

SECTION 106 INFORMATION FOR SAWBRIDGEWORTH - MARCH 2023

SAWB2 - LAND NORTH OF WEST ROAD SAWBRIDGEWORTH - 3/18/1760/FUL - Taylor Wimpey UK Limited					
Development of 140 dwellings including vehicular and pedestrian accesses, associated infrastructure, car parking, open space, landscaping, green infrastructure, sustainable drainage system, and associated works; and provision of land to facilitate the expansion of Mandeville Primary School				3/18/1760/FUL - S106 dated 27/03/2020	
East Herts Council Contributions - to be paid directly to East Herts Council by the developer					
East Herts Council - Contributions & Payment Triggers:	Listed SEC106 Contribution	Index	Contribution Obligation Use:	Receipt & Paid Date	Allocation
Monitoring Contribution - payable on completion of the agreement	£2,100.00	RPI All Items from March 2019	Towards the Council's reasonable and proper administrative costs of monitoring compliance with the provisions of this Agreement	£2,239.21 - PAID 13/09/2021	Allocated & used to fund S106 monitoring role
Community Centres and Village Halls Contribution - 50% prior to Occupation of the 35th Dwelling & 50% prior to Occupation of the 70th Dwelling	£25,192.00	RPI All Items from March 2019	Towards increasing the capacity at the Hailey Centre, Sawbridgeworth	£15,922.83 - 50% with added indexation - PAID 13/03/2023	Allocated to Hailey Centre - to be transferred on receipt of agreed paperwork
Health and Fitness Contribution - 50% prior to Occupation of the 35th Dwelling & 50% prior to Occupation of the 70th Dwelling	£25,128.00	RPI All Items from March 2019	Towards the improvement of facilities at the Grange Paddocks Leisure Centre	£15,882.38 - 50% with added indexation - PAID 13/03/2023	Allocated to New Grange Paddocks Leisure Centre Project
Indoor Sport & Recreation Contribution - 50% prior to Occupation of the 35th Dwelling & 50% prior to Occupation of the 70th Dwelling	£122,760.00	RPI All Items from March 2019	Towards the improvement of facilities at the Leventhorpe Leisure Centre and / or the Grange Paddocks Leisure Centre	£77,591.55 - 50% with added indexation - PAID 13/03/2023	To be allocated - split to be agreed and dependant on proposed works
Public Open Space Contribution - 50% prior to Occupation of the 35th Dwelling & 50% prior to Occupation of the 70th Dwelling	£13,408.00	RPI All Items from March 2019	Towards the cost of improving the playing fields at the Bullfields Recreation Centre, Sawbridgeworth	£8,474.65 - 50% with added indexation - PAID 13/03/2023	Allocated to Bullfields - to be transferred on receipt of agreed paperwork
NHS Contribution - 50% prior to Occupation of the 35th Dwelling & 50% prior to Occupation of the 70th Dwelling	£99,092.00	RPI All Items from March 2019	Towards the expansion of Central Surgery, Sawbridgeworth (Collected by EHDC for transfer	£62,632.98 - 50% with added indexation - PAID 13/03/2023	Collected by EHDC for transfer to Hertfordshire & West Essex Integrated

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			to Hertfordshire & West Essex Integrated Care Board (ICB)).		Care Board (ICB)
TOTAL CONTRIBUTIONS DUE TO EAST HERTS COUNCIL:	£287,680.00		NOTE: Final 50% of contributions to be paid with Indexation added when triggered for payment: Prior to the Occupation of the 70 th Dwelling		
HCC Contributions - to be paid directly to HCC by the developer					
Contribution and Payment Trigger	Listed SEC106 Contribution	Index	Contribution Obligation Use:	Receipt & Paid Date	Allocation
HCC - Early Years Contribution - Prior to Commencement of the Development	£69,434.00	PUBSEC 175	Towards the development of High Wych Pre-School	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution
HCC - Library Contribution - Prior to Commencement of the Development	£23,904.00	PUBSEC 175	Towards increasing library provision at Sawbridgeworth Library through refiguring the layout of the adult lending area on the ground floor and providing additional shelving and furniture.	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution
HCC - Primary Education Contribution - 10% Prior to Commencement Date, 60% Prior to the Occupation of the 50th Dwelling or on the due of the transfer of the Primary School Land (whichever is earlier), Final 30% Prior to the Occupation of the 100th Dwelling or on the 1st Anniversary of the Primary School Land Transfer (whichever is earlier).	£1,625,467.00	BCIS 4Q2018	Towards the expansion of Mandeville Primary School	1ST 10% PAID TO HCC (with Indexation added)	1ST 10% PAID TO HCC (with Indexation added) - HCC responsible for the collection, allocation and use of this contribution
HCC - Secondary Education Contribution - Prior to Commencement of the Development	£325,261.00	PUBSEC 175	Towards the cost of expanding Leventhorpe School by 2 forms of entry	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution

