

Infrastructure Delivery Plan



Version I: September 2016

1. Introduction

- 1.1 In order to successfully deliver the identified level of growth across the District, new housing must be supported by improvements to existing infrastructure, and where necessary, creation of new infrastructure. Therefore the identification of required infrastructure schemes is a fundamental part of the plan making process.
- 1.2 The Infrastructure Delivery Plan (IDP) is a 'live' document that sets out the key infrastructure requirements necessary to deliver planned growth sustainably in East Herts, along with information on costs, funding and phasing. The document will continue to be updated over the coming months, as and when further information becomes available. The IDP will be finalised in March 2017 when it will be submitted to the Planning Inspectorate alongside the District Plan. Following Submission, the final version of the IDP will still be subject to review and updates.
- 1.3 The IDP builds upon the Infrastructure Topic Paper that was produced alongside the Preferred Options District Plan. The Infrastructure Topic Paper set out an interim position on the infrastructure requirements based on the draft District Plan strategy.
- 1.4 Version 1 of the IDP identifies infrastructure schemes that are needed to support the growth and objectives set out in the District Plan 2011 - 2033. Further details on costs and phasing will become clearer prior to Submission of the District Plan as more detailed work is undertaken in collaboration with developers and service providers. This document is accompanied by the Schedule of infrastructure schemes, which can be found in Appendix 1. The Schedule outlines identified infrastructure schemes, as well as funding arrangements and phasing where this is known at present.
- 1.5 One of the objectives of the IDP is to identify where there is a 'funding gap'. This is the difference between the cost of the infrastructure required and the funding available. The funding gap will be identified over the coming months as costs of specific schemes become clearer.

2. National Policy and Guidance

2.1 The NPPF sets out the principle of achieving sustainable development. Paragraph 162 specifically deals with infrastructure stating that:

'Local planning authorities should work with other authorities and providers to:

- *assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*
- *take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.*

2.2 Paragraph 177 of the NPPF also sets out that infrastructure and development policies should be planned at the same time in a Local Plan to ensure there is a reasonable prospect that planned infrastructure is delivered in a timely manner.

2.3 The Government also published National Planning Practice Guidance (referred to as 'the Guidance'). The Guidance states that:

'The detail concerning planning infrastructure provision can be set out in a supporting document such as an infrastructure delivery programme that can be updated regularly. However the key infrastructure requirements on which delivery of the plan depends should be contained in the Local Plan itself.'

2.5 As such, Chapter 3 (Development Strategy) of the District Plan does identify the key strategic schemes that are required to deliver the strategy for the District. Certain schemes are also referenced in the relevant settlement specific chapters.

2.6 The NPPF also sets out a duty to cooperate (para. 179). This identifies that public bodies should work collaboratively across administrative boundaries to ensure infrastructure identified in the Local Plan is deliverable. The Council has worked closely with its neighbouring authorities and service providers throughout the Plan making process, and will continue to do so in order to finalise the IDP over the coming months.

2.7 Local Planning Authorities have only been required to prepare an IDP since the introduction of the NPPF. The IDP provides a mechanism that will enable the Council to closely monitor infrastructure provision. Therefore, the timely delivery of these schemes can be managed more effectively than has been the case previously. Where issues are identified, suitable interventions can be made.

3. Background to the IDP: Version 1

- 3.1 As part of the evidence of the District Plan, this document pulls together information from key delivery partners, including developers and service providers. The Delivery Study (produced by Peter Brett Associates), which forms part of the technical evidence base for the District Plan, also provides a significant amount of information regarding infrastructure requirements in relation to strategic sites.
- 3.2 Service providers and developers/site promoters have been consulted on the content of the IDP and, where relevant, responses have been reflected in this document. However, some information is not available at present, particularly in relation to costs of highways mitigation measures. Officers from Hertfordshire County Council have advised that, following confirmation of the development strategy contained within the Pre-Submission version of the District Plan, more detailed work can take place, in collaboration with developers and site promoters, in order to consider the design of such schemes and therefore associated costs of delivering them.
- 3.3 While it is acknowledged that there are currently gaps in the information, this should not lead to doubts about the deliverability of the proposed development sites identified in the District Plan. The Delivery Study, referred to in paragraph 3.1, assessed the financial viability of development in East Herts including generic site typologies for different types and quanta of development as well as the strategic sites specifically (Gilston Area, East of Welwyn Garden City, North and East of Ware and Bishop's Stortford South). The study concluded that the housing market in the District is vibrant, and that the vast majority of the generic site typologies are financially viable. The four strategic sites were also concluded to be financially viable. It is important that the infrastructure schemes are identified at this stage in order that more detailed work can be undertaken with the relevant parties over the coming months.

