

## Typical Section 106 Requirements



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. Payments and other obligations are usually only sought on housing schemes if they are [major development](#).

(EHDC) = Contribution/obligation sought by East Herts District Council

(HCC) = Contribution/obligation sought by Hertfordshire County Council

Contribution / Obligation	Amount <sup>i</sup> / Details	Payment due / Timing
Affordable Housing (EHDC)	Number of units: 35% (11 to 14 gross additional dwellings) or 40% (15 or more gross additional dwellings) Dwelling types to be agreed	Types agreed before planning permission granted  Inform EHDC of intended RP on commencement
	At least 75% of units affordable rent: i) Construction and transfer to RP ii) Rent at Local Housing Allowance rate iii) Let in accordance with nominations agreement with RP	For affordable rent: i) Occupation of 50% of market units ii) Ongoing iii) Ongoing
	Up to 25% of units shared ownership: i) Construction and transfer to RP ii) Other details as per Homes England model lease	For shared ownership: i) Occupation of 50% of market units ii) As per model lease
Affordable Housing Commuted Sum (EHDC)	Formula equating to cost to developer of subsidising affordable housing	First occupation
Allotments (EHDC)	<a href="#">East Herts Contribution Calculator</a> <a href="#">Open Space</a>	First occupation
Bowls (EHDC)	<a href="#">East Herts Contribution Calculator</a> <a href="#">Built Facilities</a>	First occupation
Cemeteries (EHDC)	Bespoke calculation	First occupation

Contribution / Obligation	Amount <sup>i</sup> / Details	Payment due / Timing
Childcare Facilities (HCC)	<a href="#">HCC Guide to Developer Infrastructure Contributions</a>	Prior to commencement
Children's Play and Provision for Young People (EHDC)	<a href="#">East Herts Contribution Calculator Open Space</a>	First occupation
EHDC Monitoring	£300 + £300 for each EHDC obligation	Commencement
Fire Hydrants (HCC)	<ul style="list-style-type: none"> <li>i) Submit water scheme for approval</li> <li>ii) Construct fire hydrants</li> <li>iii) Maintain fire hydrants</li> </ul>	<ul style="list-style-type: none"> <li>i) Prior to commencement</li> <li>ii) Before occupation</li> <li>iii) Until adopted</li> </ul>
Fitness Gyms (EHDC)	<a href="#">East Herts Contribution Calculator Built Facilities</a>	First occupation
Health Facilities (EHDC on behalf of NHS)	Bespoke calculation	First occupation
HCC Monitoring	£340 for each different timing for payment of HCC contribution	Monitoring and administering any obligations required pursuant to the planning permission
Library Facilities (HCC)	<a href="#">HCC Guide to Developer Infrastructure Contributions</a>	Prior to commencement
Local Needs Housing (EHDC)	<p>100% affordable, including when not major development</p> <p>For more details see Affordable Housing above</p>	See Affordable Housing above
Natural and Semi Natural Green Space (EHDC)	<a href="#">East Herts Contribution Calculator Open Space</a>	First occupation
Nursery Education (HCC)	<a href="#">HCC Guide to Developer Infrastructure Contributions</a>	Prior to commencement
Outdoor Tennis (EHDC)	<a href="#">East Herts Contribution Calculator Built Facilities</a>	First occupation
Parking (EHDC)	Bespoke calculation	First occupation

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Parks and Gardens and Amenity Green Space (EHDC)	<a href="#">East Herts Contribution Calculator Open Space</a>	First occupation
Playing Pitches (EHDC)	<a href="#">Sport England Playing Pitch Calculator</a>	First occupation
Primary Education (HCC)	<a href="#">HCC Guide to Developer Infrastructure Contributions</a>	Prior to commencement
Recycling (EHDC)	<a href="#">Planning Obligations SPD (2008)</a> (page 33)	First occupation
Secondary Education (HCC)	<a href="#">HCC Guide to Developer Infrastructure Contributions</a>	Prior to commencement
Sports Halls (EHDC)	<a href="#">East Herts Contribution Calculator Built Facilities</a>	First occupation
Studio Space (EHDC)	<a href="#">East Herts Contribution Calculator Built Facilities</a>	First occupation
Sustainable Transport (HCC)	<a href="#">HCC Guide to Developer Infrastructure Contributions</a>	Prior to commencement
Swimming Pool (EHDC)	<a href="#">East Herts Contribution Calculator Built Facilities</a>	First occupation
Travel Plan (HCC)	<ul style="list-style-type: none"> <li>i) Submit travel plan for approval and nominate travel plan coordinator</li> <li>ii) Carry out baseline survey</li> <li>iii) Implement travel plan</li> <li>iv) Carry out travel plan annual review</li> <li>v) Submit resident travel pack and sustainable travel voucher for approval</li> <li>vi) Provide resident travel pack to each dwelling</li> <li>vii) Provide sustainable travel voucher to each dwelling</li> </ul>	<ul style="list-style-type: none"> <li>i) Before first occupation</li> <li>ii) On first occupation</li> <li>iii) As per travel plan timings</li> <li>iv) For 5 years</li> <li>v) Before first occupation</li> <li>vi) On first and second occupations</li> <li>vii) On first occupation</li> </ul>
Travel Plan Evaluation and Support (HCC)	£6,000	Prior to commencement

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Village and Community Centres (EHDC)	<a href="#">East Herts Contribution Calculator</a> <a href="#">Built Facilities</a>	First occupation
Waste Service (HCC)	<a href="#">HCC Guide to Developer Infrastructure Contributions</a>	Prior to commencement
Youth Facilities (HCC)	<a href="#">HCC Guide to Developer Infrastructure Contributions</a>	Prior to commencement

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<sup>i</sup> All contributions are indexed. With indexation all HCC contributions are likely to be at least 35% more than the amounts stated here and listed in the HCC Guide