspace		£846,720		£846,720	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		2.69				440,000	Number of public parks and gardens		£1,182,720		£1,182,720	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs		£33,000		£33,000	£23.57	s106/CIL	Developer/DBC	
Play Space - LEAP		1.00				80,000	Number of LEAPs		£80,000		£80,000	£57.14	s106/CIL	Developer/DBC	
Play Space - MUGA		4.00				140,000	Number of MUGAs		£560,000		£560,000	£400.00	s106/CIL	Developer/DBC	
Play Space - NEAP		2.00				165,000	Number of NEAPs	on-site	£330,000		£330,000	£235.71	s106/CIL	Developer/DBC	
Green infrastructure- Allotments		0.84				225,000	Hectares of allotments required		£189,000		£189,000	£135.00	s106/CIL	Developer/DBC	
Natural Grass Pitches (NGP)		4.43					Sports England calculator	Number of natural grass pitches (NGPs)	£452,035		£452,035	£322.88	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		4.75					Sports England calculator	Number of changing rooms for NGPs	£877,253		£877,253	£626.61	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.22					Sports England calculator	Number of artificial grass pitches (AGPs)	£231,733		£231,733	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.45					Sports England calculator	Number of changing rooms for AGPs	£82,654		£82,654	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS								Create a new green corridor linking the new woodland area to the north east with the existing built-up area of Tring along Marchcroft Lane to the adjacent allocation "New Mill".					s106	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£511,448	£365.32			
Emergency Service - Police						£160.70					£224,980	£160.70			

Waste management (HCC)	Utilities									£238,454	£170.32		
Refuse vehicles					£81.68	additional lorries		£114,352		£114,352	£81.68	s106/CIL	DBC
Household bins					£81.50	provision of bins		£114,100		£114,100	£81.50	s106/CIL	DBC
Utilities - Gas						Reinforcement works required for Strategic sites but no show stoppers. East of Tring GD3 - post 2025/26						SGN/developer	SGN
Utilities - Electricity												UKPN/ Developer	UKPN
Utilities- Water (waste)												Developer/Thames Water	Thames Water
Utilities - Water (potable)												Developer/Thames Water	Thames Water
Utilities - telecoms													
Utilities- digital													
Utilities- broadband													
Flood protection	Flood												
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>										£45,427,690	£32,448		

\* 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.

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

Settlement: Tring  
Strategic Site: TR04 Icknield Way

Infrastructure type	Infrastructure Category	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
Residential units		50													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		1	400	0.125						£102,150	£2,043.00	s106/HCC	HCC	
Education- Primary			1	400	0.125						£576,786	£11,535.72	s106/HCC	HCC	
Education- Secondary			1	400	0.125						£598,305	£11,966.10	s106/HCC	HCC	
Education- SEND			1	400	0.125						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		1	400	0.125						£36,850	£737.00	s106/CIL	HCC	
Libraries			1	400	0.125						£19,300	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)				£23,780	£475.60			
CCTV						£18.61	CCTV provision at 1 local centre (total for Tring)				£931	£18.61			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	HCC	
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					£36,067	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.07				160,000	Hectares of amenity space		£11,520		£11,520	£230.40			
Green - infr - natural and semi natural		0.22				140,000	Hectares of natural and semi natural greenspace		£30,240		£30,240	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.10				440,000	Number of public parks and gardens		£42,240		£42,240	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP		1.00				33,000	Number of LAPs	on-site	£33,000		£33,000	£660.00	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)		0.16					Sports England calculator	Number of natural grass pitches (NGPs)	£16,144		£16,144	£322.88	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.17					Sports England calculator	Number of changing rooms for NGPs	£31,330		£31,330	£626.60	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.01					Sports England calculator	Number of artificial grass pitches (AGPs)	£8,276		£8,276	£165.52	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.02					Sports England calculator	Number of changing rooms for AGPs	£2,952		£2,952	£59.04	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS													s106/CIL	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£18,266	£365.32			
Emergency Service - Police						£160.70					£8,035	£160.70			
Waste management (HCC)	Utilities										£8,516				
Refuse vehicles						£81.68	additional lorries		£4,084		£4,084	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£4,075		£4,075	£81.50	s106/CIL	DBC	



