

UTTLESFORD DISTRICT COUNCIL INFRASTRUCTURE FUNDING STATEMENT 2020/2021.





CONTENTS

CONTENTS	1
1. INTRODUCTION	2
2 INFRASTRUCTURE FUNDING STATEMENT 2020/2021.....	3
3. GOING FORWARD	4
4. OUR PROCESSES	5
5. AFFORDABLE HOUSING.....	6
6. OPEN SPACE.....	9
7. COMMUNITY IMPROVEMENTS	11
8. EDUCATION.....	12
9. HEALTHCARE	14
10. SECTION 278 AGREEMENTS.....	15
11. RECREATIONAL disturbance AVOIDANCE MITIGATION STRATEGY (RAMS)	17

1. INTRODUCTION

Welcome to Uttlesford District Council's Infrastructure Funding Statement 2020/2021.

The Statement sets out income and expenditure relating to contributions secured with S.106 Agreements on developments throughout the Uttlesford District.

Councils are now required to produce an Infrastructure Funding Statement (IFS) on an annual basis and this document is the first IFS for Uttlesford District Council.

S.106 agreements are used to mitigate the impacts of development and ensure that Uttlesford District Council's planning policy requirements are fully met.

Planning obligations or 'developer contributions' are used to help fund:

- The provision of, or improvements to, open space provision and affordable housing contributions accepted in lieu of on-site provision;
- Provision of on-site affordable housing; and
- Non-financial obligations, including requirements such as travel plans

The information included in this statement will be updated annually and published on the Council's website. The statements do not include information on open space provision delivered on-site as part of new development in the District.

The data on contributions is imperfect as it represents estimates at a given point in time and can be subject to change. However, it is the most robust available at the time of publication.

Uttlesford District Council

Infrastructure Funding Statement

2020/2021

Covid-19 has affected the Council's work in the reported year significantly as "lockdown" started in the last month of the reporting year. Monitoring visits were prevented throughout the financial year. The major effect of Covid-19 has been seen in the ability to work with partners on the spending plans for infrastructure delivery and for partners to be able to effectively prioritise S106 work. This applies to the County Council and Health Authority where staff have been seconded to undertake work on Covid projects. Collaboration with the developers was also compromised by the number of staff they had furloughed since March 2020.

2 INFRASTRUCTURE FUNDING STATEMENT 2020/2021.

S.106 Contributions Summary

For the financial year 2020/21, the Council received a total of £521,026.00 of S.106 contributions.

The contributions received can be spent over a number of years and this enables the Council to plan ahead for the growth and future needs of the District and budget for larger scale, or more expensive, projects.

2020/21	
Infrastructure Type	S.106 Monies Received
Affordable Housing	£486,000.00
Education	£35,026.00

Uttlesford District Council

Infrastructure Funding Statement

2020/2021

3. GOING FORWARD

2020/21: The table below show the S.106 monies held by the Council at the start of the 2020/21 financial year.

S.106 MONIES AVAILABLE AT 31ST MARCH 2020	
Infrastructure Type	S.106 Monies Available £
Affordable Housing	£456,600.00

4. OUR PROCESSES

The Planning Application :

S.106 Agreements are a mechanism that makes a development proposal, that would not otherwise be, acceptable in planning terms.

The tests for when a S.106 Agreement can be used, are:

- a) necessary to make the development acceptable in planning terms
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Once signed, the S.106 Agreement is binding on successive owners of the land.

The Obligations:

Details of the obligations, and the point at which they become due, are detailed within the Agreement. This may, for example, be on commencement of development or after a certain number, or percentage, of properties are built or sold.

Collection of Monies Due:

Where the obligation is financial, the amount due will be calculated and the developer invoiced. The sum due is index linked and given a specific budget code to allow us to monitor spend and balance.

5. Affordable Housing

The Strategic Housing Market Assessment for the district published in September 2015 and updated in July 2017 concluded that there is a requirement for the Council to deliver 568 homes per annum, of which 127 should be affordable homes.

However, research as part of the emerging Local Plan 2020-2040 indicates that a figure of c700 new homes per annum will be required. 52 new affordable homes were delivered via S106 Agreements within the Uttlesford district in 2020/21. This consisted of 35 new homes for affordable rent and 17 for shared ownership.