What Version 1 does do:

- 3.4 The IDP Version 1 identifies infrastructure schemes which will be required in order to support identified growth. Such schemes include site specific infrastructure, settlement specific infrastructure and other schemes which are more strategic in nature and are required in order to help deliver growth across the wider sub-region.
- 3.5 Where such schemes have been identified, the IDP seeks to present information on costs, funding and phasing.

What Version 1 does not do:

- 3.6 In order to keep the schedule of infrastructure schemes manageable and focused, on site costs associated with building works have not been identified. These include site preparation costs, connections to utilities, sustainable drainage and basic site access arrangements. These are considered to be general costs which are required as part of any development scheme and it is therefore unnecessary to identify them separately. Such costs have been considered through the Delivery Study which assessed the financial viability of development sites. In addition it is recognised that developments would be required to make financial contributions towards general infrastructure costs in accordance with the Council's Planning Obligations SPD and the Hertfordshire County Council Toolkit. These generic contributions have not been included within the IDP, unless a specific infrastructure scheme has been identified.
- 3.7 Sites identified in the Pre-Submission version of the District Plan which have already received outline planning permission (Bishop's Stortford North and Hadham Road Reserve Secondary School Site) have not been included in the IDP. While it is recognised that there is no guarantee that those planning permissions will be implemented, infrastructure requirements arising from development in those locations have been considered through the application process. It would therefore be superfluous to address those requirements through this document. However, the cumulative impacts arising from all planned development have still been considered. In addition, the Causeway/Old River Lane site has also been omitted given that it is unclear what type or mix of development will take place in this location.

What is expected in future versions of the IDP?

- 3.8 As noted previously, further work is required in order to better understand the costs associated with specific infrastructure schemes. Information on phasing and funding will also be refined prior to Submission of the District Plan in March 2017.
- 3.9 In addition to providing further detail on infrastructure schemes that have already been identified, it is likely additional schemes will also be identified through ongoing work. In particular, Hertfordshire and Essex County Councils are continuing to progress transport modelling work (COMET and VISUM models respectively). Again, any further information will be reflected in future iterations of the IDP.

4. Methodology

4.1 The Schedule of infrastructure schemes can be found in Appendix 1. This section provides information on the different headings contained within Schedule.

Infrastructure Category

4.2 There are three categories of infrastructure identified:

- **Site specific schemes:** These schemes are required to directly support development in a single location.
- **Town wide schemes:** These schemes aren't just site specific and are required to cater for cumulative impact from multiple sites across a settlement.
- **Strategic schemes:** These schemes are required to support development over a larger geographical area, including the wider housing market area.

Infrastructure Requirement

4.3 The Schedule also splits infrastructure schemes by type. These are as follows:

- **Transport:** Includes road network and junction improvements, pedestrian and cycle links and public transport infrastructure.
- **Community Facilities:** Includes health facilities, community centres, libraries, places of worship, sports facilities and play areas.
- **Green Infrastructure:** Includes public amenity space and sustainable drainage.
- **Education:** Early Years Education, Primary and Secondary schools (or First, Middle and Upper schools where appropriate).
- **Utilities:** Off-site upgrades only.
- **Waste Management:** Refuse and recycling facilities.

Lead Agencies

4.4 This column seeks to identify who the Council needs to work with in order to deliver the specified infrastructure scheme.

Estimated Cost

4.5 This section provides the cost of schemes where this information is currently available. It should be noted that some costs are based on estimates. For instance, Hertfordshire County Council has provided standard cost assumptions for new or expanded schools based on projects that have been delivered across the county.