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HCC - Youth Services Contribution - Prior to Commencement of the Development	£6,162.00	PUBSEC 175	Towards increasing capacity at the Bullfields Centre through improving kitchen facilities and providing additional kitchen equipment	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution
HCC - Travel Plan Evaluation & Support Contribution - Prior to Commencement of the Development	£6,000.00	RPI All Items from April 2014	Towards administering and monitoring the objectives of the Travel Plan and the travel Plan Review	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution
TOTAL CONTRIBUTIONS DUE TO HERTFORDSHIRE COUNTY COUNCIL:	£2,056,228.00		NOTE: Indexation to be added to these figures when triggered for payment to HCC		
Non-Financial Obligations					
AFFORDABLE DWELLINGS (total of 56 Affordable Dwellings to be built on site)	Market Units	Shared Ownership Units	Affordable Rented Units	Total Number of Units on Development	
1bed Flat	0	0	9	0	
2bed Flat	0	0	6	0	
2bed	10	6	12	16	
3bed	38	2	16	40	
4bed	36	2	3	38	
TOTAL:	84	10	46	94	
Green Infrastructure Management and Maintenance Scheme - to be submitted for written approval					
Water Scheme & Fire Hydrants - to be submitted for written approval					
Travel Plan Annual Review - to be submitted for written approval as per Section 106 Agreement					

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SAWB3 - LAND AT CHALKS FARM, SOUTH OF WEST ROAD SAWBRIDGEWORTH - 3/18/1523/FUL - BDW Trading Limited					
Development of 200 homes with associated access, landscaping, parking, private amenity space, public open space and allotments.				S106 signed 16/01/2020	
East Herts Council Contributions - to be paid directly to East Herts Council by the developer					
East Herts Council - Contributions & Payment Triggers:	Listed SEC106 Contribution	Index	Contribution Obligation Use:	Receipt & Paid Date	Allocation
Monitoring Contribution - prior to Commencement of Development	£1,200.00	RPI All Items from March 2019	Towards the Council's reasonable and proper administrative costs of monitoring compliance with the provisions of this Agreement	£1,293.86 - PAID 22/10/2021	Allocated & used to fund S106 monitoring role
Community / Village Hall Contribution - prior to occupation of 50th Dwelling	£22,493.00	RPI All Items from March 2019	Towards the provision of improvements at the Hailey Centre Sawbridgeworth	£28,425.91 - PAID 16/03/2023	Allocated to Hailey Centre - to be transferred on receipt of agreed paperwork
GP Provision Contribution - prior to occupation of 50th Dwelling	£141,560.00	RPI All Items from March 2019	Towards the expansion of GP provision (Central Surgery Sawbridgeworth) (Collected by EHDC for transfer to Hertfordshire & West Essex Integrated Care Board).	£178,898.87 - PAID 16/03/2023	Collected by EHDC for transfer to Hertfordshire & West Essex Integrated Care Board (ICB)
TOTAL CONTRIBUTIONS DUE TO EAST HERTS COUNCIL:	£165,253.00		NOTE: Paid amount includes Indexation added when triggered for payment to East Herts Council		
HCC Contributions - to be paid directly to HCC by the developer					
Contribution and Payment Trigger	Listed SEC106 Contribution	Index	Contribution Obligation Use:	Receipt & Paid Date	Allocation
HCC - Early Years Contribution - Prior to Commencement of the Development	£106,681.00	PUBSEC 175	As a contribution towards the development of High Wych Pre-School	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution
HCC - Library Contribution - Prior to Commencement of the Development	£34,535.00	PUBSEC 175	As a contribution towards increasing library provision at Sawbridgeworth Library through refiguring the layout of the adult lending area	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution

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			on the ground floor and providing additional shelving and furniture.		
HCC - Primary Education Contribution - 10% Prior to Commencement of the Development, 60% upon transfer of Primary School Land or Occupation of the 50th Dwelling (whichever is earlier), Final 30% on the 1st Anniversary of the Primary School Land Transfer or Occupation of the 100th Dwelling (whichever is earlier).	£2,545,831.00	BCIS 4Q2018	As a contribution towards the expansion of Mandeville Primary School	1ST 10% PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution
HCC - Secondary Education Contribution - Prior to Commencement of the Development	£454,537.00	PUBSEC 175	As a contribution towards the 2FE expansion of Leventhorpe School	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution
HCC - Youth Services Contribution - Prior to Commencement of the Development	£8,618.00	PUBSEC 175	As a contribution towards increasing capacity at the Bullfields Centre through improving kitchen facilities and providing additional kitchen equipment	PAID TO HCC (with Indexation added)	HCC responsible for the collection, allocation and use of this contribution
TOTAL CONTRIBUTIONS DUE TO HERTFORDSHIRE COUNTY COUNCIL:	£3,150,202.00		NOTE: Indexation to be added to these figures when triggered for payment to HCC.		

Non-Financial Obligations

AFFORDABLE DWELLINGS (total of 80 units to be built on site)	Market Units	Shared Ownership Units	Affordable Rented Units	Total Number of Units on Development
2bed	20	9	25	54
3bed	59	4	35	98
4bed	41	0	7	48
TOTAL:	120	13	67	200

Public Open Space and Allotments Management and Maintenance Scheme - to be submitted for written approval

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SAWB4 – LAND AT CAMBRIDGE ROAD, SAWBRIDGEWORTH (Kecky's Farm) - 3/18/2735/FUL – Countryside Properties	
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Hybrid planning application comprising: Full planning permission for 85 dwellings along with a new access onto Cambridge Road, provision of new spine road, landscaping, associated infrastructure and the demolition of existing dwelling; and Outline planning permission for 99 dwellings with associated open space, landscape and infrastructure with all matters reserved except access.	
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	3/18/2735/FUL - S106 TO BE SIGNED
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