

APPENDIX 2 – S.106 ASSUMPTIONS FOR STRATEGIC AND LOCAL ALLOCATIONS

SS1 – Land at Durrants Lane and Shootersway Lane

- Affordable Housing
- Community facilities
- Improvements to Berkhamsted Station
- Junction improvements at Durrants Lane/High Street
- Junction improvements at Shootersway Lane/Kings Road and Kingshill Way
- Junction improvements at Kings Road/High Street
- Northchurch and Kingshill Way Gateway Improvements
- Play facilities
- Safer Route to School
- Speed Management – Kings Road

LA1 – Marchmont Farm, Hemel Hempstead

- Access to the site and junction improvements
- Affordable Housing
- Community facilities
- Play provision and open space

LA2 – Old Town, Hemel Hempstead

- Access the site
- Affordable Housing
- Community facilities

LA3 – Land to the west of Hemel Hempstead

- Affordable housing
- Localised highway works
- New doctors surgery
- New primary school
- Play Space
- Strategic Open Space
- Sustainable transport measures

LA4 – Hanbury's, Berkhamsted

- Affordable Housing
- Allotments
- Community facilities
- Improvements to Berkhamsted Station
- Junction improvement at Shootersway Lane/Kings Road and Kingshill Way
- Junction improvement at Kings Road/High Street
- Safer Route to School
- Site Access
- Speed Management – Kings Road

LA5 – Land off Icknield Way, Tring

- Affordable housing
- Community facilities
- Localised Highway works
- Play provision and open space
- Speed Management – Ickniel Way
- Safer Route to School

LA6 – Land off Chesham Road/Molyneaux Avenue, Bovingdon

- Access works
- Affordable Housing
- Community facilities
- Play Space and open space

EXTRACT FROM SITE SPECIFIC VIABILITY STUDY

Strategic Site	1 bed	2 bed	3 bed	4 bed	Total Units	Residual S.106 Cost	Additional Specific Site 106 (Transport, Play Space etc)	School (£7.64M)	GP Provision	Care Home Provision	Total Cost	£per unit
Marchmont Farm		75	150	75	300	£375,000	£550,000	£0	£0	£0	£925,000	3,083
Old Town	20	32	16	12	80	£81,600	£0	£0	£0	£0	£81,600	1,020
West Hemel		270	360	270	900	£1,116,000	£2,050,000	£7,640,000	£792,000	£0	£11,598,000	12,887
Hanbury's		18	24	18	60	£74,400	£143,500	£0	£0	£0	£217,900	3,632
Icknield Way		45	60	45	150	£186,000	£474,000	£0	£0	£0	£660,000	4,400
Chesham Rd		18	24	18	60	£74,400	£0	£0	£0	£0	£74,400	1,240
Spencer's Park		150	240	210	600	£762,000	£50,000	£7,640,000	£0	£0	£8,452,000	14,087
Egerton	10	31	76	63	180	£228,200	£895,500	£0	£0	£0	£1,123,700	6,243
Hicks Road	36	43	53	18	150	£159,800	£0	£0	£0	£48,000	£207,800	1,385