Programme/Phasing

4.6 At present this section provides information on phasing based on the broad time periods contained in the District Plan development strategy. It is essential that infrastructure is provided in a timely fashion, based on trigger points related to the quantum of development. Phasing of infrastructure is dependent on the timing of planning applications and projected build out rates. Therefore, following confirmation of the strategy within the Pre-Submission District Plan, more precise information can be identified through detailed discussions with developers and service providers. In particular, the Council will be seeking to agree 'Statements of Common Ground' with the developers involved with all proposed site allocations. These Statements will identify timelines for planning applications and subsequent delivery of development, as well as required infrastructure schemes. These Statements will be agreed prior to Submission of the District Plan in March 2017. Future iterations of the IDP will need to reflect the content of these Statements.

Delivery Priority

4.8 The Schedule seeks to identify the priority of individual infrastructure schemes as identified below. While a system of categorisation has been used, it should be noted that the Council expects all identified infrastructure schemes to be delivered in a timely manner in order to support planned development.

- **Critical:** These schemes are essential and development could not take place without them being delivered at the required time.
- **Important:** Includes schemes that are needed to make the development acceptable.
- **Place shaping:** These schemes are required to improve the quality of specific developments and usually include the provision of public open space and other forms of green infrastructure.

Potential Funding Sources

4.9 This final column identifies how specific infrastructure schemes could be funded. A large number of schemes will be provided for on-site, and fully funded by the respective developers. Therefore no extra funding needs to be identified.

4.10 In certain locations, on or off-site highways improvement works will be required in order to support specific development schemes. These would normally be secured through Section 278 agreements where the developer enters into a legal agreement with Hertfordshire County Council to fund a particular scheme.

4.11 Infrastructure schemes that are more strategic in nature, and are required as a result of multiple development sites, may be funded by Section 106

agreements. For larger schemes, such as upgrades to motorway junctions, other forms of funding will be required in addition to Section 106. This may include Government funding and/or funding from the Hertfordshire Local Enterprise Partnership (LEP).

Appendix 1: Infrastructure Schedule

Bishop's Stortford							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme / Phasing	Delivery Priority	Potential Funding Sources
Town wide	Transport	Widening of Station Road Bridge to provide safe access for pedestrians and cyclists	HCC	TBC	TBC	Critical	S106/S278
	Transport	Bus priority measures along London Road into town centre	HCC	TBC	TBC	Important	S106
	Transport	Off-site cycle works	HCC	£120,000	TBC	Important	S106
	Community Facilities	Possible expansion of health facilities in accordance with CCG requirements	CCG	TBC	TBC	Critical	S106
BISH10: The Mill Site	Transport	New footbridge to facilitate pedestrian access to the town centre over the river Stort	Canals and Rivers Trust	TBC	2022-2027	Important	S106/Standard Off-site Development Cost
	Transport	Pedestrian and cycle friendly route between the station to the south of the site along Dane Street towards new crossing over Stort	Developer	TBC	2022-2027	Important	S106/Standard Off-site Development Cost
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2022-2027	Place-making Infrastructure	Standard Development Costs

BISH7: Goods Yard	Transport	Passenger Transport Interchange and parking provision at Bishop's Stortford railway station	Developer/Network Rail	TBC	2017-2022	Important	S106/S278
	Transport	Pedestrian and cycle routes from Goods Yard to town centre and station via Anchor Street Leisure Park	Developer/HCC	TBC	2017-2022	Important	Standard Development Costs
	Transport	Enhanced passenger transport services to the town centre and the station including the creation of a sustainable route through the site	Developer/HCC	TBC	2017-2022	Important	Standard Off-site Development Cost
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2022-2027	Place-making Infrastructure	Standard Development Costs
BISH4: Hadham Road	Transport	Sustainable transport measures that include walking and cycling and enhanced passenger transport services	Developer/HCC	TBC	2017-2022	Important	Standard Development Costs
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2017-2022	Place-making Infrastructure	Standard Development Costs
	Community Facilities	Retention and enhancement of outdoor playing pitches on the western parcel of the site.	Developer	TBC	2017-2022	Important	Standard Development Costs
BISH9: East of Manor Links	Transport	Sustainable transport measures which encourage walking and cycling through the site, including the provision of a new pedestrian crossing point on Dunmow Road	Developer	TBC	2017-2021	Important	S278/Standard Development Costs

