

Appeal: Land North of Bradmore Way, The Brookmans Park Estate, Brookmans Park, Hertfordshire

WHBC Application Ref: 6/2022/1097/OUTLINE

Draft Heads of Terms

Planning Obligations

- 1.1 A Section 106 Agreement is being prepared in accordance with the Draft Heads of Terms below. Provision of a S106 Agreement to secure delivery of the necessary infrastructure and affordable housing is capable of addressing RfR6

Contributions

- 1.2 The following contributions are payable by the Appellant to Hertfordshire County Council:

- a) Primary Education (£937,262.00 or £1,117,889.00)
- b) Secondary Education (£1,022,926.00)
- c) Special Education Needs (£138,362.00)
- d) Library Services (£13,862.00)
- e) Youth Services (£25,041.00)
- f) Waste Services (£37,913.00)
- g) Sustainable Transport (£875,616.00)
- h) Travel Plan Monitoring Fee (final amount to be confirmed)
- i) Monitor Fees (£340 per trigger point) (final figure to be confirmed)

- 1.3 The following contributions are payable by the Appellant to WHBC:

- a) Open Space (£21,886.80)
- b) Waste & Recycling (£9,525.98)
- c) Indoor Sport - Hatfield Bowls Club (£1,782.00)
- d) Indoor Sport - Sports Hall (£66,962.00)
- e) Indoor Sport - Swimming (£70,285.00)
- f) Outdoor Sport - Artificial Grass Pitch (Chancellors) (£3,461.00)
- g) Outdoor Sport - 3G Pitch (£18,897.00)
- h) Outdoor Sport - Grass Football Pitches (£32,245.00)
- i) Outdoor Sport - Youth Football (£29,863.00)

- j) Outdoor Sport - Mini Soccer (£2,167.00)
- k) Outdoor Sport - Rugby Union (£9,313.00)
- l) Outdoor Sport - Cricket (£10,314.00)
- m) Monitoring Fee (£5,000.00)

1.4 The following contributions are payable by the Appellant to the NHS:

- a) General Medical Services (£193,750.00)
- b) Mental Health Services (£25,218.00)
- c) Community Services (£22,753.00)

1.5 All financial obligations are subject to indexation.

1.6 An addition needs to be made to address the requirement for biodiversity net gain i.e., on-site compensation and off-setting. The sum is yet to be finalised.