Affordable Housing Planning Approvals 2020/21 : On-site Obligations to be delivered by S106 Contributions

Development Site	Number of Affordable Homes
UTT/18/2574/OP: Stortford Road, Great Dunmow	133
UTT/19/1789/FUL: Pound Lane, Little Dunmow	3
UTT/17/3573/OP: Henham Road, Elsenham	140

Uttlesford District Council

Infrastructure Funding Statement

2020/2021

UTT/18/2508/OP UTT/18/2508/OP: Station Road, Felsted	5
UTT/17/3573/OP: Henham Road, Elsenham UTT/18/2508/OP: Station Road, Felsted	11
UTT/19/0022/OP: Stewarts Way, Manuden	9
UTT/19/3068/DFO: Little Walden Road, Saffron Walden	34
TOTAL	335

Uttlesford District Council
Infrastructure Funding Statement
2020/2021

Affordable Housing

A S106 Agreement will normally require that the developer delivers a proportion of new homes as affordable housing or that a financial contribution is made in lieu of on-site provision.

Homes provided on site are normally made available to one of the Council's Registered Provider partners or occasionally to the Council.

On-site provision of affordable housing is the preference but on occasions a payment in lieu of on-site provision is secured.

At 31/3/21 the Council had £942,660 of financial contributions in lieu of on-site provision of affordable housing which will be used to fund new Council homes within the Uttlesford district.

Specific income for 2020-21

Related to planning permission reference **UTT/18/0386/FUL, Great Chalks, High Street, Hatfield Broad Oak**

Demolition of existing outbuildings and erection of eight detached dwellings and a block of garages

Planning permission granted subject to S106 Obligation 28.5.19

£486,000 received during the period in lieu of provision of affordable housing on this site

Uttlesford District Council
Infrastructure Funding Statement

2020/2021

6. OPEN SPACE

Due to restrictions due to lockdown for much of the period, little progress was able to be made on the progressing of public open spaces. Site visits were unable to be made for the bulk of the period. Restrictions and furlough of key staff on the developers' side restricted progress on all sites.

As a result, no specific sites were transferred from development sites to Town/Parish Councils during the period. As such no commuted sums were transferred to the Towns/Parish Councils during the period.

It is anticipated that significant progress is being made in the 2021-22 financial year, and it is anticipated that this progress will be reported in the Infrastructure Financial Statement for 2021-22.

Requests to Spend:

Some S.106 Agreements contain specific covenants that details where the monies must be spent or provision of housing, located.

For open space monies, **Town & Parish Councils** are able to utilise S.106 contributions for the provision or upgrade of open space and play areas in accordance with Council policy.

When a request is received from the Town or Parish Council, it is checked to ensure it meets the appropriate criteria before being agreed.

Town & Parish Councils have been able to install new play equipment, benches, gardens and sports areas for the enjoyment of residents across the District.

Once a payment has been made, the financial database is updated to show the amount now available to spend.

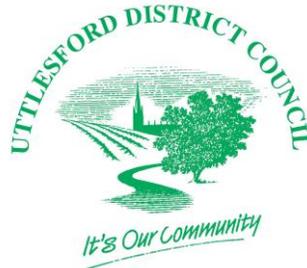
The S.106 financial report is available by following this link

<https://www.uttlesford.gov.uk/article/5442/Statements-of-accounts>

Uttlesford District Council
Infrastructure Funding Statement

2020/2021

7. COMMUNITY IMPROVEMENTS



COMMUNITY FACILITY BUILDING PROJECT IN ELSENHAM

S.106 Contributions have been secured from the following applications:

UTT/13/1790/OP: Land South of Stansted Road, Elsenham - Contribution received £380,000

13.4.21 (will be formally reported in 2021-22 Infrastructure Financial Statement)

UTT/14/0142/OP Land North of Stansted Road, Elsenham – £330,000 Payment due to paid

Uttlesford District Council
Infrastructure Funding Statement

2020/2021

8. EDUCATION

Larger developments may secure S.106 contributions for Education Purposes. Essex County Council calculates the requirement for additional school places, in differing age groups, that the development will necessitate.

EDUCATION:

Larger developments may secure S.106 contributions for Educational Purposes. Essex County Council calculates the requirement for additional school places, in differing age groups, that the development will necessitate.

Due to restrictions due to lockdown for much of the period, little progress was able to be made with progressing of significant development sites and therefore contributions to education were not triggered. Restrictions and furlough of key staff on the developers' side restricted progress on all sites.

Specific Income for 2020-21

Related to Planning Permission **UTT/12/5270/FUL, 14 Stortford Road, Great Dunmow**

Erection of 12 Apartments

Planning Permission Granted subject to Section 106 Obligation 7.10.13

£35,026 received during the period for primary and secondary school provision.