	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2017-2022	Place-making Infrastructure	Standard Development Costs
BISH5: South of Bishops Stortford	Education	All through Primary & Secondary School (2FE Primary with potential to expand to 3FE, and 6FE Secondary with potential to expand to 8FE)	Developer/HCC	£27,640,000 plus expansion costs + land purchase	2017-2022	Critical	S106/Standard Development Costs
	Transport	Priority junctions on Obrey Way	HCC	TBC	2017-2022	Critical	S278/Standard Off-site Development Cost
	Transport	Roundabout on St James Way for site access	HCC	TBC	2017-2022	Critical	S278/Standard Off-site Development Cost
	Transport	New roundabout at Whittington Way-Bishop's Avenue T-Junction for site access	HCC	£1,800,000	2017-2022	Critical	S278/Standard Off-site Development Cost
	Transport	Highway improvements at London Road-Whittington Way junction	HCC	TBC	2017-2022	Important	S278/Standard Off-site Development Cost
	Transport	The provision of cycleways and footways that provide links into the existing residential area, including appropriate treatment of the Hertfordshire Way and other public rights of way.	Developer/HCC	TBC	2017-2022	Important	Standard Development Costs
	Transport	New or enhanced bus service serving town centre and railway	HCC/service provider	TBC	2017-2022	Important	S106

		station.					
	Education	Early Years Education	Developer/HCC	£460,000	2017-2022	Critical	Standard Development Costs
	Community Facilities	GP Surgery and other care	Developer/CCG	£500,000	2017-2023	Critical	Standard Development Costs
	Community Facilities	Community Centre	Developer	£700,000	2017-2024	Important	Standard Development Costs
	Community Facilities	Library Facilities - Off site	HCC	£220,000	2017-2025	Place-making Infrastructure	S106
	Utilities	Undergrounding of existing overhead power line	National Grid	TBC	2017-2022	Important	Standard Development Costs
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2017-2022	Place-making Infrastructure	Standard Development Costs

Buntingford							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme/ Phasing	Delivery Priority	Potential Funding Sources
Town wide	Education	2FE First School	HCC	£7.64 million	2017-2022	Critical	S106
	Education	Edwinstree Middle School expansion	HCC	TBC	2022-2027	Important	S106
	Transport	Dualling of the A10 Southbound	HCC	TBC	2017-2022	Important	S106/LEP
	Transport	A10/London Road Roundabout upgrades	HCC	TBC	2017-2022	Important	S106/LEP
	Transport	Community transport provision	HCC	TBC	2017-2023	Important	S106
	Community Facilities	Possible expansion of health facilities in accordance with CCG requirements	CCG	TBC	TBC	Critical	S106

Hertford							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme/ Phasing	Delivery Priority	Potential Funding Sources
Town wide	Transport	Bus priority measures along the A119 and A414 - Following implementation of Hertford Strategic Solution.	HCC	£450,000	2027 onwards	Important	S106/S278
	Transport	Bus service frequency enhancement along North Road corridor	HCC	TBC	TBC	Important	S106
	Transport	Access improvements at Hertford North railway station to include a new bus interchange.	Network Rail	£100,000	TBC	Important	S106
	Education	Expansion of Hollybush Primary School	HCC	£3 - 3.5 million	2017-2022	Critical	S106
	Community Facilities	Possible expansion of health facilities in accordance with CCG requirements	CCG	TBC	TBC	Critical	S106
HERT2: Mead Lane Area	Transport	Upgrade existing footways on Mead Lane to 3m pedestrian/cycleway to the south side of Mead Lane in addition to improvements to the towpath and links with the adjoining area and the town centre (in particular addressing links to Hartham Common and Kings Meads)	Developer/HCC	TBC	2022-2027	Important	Standard Development Costs

