

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

| <b>Contribution / Obligation</b>                      | <b>Amount <sup>i</sup> / Details</b>  | <b>Payment due / Timing</b>   |
|---|---|---|
| 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  |

| Contribution / Obligation                        | Amount <sup>i</sup> / Details  | Payment due / Timing   |
|--|--|--|
| 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)                                 | £76 for each dwelling with communal bins<br>£72 for all other dwellings  | 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> |

| Contribution / Obligation                | Amount <sup>i</sup> / Details                                       | Payment due / Timing  |
|--|---|-----------------------|
| Travel Plan Evaluation and Support (HCC) | £6,000  | Prior to commencement |
| Village and Community Centres (EHDC)     | <a href="#">East Herts Contribution Calculator 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. The recycling contribution is approximately 50% than the amounts stated above.