

APPENDIX E S106 and M4 Tables and Calculations

Type of Infrastructure	High Value				Medium				Low															
	No. Dwellings				No. Dwellings				No. Dwellings				No. Dwellings				No. Dwellings							
	11	50	100	1000	1	5	10	100	1	5	10	100	10	5	10	100	1	5	10	100	1	5	10	100
	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOUSING*																								
Affordable Housing																								
Improvements to Council Owned Building				D								D								D				
Improvements to Private Housing																								
TRANSPORT																								
Sustainable Transport / Public / Travel Plans		D	D	N				D			N	N				N				N	D	N	N	N
Public Transport			D	N				D			N	N			D	D			D	D	N	N	N	N
Highways**		D	D	D			D	D		D	D	D			D	D		D	D	D		D	D	D
Travel Plan				D				D				D				D				D				D
EDUCATION																								
Early Years																								
Primary	D	D	N	C		D	N	N	C	C	C	C		N	C	C		D	N	N	N	N	C	C
Secondary																								
Tertiary																								
GREEN INFRASTRUCTURE																								
Open Space																								
Children's Play			D	N		D	C	C	N	N	N	C						D	D	D				
Wildflower Amenity			D	D	D	D	N	N	N	N	N	N	N	N	N	N			C	C	C	C	C	C
SPORT & RECREATION																								
Playing Pitches										D	D	D			N	N		N	N	N		N	N	N

Other Sports Facilities		D	N	N			C	C												
RENEWABLE ENERGY																				
On-site renewables																				
Carbon Management Fund		C	C	C		C	C	C						C	C	C		C	C	C
EMPLOYMENT & TRAINING																				
Construction				D				D				D				D				D
PUBLIC ART																				
Public Art				D				D				D				D				D

*will only be applied if on site provision is not feasible or viable
 **will only be applied if not secured via S278/S78 agreement

	Low				Medium				High				Rural Area			
	No. Dwellings				No. Dwellings				No. Dwellings				No. Dwellings			
Type of Infrastructure	5+	10+	15+	50+	5+	10+	15+	50+	5+	10+	15+	50+	5+	10+	15+	50+
HOUSING*																
Affordable Housing			30%	30%			N	30%			30%	30%			C	C
Improvements to Council Owed Building				D								D				
Improvements to Private Housing																
TRANSPORT																
Sustainable Transport / Public / Travel Plans		D	D	N				D			N	N	D	N	N	N
Public Transport			D	N				D			N	N	N	N	N	N

Highways**		D	D	D			D	D		D	D	D		D	D	D
Travel Plan				D				D				D				D
EDUCATION																
Early Years																
Primary	D	D	N	C		D	N	N	C	C	C	C	N	N	C	C
Secondary																
Tertiary																
GREEN INFRASTRUCTURE																
Open Space																
Children's Play			D	N		D	C	C	N	N	N	C				
Wildflower Amenity			D	D	D	D	N	N	N	N	N	N	C	C	C	C
SPORT & RECREATION																
Playing Pitches										D	D	D		N	N	N
Other Sports Facilities		D	N	N			C	C								
RENEWABLE ENERGY																
On-site renewables																
Carbon Management Fund		C	C	C		C	C	C						C	C	C
EMPLOYMENT & TRAINING																
Construction				D				D				D				D
PUBLIC ART																
Public Art				D				D				D				D

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S106 per dwelling

	Green	Brown	Town Centre	Urban	Rural	
S106 Costs - Sustainable Transport			200	250	300	Per bedroom
S106 Costs - Education	2400	2400				per unit on schemes 20 or more
S106 Costs - Open Space	0	0				
S106 Costs - off site infrastructure / highways	1000	1000				
S106 Costs - Affordable Homes (off-site contbn)	0	0				per unit per unit 89% cat 2 space standards
S106 Costs - Biodiversity net gain	1159	233				
S106 Costs -						
DC1: Cat 2 Space Standards						
DC1: Cat 3 Space standards						
	4559	3633				

	1 Bed App	2 Bed App	2 Bed Terr	3 Bed Semi	4 Bed Det
M4 (2)	940	907	523	521	520
M4 (3)	7,607	7,891	9,754	10,307	10,568

	M3	M4
Urban	559.60	10,065.40
Brown	521.20	10,251.70
Urban Extension	560.80	9,730.50
Village	520.60	10,065.40