	Transport	A link between Marshgate Drive and the existing spur road to the east of the site to facilitate pedestrian and cycle access and which should also complete the circulatory route to allow for the extension of bus routes into the area	Developer/HCC	TBC	2022-2027	Important	Standard Development Costs
	Transport	The widening of Marshgate Drive to allow for improved vehicular and pedestrian access and car parking/car share scheme to be delivered within a Green Streets approach	Developer/HCC	TBC	2022-2027	Important	Standard Development Costs
	Transport	Bus services diversions and bus stop provision between the site and Hertford town centre/Hertford North.	HCC	TBC	2022-2027	Important	S106
	Transport	Hertford East Station access improvements / new station interchange	Network Rail	TBC	2022-2027	Important	S106
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2022-2027	Place-making Infrastructure	Standard Development Costs
HERT3: West of Hertford (Welwyn Road and Thieves Lane)	Transport	Pedestrian/cycle routes between Hertford West site and Perrett Gardens - Welwyn Road site only	Developer/HCC	TBC	2017-2022	Important	S106/Standard Development Costs
	Transport	Pedestrian/cycle routes from Sele Farm estate to public footpaths/bridleways in locality	Developer/HCC	TBC	2017-2022	Important	S106/Standard Development Costs

	Transport	New shared footway/cycleway along Welwyn Road	Developer/HCC	TBC	2017-2022	Important	S106/Standard Development Costs
	Transport	Enhanced passenger transport services to include new bus stops on B1000 Welwyn Road	HCC	TBC	2017-2022	Important	S106/S278
	Green Infrastructure	Contributions towards the Panshanger Country Park	TBC	TBC	2017-2022	Place-making Infrastructure	S106
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2017-2022	Place-making Infrastructure	Standard Development Costs
	Utilities	Upgrades to sewerage system	Thames Water	£350,000	2017-2022	Critical	S106
HERT4: North of Hertford	Transport	Upgrades to pedestrian/cycle routes to town centre and enhanced passenger transport services	Developer/HCC	TBC	2017-2022	Important	S106/Standard Development Costs
	Transport	Old Cross junction improvements	HCC	£350,000	2017-2022	Important	S106/S278
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2017-2022	Place-making Infrastructure	Standard Development Costs
	Utilities	Upgrades to the sewerage system	Thames Water	TBC	2017-2022	Critical	S106
HERT5: South of Hertford	Transport	Upgrade pedestrian and cycle way along Mangrove Road to Simon Balle School and towards the town centre	Developer/HCC	TBC	2017-2022	Important	S106/Standard Off-site Development Costs

	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2017-2022	Important	Standard Development Costs
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Sawbridgeworth							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme/ Phasing	Delivery Priority	Potential Funding Sources
Town wide	Community Facilities	Possible expansion of health facilities in accordance with CCG requirements	CCG	TBC	TBC	Critical	S106
SAWB2: Land North of West Road & SAWB3 Land South of West Road	Transport	Footway/cycleway from West Road to Mandeville School and Leventhorpe School	HCC	£30,000	2017-2022	Important	Standard Development Costs
	Transport	Footway enhancements along southern side of West Road	HCC	TBC	2017-2022	Important	Standard Off-site Development Costs
	Transport	Upgrade of A1184/West Road/Station Road junction	HCC	£200,000	2017-2022	Critical	S106/S278
	Transport	Potential upgrade to A1184/High Wych Road junction	HCC	TBC	2017-2022	Important	S106/S278
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2017-2022	Place-making Infrastructure	Standard Development Costs
	Education	Expansion of Mandeville School by 1fe	HCC	£3 - 3.5 million	2017-2022	Critical	S106

SAWB4: Land North of Sawbridgeworth	Transport	Enhanced pedestrian and cycle links to town centre	Developer	TBC	2022-2027	Important	Standard Development Costs
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2022-2027	Place-making Infrastructure	Standard Development Costs