Essex County Council has provided its own Infrastructure Financial Statement for the period which can be found via the following link this provides information of held Section 106 Contributions held by the County Council

<https://assets.ctfassets.net/knkzaf64jx5x/4p5u8xLDIhRjp2w6m6opDQ/1275f3d3c0500dc449b99b8ce47e77e2/Essex-County-Council-Infrastructure-Funding-Statement-2020-2021.pdf>

**Uttlesford District Council
Infrastructure Funding Statement
2020/2021**

9.HEALTHCARE

HEALTHCARE:

Larger developments may also secure S.106 contributions for Healthcare Purposes.

Due to restrictions due to lockdown for much of the period, little progress was able to be made with progressing of significant development sites and therefore contributions to health were not triggered. Restrictions and furlough of key staff on the developers' side restricted progress on all sites.

It is anticipated that significant progress is being made in the 2021-22 financial year, and it is anticipated that this progress will be reported in the Infrastructure Financial Statement for 2021-22

10. SECTION 278 AGREEMENTS

Section 278 agreements (S.278) under the Highways Act 1980 are legally binding agreements between the Local Highway Authority (Essex County Council) and the developer to ensure delivery of necessary highway works resulting from new development.

S.278 Agreements may allow for items such as:

- Roundabouts.
- Priority junctions.
- Junctions with traffic lights.
- Right turn lanes.
- Improved facilities for pedestrians and cyclists.
- Improvements to existing junctions.
- Traffic calming measures.

HIGHWAY IMPROVEMENTS

Larger developments may secure S.106 contributions for Highway Purposes. Essex County Council calculates the requirement for additional school places, in differing age groups, that the development will necessitate.

Due to restrictions due to lockdown for much of the period, little progress was able to be made with progressing of significant development sites and therefore contributions to highways were not triggered. Restrictions and furlough of key staff on the developers' side restricted progress on all sites.

It is anticipated that significant progress is being made in the 2021-22 financial year, and it is anticipated that this progress will be reported in the Infrastructure Financial Statement for 2021-22.

Essex County Council has provided its own Infrastructure Financial Statement for the period which can be found via the following link this provides information of held Section 106 Contributions and Section 278 Agreements held by the County Council

<https://assets.ctfassets.net/knkzaf64jx5x/4p5u8xLDIhRjp2w6m6opDQ/1275f3d3c0500dc449b99b8ce47e77e2/Essex-County-Council-Infrastructure-Funding-Statement-2020-2021.pdf>

11.RECREATIONAL DISTURBANCE AVOIDANCE MITIGATION STRATEGY (RAMS)

The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the “Essex Coast RAMS”) aims to deliver the mitigation necessary to protect the wildlife and their habitats on the Essex coast from the increased visitor pressure associated with new residential development in combination with other plans and projects.

All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are required to pay the Essex Coast RAMS tariff. The Essex Coast RAMS identifies a detailed programme of strategic mitigation measures that are to be funded by developer contributions from residential development schemes

Natural England recommended a strategic approach to mitigation to enable Local Planning Authorities (LPAs) to comply with their responsibilities to protect habitats and species in accordance with the UK Conservation of Habitats and Species Regulations 2017 (the ‘Habitats Regulations’). The protected habitats sites along the Essex coast and the Essex sites are below (sites in **dark green** have been identified for use in relation to specific developments Uttlesford and the location of the development with determine which site is allocated the payment).

Uttlesford District Council

Infrastructure Funding Statement

2020/2021

List of Essex Habitat Sites, where Uttlesford (or parts of it) are within the Zone of Influence

Essex Estuaries SAC

Blackwater Estuary SPA and Ramsar

List of Contributions Secured by Site

Habitat Sites	Contributions Secured to date of publication £	Contributions Collected and Transferred to Chelmsford City Council £
Blackwater Estuary SPA and Ramsar & Essex Estuaries SAC	10, 524.36	3,638.54

The Essex Coast RAMS steering Group has been set up to prioritise the habitat sites mitigation projects that will be allocated funding from the RAMS contributions.

The Essex Cost RAMS contributions are to be held centrally and a Partnership Agreement between Chelmsford City and the 11 other Essex Local Authorities is in place to administer the process.

Uttlesford District Council

Infrastructure Funding Statement

2020/2021



Uttlesford District Council
Infrastructure Funding Statement
2020/2021