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

Settlement: **Tring**  
 Strategic Site: **TR05 Miswell Lane**

Infrastructure type	Infrastructure Category	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
Residential units		24													
Employment SqM		0													
Highways and transportation	Transport														
Rail															
Education - Early years	Education		2	500	0.048						£49,032	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	0.048						£221,486	£9,228.58	S106/HCC	HCC	
Education- Secondary			2	500	0.048						£229,749	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.048						tbh		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.048						£17,688	£737.00	s106/CIL	HCC	
Libraries			2	500	0.048						£9,264	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres						£475.60	1 x Community Centre (total in Tring)				£11,414	£475.60			
CCTV						£18.61	CCTV provision at 1 local centre (total for Tring)				£447	£18.61			
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	HCC	
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					£17,312	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.00				160,000	Hectares of amenity space		£0		£0	£0.00			
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)		0.08					Sports England calculator	Number of natural grass pitches (NGPs)	£7,803		£7,803	£325.12	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		0.08					Sports England calculator	Number of changing rooms for NGPs	£15,143		£15,143	£630.96	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.00					Sports England calculator	Number of artificial grass pitches (AGPs)	£4,000		£4,000	£166.67	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.01					Sports England calculator	Number of changing rooms for AGPs	£1,427		£1,427	£59.46	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS													s106/CIL	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£8,768	£365.32			
Emergency Service - Police						£160.70					£3,857	£160.70			
Waste management (HCC)	Utilities										£4,088	£170.33			
Refuse vehicles						£81.68	additional lorries		£1,960		£1,960	£81.68	s106/CIL	DBC	
Household bins						£81.50	provision of bins		£1,956		£1,956	£81.50	s106/CIL	DBC	
Utilities - Gas													SGN/developer	SGN	
Utilities - Electricity													UKPN/ Developer	UKPN	
Utilites- Water (waste)													Developer/Thames Water	Thames Water	

Utilities - Water (potable)														Developer/Thames Water	Thames Water	
Utilities - telecoms																
Utilities- digital																
Utilities- broadband																
Flood protection	Flood															
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>													£605,394	£25,225		

\* 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.

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

Settlement: **Tring**  
 Strategic Site: **Other Commitments**

Infrastructure type	Infrastructure Category	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
Residential units		313													
Employment SqM															
Highways and transportation	Transport														
Rail															
Education - Early years	Education		2	500	0.626						£639,459	£2,043.00	S106/HCC	HCC	
Education- Primary			2	500	0.626						£2,888,542	£9,228.57	S106/HCC	HCC	
Education- Secondary			2	500	0.626						£2,996,310	£9,572.88	S106/HCC	HCC	
Education- SEND			2	500	0.626						tbc		CIL/HCC	HCC	
YCH - youth work	Community facilities		2	500	0.626						£230,681	£737.00	s106/CIL	HCC	
Libraries			2	500	0.626						£120,818	£386.00	s106/CIL	HCC	
Community Facilities													s106/CIL	DBC	
Community Centres															
CCTV															
Adult Social Care													s106/CIL	HCC	
Art/Public Domain													s106/CIL	HCC	
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					£225,776	£721.33	s106/CIL/CCG	CCG	
Green Infrastructure- amenity space	Green infrastructure	0.45				160,000	Hectares of amenity space		£72,115		£72,115	£230.40			
Green - infr - natural and semi natural		1.35				140,000	Hectares of natural and semi natural greenspace		£189,302		£189,302	£604.80	s106/CIL	Developer/DBC	
Green Infra- public parks and gardens		0.60				440,000	Number of public parks and gardens		£264,422		£264,422	£844.80	s106/CIL	Developer/DBC	
Play Space - LAP						33,000	Number of LAPs		£0		£0	£0.00	s106/CIL	Developer/DBC	
Play Space - LEAP						80,000	Number of LEAPs		£0		£0	£0.00	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)		0.99					Sports England calculator	Number of natural grass pitches (NGPs)	£101,035		£101,035	£322.80	s106/CIL	Developer/DBC	
Changing Rooms for NGPs		1.06					Sports England calculator	Number of changing rooms for NGPs	£196,076		£196,076	£626.44	s106/CIL	Developer/DBC	
Artificial Grass Pitches (AGP)		0.05					Sports England calculator	Number of artificial grass pitches (AGPs)	£51,795		£51,795	£165.48	s106/CIL	Developer/DBC	
Changing rooms for AGPs		0.10					Sports England calculator	Number of changing rooms for AGPs	£18,474		£18,474	£59.02	s106/CIL	Developer/DBC	
Leisure - swimming pools		n/a							n/a		n/a		s106/CIL	Developer/DBC	
SANGS													s106/CIL	Developer/DBC	
Emergency Services- Ambulance	Emergency Services														
Emergency Service - Fire						£365.32					£114,345	£365.32			
Emergency Service - Police						£160.70					£50,299	£160.70			
Waste management (HCC)	Utilities										£53,311	£170.32			
Refuse vehicles						£81.68		additional lorries	£25,566		£25,566	£81.68	s106/CIL	DBC	
Household bins						£81.50		provision of bins	£25,510		£25,510	£81.50	s106/CIL	DBC	
Utilities - Gas													SGN/developer	SGN	
Utilities - Electricity													UKPN/ Developer	UKPN	

Utilities- Water (waste)														Developer/Thames Water	Thames Water	
Utilities - Water (potable)														Developer/Thames Water	Thames Water	
Utilities - telecoms																
Utilities- digital																
Utilities- broadband																
Flood protection	Flood															
<b>Estimated Developer Contributions Total (Excluding Transport) To Date *</b>													£8,263,837	£26,402		

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