Ware							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme / Phasing	Delivery Priority	Potential Funding Sources
WARE2: North and East of Ware	Transport	Link road (Widbury Hill to A1170/A10)	Developer/HCC	£6,130,000	2022-2033	Critical	Standard Development Costs/S278
	Transport	Bus Services	HCC	£3,000,000	2022-2033	Important	S106
	Transport	Crossing point improvements	Developer/HCC	£30,000	2022-2033	Important	S106/S278
	Transport	Rush Green improvements	HCC	£160,000	2022-2033	Important	S106/S278
	Water	New foul sewer	Thames Water	£5,000,000	2022-2033	Critical	S106
	Education	Primary Education for 2fe school	Developer/HCC	£7,640,000 + cost of land purchase	2022-2033	Critical	Standard Development Costs
	Education	Secondary Education for 6fe school	Developer/HCC	£20,000,000 + cost of land purchase	2022-2033	Critical	Standard Development Costs/S106
	Community Facilities	Town centre improvements	TBC	£2,500,000	2022-2033	Important	S106
	Community Facilities	GP surgery and provision for pharmacies and dentists.	Developer/CCG/NHS	£2,000,000	2022-2033	Important	Standard Development Costs
	Community Facilities	Community Centre	Developer	£1,000,000	2022-2033	Important	Standard Development Costs

	Community Facilities	Indoor and outdoor sports facilities (which may be shared use) to include, junior football and mini soccer pitches;	Developer/Sport England	TBC	2022-2033	Important	Standard Development Costs
	Community Facilities	Creation and maintenance of green spaces over 10 years	Developer	£5,000,000	2022-2033	Important	Standard Development Costs
	Transport	Bus priority scheme on Ware High Street	HCC	£85,000	2022-2033	Important	S106
	Transport	Shared footway/cycleway between site, High Oak Road area and Wodson Park	Developer/HCC	£325,000	2022-2033	Important	S106/S278/Standard Development Costs
	Green Infrastructure	Green Infrastructure, play areas and public amenity green space.	Developer	TBC	2022-2027	Place-making Infrastructure	Standard Development Costs

Gilston Area							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme/ Phasing	Delivery Priority	Potential Funding Sources
GA1: The Gilston Area	Transport	Widening of Central crossing over River Stort, including for sustainable transport solutions	HCC/ECC	£15,966,100.00	2022-2033	Critical	S106/S278
	Transport	Improved access to Harlow Town Station and Adjoining Areas	ECC/HCC	£1,622,761.00	2022 onwards	Important	S106/S278
	Transport	Pedestrian/Cycle improvements (off site)	HCC/ECC	£1,232,683.00	2022 onwards	Important	Standard Off-site Development Cost
	Utilities/Transport	Utilities diversions in connection with transport infrastructure	HCC/ECC	£1,995,762.00	2022-2033	Critical	Standard Off-site Development Cost
	Utilities	Miscellaneous off-site drainage works	Developer/Housebuilder	£1,210,763.00	2022 onwards	Critical	Standard Off-site Development Cost
	Green Infrastructure	Green Infrastructure, Country parks, Play areas and public amenity green space.	Developer/Housebuilder	£18,220,996.00	2022 onwards	Place-making Infrastructure	Standard Off-site Development Costs
	Utilities	Off-site electrical Installations	National Grid	£8,102,796.00	2022-2033	Critical	Standard Off-site Development Costs

	Utilities	Off-site water upgrades	Thames Water	£9,340,168.00	2022-2033	Critical	Standard Off-site Development Costs
	Utilities	Off-site gas upgrades	National Grid	£4,024,787.00	2022-2033	Critical	Standard Off-site Development Costs
	Utilities	Off-site communication ducts upgrades	Service Provider	£1,451,052.00	2022-2033	Critical	Standard Off-site Development Costs
	Education	Outdoor sport: Primary School Playing Fields	Developer/HCC	£4,488,028.00	2022-2033	Critical	Standard Development Costs
	Education	Outdoor sport: Secondary School Playing Fields	Developer/HCC	£5,757,499.00	2022-2033	Critical	Standard Development Costs
	Education	6x Creche facilities	Developer/Service Provider	£1,103,779.00	2022-2033	Critical	Standard Development Costs
	Education	5x 3FE Primary School provision	Developer/HCC	£51,041,574.00	2022-2033	Critical	Standard Development Costs
	Education	14 FE Secondary School provision	Developer/HCC	£50,000,000.00	2022-2033	Critical	Standard Development Costs
	Community Facilities	3x Primary Care Health Centres including provision for GP surgeries, pharmacies and dentists.	Developer/CCG/NHS Provider	£18,290,213.00	2022-2033	Important	Standard Development Costs

