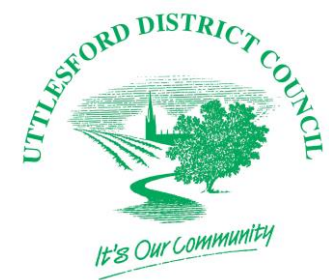


# UTTLESFORD DISTRICT COUNCIL INFRASTRUCTURE FUNDING STATEMENT 2021/2022.





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# **1. INTRODUCTION**

## **Welcome to Uttlesford District Council's Infrastructure Funding Statement 2021/2022.**

**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 does 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.

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## **2 INFRASTRUCTURE FUNDING STATEMENT 2021/2022.**

### S.106 Contributions Summary

For the financial year 2021/22, the Council received a total of £1,468,249.41 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.

<b>2021/22</b>	
<b>Infrastructure Type</b>	<b>S.106 Monies Received</b>
Community Facilities	£710,000.00
Open Space	£432,730.86
Healthcare	£325,518.55

### 3. GOING FORWARD

**2021/22:** The table below show the S.106 monies held by the Council at the start of the 2021/22 financial year.

<b>S.106 MONIES AVAILABLE AT 31<sup>ST</sup> MARCH 2022</b>	
<b>Infrastructure Type</b>	<b>S.106 Monies Available £</b>
Affordable Housing	£942,660.00

## **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.

A Local Housing Needs Assessment (LHNA) has been commissioned and will form part of the new Local Plan. The LHNA will evidence the number of new homes required to be delivered within the Uttlesford district, including new affordable homes.

85 new affordable homes were delivered via S106 Agreements within the Uttlesford district in 2021/22. This consisted of 53 new homes for affordable rent and 32 for shared ownership.

### **Affordable Housing Planning Approvals 2021/22: On-site Obligations to be delivered by S106 Contributions**

Development Site	Number of Affordable Homes
UTT/16/1858/DFO: Radwinter Road, Saffron Walden	37 Affordable Rent 24 Shared Ownership ----- 61
UTT/17/2238/FUL: Oaklands, Great Dunmow	7 Affordable Rent 3 Shared Ownership 10
UTT/18/1993/FUL: High Lane, Stansted Mountfitchet	9 Affordable Rent 5 Shared Ownership 14
<b>TOTAL</b>	<b>85</b>



## **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 31/3/22 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.

(There were no additional off-site affordable housing contributions received during 2021/22)

## **6. OPEN SPACE**

In 2021/22, **£432,730.86** of S.106 monies was received for open space provision or improvement across the Uttlesford District.

On the UDC website we publish a financial report that details the monies secured via S.106 agreements, monies spent on projects and the balance remaining for use across in Towns & Parishes across the Uttlesford District.

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

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

## Open Space:

Larger developments may also secure S.106 contributions for Open Space Purposes.

In 2021/22, the following planning applications contain an Open Space element on developments.

<b>List of applications in 2021/22 with a Open Space element</b>		
<b>Application Reference</b>	<b>Application Site</b>	<b>Monies Paid £</b>
UTT/0142/12/OP	Land north of Stansted Road Elsenham  Play areas maintenance contribution received on completion of LEAPS / LAPS Land transfer	<b>£158,387.10</b>
UTT/13/3467/OP	South of Radwinter Road, Saffron Walden  Strategic Open Space contribution	<b>£274,343.76</b>
	<b>TOTAL</b>	<b>£432,730.86</b>

## **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.

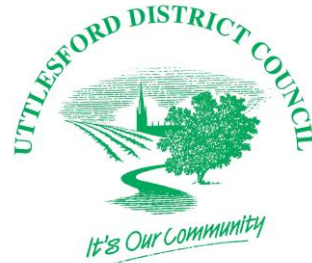
When a request is received from the Town or Parish Council, it is checked to ensure it meets the appropriate criteria before being agreed.

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.

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

## 7. COMMUNITY IMPROVEMENTS



### Foresthall Play Ground Improvement Project

- Benfield School which teaches many physically and mentally disadvantaged children and will be occupying one of the allotment plots on Walpole Meadows in Stansted, which will be a great asset to the school and school children.
- Section 106 funds of £16,500 have been secured from the community facilities pot associated with Foresthall Park for the Foresthall Playground Improvement Project.
- Following public consultation, Stansted Mountfitchet Parish Council has agreed to install more play equipment on the Wilkin's Crescent Play Area and to add additional seating at Watson Green.
- On Wilkin's Crescent, install a reused swing and slide inside the current LEAP area, which can be used by both younger and older children. In addition, SMPC want to install a trim trail suitable for older children (6-12) outside of the LEAP and on a downward slope in order to minimise the visual impact to nearby residents.
- On Watson Way the residents require that new seating should be provided so that all ages can enjoy the nature that arises from the nearby SUDS and Open Spaces

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1. The total cost of the project is £20,000 and Stansted Mountfitchet Parish Council have received a grant offer of £3,500 from the UDC Community Projects scheme.
2. In all three cases, the additional money would be drawn from the remaining community facilities pot associated with Foresthall Park, which currently stands at £31,864.45.
3. The Parish Council needs £16,500 from the remaining balance from the community facilities pot associated with Foresthall Park and it would leave a balance of £15,364.45.

## **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.

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

[Essex County Council Infrastructure Funding Statement 2021- 2022.pdf \(ctfassets.net\)](#)

## 9. HEALTHCARE

Larger developments may also secure S.106 contributions for Healthcare Purposes. In 2021/22, the following planning applications contain a healthcare element on developments yet to be delivered.

<b>List of applications in 2020/21 with a Healthcare element</b>		
<b>Application Reference</b>	<b>Application Site</b>	<b>Monies Paid £</b>
UTT/13/2107/OP	Land west of Woodside Way Dunmow  Healthcare Indexation contribution still to be paid <u>£48,708.10</u>	<b>£264,000.00</b>
UTT/19/0393/OP	Land West Of Parsonage Road, Takeley	<b>£61,518.55</b>
	<b>TOTAL</b>	<b>£325,518.55</b>



## **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 will determine which site is allocated the payment).

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**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**

<b>Habitat Sites</b>	<b>Contributions Secured to date of publication £</b>	<b>Contributions Collected and Transferred to Chelmsford City Council £</b>
Blackwater Estuary SPA and Ramsar & Essex Estuaries SAC	<b>11,314.23</b>	<b>3,638.54</b>

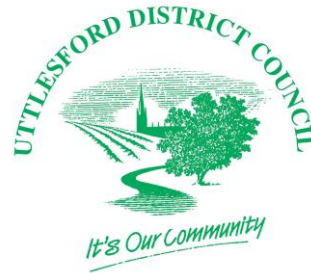
The Essex Coast RAMS steering Group has been set up to prioritise the habitat sites mitigation projects that will be allocated funding from the RAMS contributions.

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

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