	Community Facilities	Community Centres	Developer	£4,242,837.00	2022-2033	Important	Standard Development Costs
	Community Facilities	Libraries	Developer/HCC	£870,526.00	2022-2033	Important	Standard Development Costs
	Community Facilities	Police Station	Developer/Hertfordshire Constabulary	£528,753.00	2022-2033	Important	Standard Development Costs
	Community Facilities	Places of worship	Developer/Service Provider	£1,532,617.00	2022-2033	Important	Standard Development Costs
	Transport	Bus Services	Developer/HCC	£6,976,248.00	2022-2033	Important	S106
	Waste Management	On site and waste/recycling sorting facilities	Developer	£2,619,438.00	2022-2033	Important	Standard Development Costs
	Community Facilities	Public Art	Developer	£3,103,129.00	2022-2033	Important	Standard Development Costs
	Transport	Hammarskjold/Fifth Ave/Velizy Ave 'Longabout'	Essex CC	£3,500,000.00	2022-2033	Important	S106/S278
	Transport	Dualling of A414 towards M11 Junction 7 between A1169 Southern Way and M11 J7	Essex CC	£2,800,000.00	2022-2033	Important	S106/S278

	Transport	Second Ave/Velizy Ave 'Throughabout'	Essex CC	£3,500,000.00	2022-2033	Important	S106/S278
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East of Stevenage							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme/ Phasing	Delivery Priority	Potential Funding Sources
EOS1: East of Stevenage	Transport	3x roundabouts on Gresley Way for site access	Developer/HCC	TBC	2017-2022	Critical	S106/S278
	Transport	Enhancements to pedestrian accessibility along Gresley Way	Developer/HCC	TBC	2017-2022	Important	Standard Off-site Development Costs
	Transport	Enhanced passenger transport service	Developer/HCC	TBC	2017-2022	Important	S106
	Transport	The provision of cycle-ways and footways that provide links into Stevenage including existing cycle networks	Developer/HCC	TBC	2017-2023	Important	Standard Development Costs
	Transport	Upgrade to Gresley Way/A602 Junction	HCC	£426,000.00	2017-2022	Critical	S106/S278
	Education	Education provision - 2FE Primary School	Developer/HCC	£7.64 million + the cost of land purchase	2017-2022	Critical	Standard Development Costs
	Education	Early years education provision	Developer/Service Provider	TBC	2017-2023	Critical	Standard Development Costs
	Utilities	Electrical overhead lines to go underground	National Grid	TBC	2017-2022	Critical	Standard Development Costs

	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	TBC	2017-2022	Place-making Infrastructure	Standard Development Costs
	Community facilities	GP surgery and provision for pharmacy and dentist.	CCG/NHS Provider	TBC	2017-2022	Critical	Standard Development Costs

East of Welwyn Garden City							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme/ Phasing	Delivery Priority	Potential Funding Sources
EWGC1: East of Welwyn Garden City	Transport	Alignment of A414/Holwell Lane roundabout	HCC	£140,000.00	2017-2033	Critical	S278/Standard Off-site Development Cost
	Utilities	Diversion costs-relocation of existing EE mobile telecommunications mast	Developer/Service Provider	£88,150.00	2017-2033	Critical	Standard Development Costs
	Green Infrastructure	Green Infrastructure, Play areas and public amenity green space.	Developer	£8,184,287.00	2017-2033	Place-making Infrastructure	Standard Development Costs
	Transport	A414/B195 Birchall Lane/ Cole Green Lane Roundabout improvements	Developer/HCC	£2,309,530.00	2017-2033	Critical	S278/Standard Off-site Development Cost
	Transport	Roundabouts on Birchall/Cole Green Lane	Developer/HCC	£826, 406	2017-2033	Critical	S278/Standard Off-site Development Cost
	Transport	Annual bus service contribution	HCC	£1,294,704 (£258, 941 per annum for five years)	2017-2033	Important	S106
	Transport	Enhanced pedestrian and cycle linkages	Developer	TBC	2017-2033	Important	Standard Development Costs

	Utilities	Off-site utilities upgrades	Developer/Service Provider	£4,702,803.00	2017-2033	Critical	Standard Off-site Development Costs and Supplier Duty-to-Provide
	Education	2FE Primary School	Developer/HCC	£7.64 million + the cost of land purchase	2017-2033	Critical	Standard Development Costs
	Education	6-8FE Secondary School	Developer/HCC	£20 - 30 million plus land purchase	2017-2033	Critical	Standard Development Costs
	Education	Nursery education and childcare	Developer/Service Provider	£3,636,188.00	2017-2033	Critical	Standard Development Costs
	Community facilities	Library facilities	Developer/HCC	£286,488.00	2017-2033	Important	Standard Development Costs
	Community facilities	GP surgery and provision for pharmacies and dentists.	CCG/NHS/Developer	£3,636,188.00	2017-2033	Important	Standard Development Costs
	Community facilities	Community Centre	Developer	£451,769.00	2017-2033	Important	Standard Development Costs
	Community facilities	Sports Facilities	Developer/Sport England	TBC	2017-2033	Important	Standard Development Costs
	Community facilities	Children's play facilities: 4x LAP, 2x LEAP, 1x NEAP	Developer	£1,085,347.00	2017-2033	Important	Standard Development Costs

	Transport	Improvements to National Cycle Network 61 cycle route into Hertford	HCC	TBC	2017-2033	Important	S106
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Strategic Infrastructure							
	Infrastructure Requirement	Description	Lead Agencies	Estimated Cost	Programme/ Phasing	Delivery Priority	Potential Funding Sources
Strategic Infrastructure	Transport	A1(M) Junction 3 improvements	Highways England	£5,352,000.00	2022-2027	Critical	S106/LEP/Government Funding
	Transport	A1(M) Junction 4 improvements	Highways England	£1,560,000.00	2022-2027	Critical	S106/LEP/Government Funding
	Transport	M11 J7a - contributions to M11 J7a / link road / roundabout / bridge ((a) New Junction 7a of the M11 to include two-lane Link Road to new roundabout north of B183 Gildden Way, new bridge over Sheering Road and new two-lane link from the roundabout north of B183 Gildden Way tying into B183 Gildden Way with a new roundabout)	Highways England/Essex CC	£45,000,000.00	2022-2027	Critical	S106/Possible transfer of Road Investment Strategy 1 (Government Funding) currently attributed to Junction 7 (below)
	Transport	M11 J8 Improvements (Full option)	Highways England/Essex CC	TBC	2027-2033	Critical	S106/LEP/Government Funding

	Transport	M11 J8 Improvements (interim option)	Highways England/Essex CC	£13,000,000.00	2022-2027	Critical	£1,000,000 from Greater Cambridge/Greater Peterborough LEP. Bid for Road Investment Strategy 2 funding. Bid for Growth and Housing Fund. Bid for Local Growth Fund Round 3 funding from South-east LEP.
	Transport	M11 J7 Improvements	Highways England/Essex CC	£34,000,000.00	2022-2027	Critical	Road Investment Strategy 1 (Government Funding)
	Transport	Second crossing over River Stort	HCC/ECC	£47,240,582.00	2022-2027	Critical	S106/S278
	Transport	Amwell Roundabout Improvements	HCC	£4,200,000.00	2022-2033	Critical	S106/S278
	Transport	Little Hadham Bypass	HCC	£29,860,000 (2014 figures)	2019	Critical	LEP/Government Funding
	Transport	Hertford Strategic Solution	HCC	100 million plus	2024 onwards		LEP/S106/Government Funding