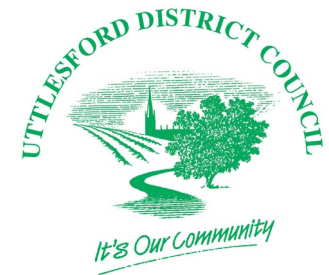


UTTLESFORD DISTRICT COUNCIL INFRASTRUCTURE FUNDING STATEMENT 2022/2023.





CONTENTS

CONTENTS	1
1. INTRODUCTION	2
2. INFRASTRUCTURE FUNDING STATEMENT 2022/23	4
3. GOING FORWARD	5
4. OUR PROCESSES	6
5. AFFORDABLE HOUSING	7
6. OPEN SPACE	10
7. COMMUNITY IMPROVEMENTS	12
8. EDUCATION	14
9. HEALTHCARE.....	15
10. SECTION 278 AGREEMENTS	16
11. RECREATIONAL disturbance AVOIDANCE MITIGATION STRATEGY (RAMS).....	18

1. INTRODUCTION

Welcome to Uttlesford District Council's Infrastructure Funding Statement 2022/2023.

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.

Uttlesford District Council
Infrastructure Funding Statement

2022/2023

2 INFRASTRUCTURE FUNDING STATEMENT 2022/2023.

S.106 Contributions Summary

For the financial year 2022/23, the Council received a total of £411,518.55 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.

2022/23	
Infrastructure Type	S.106 Monies Received
Open Space	£350,000.00
Healthcare	£61,518.55

The amount of planning obligation money received in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £41,750.00

3. GOING FORWARD

2022/23: The table below show the S.106 monies held by the Council at the start of the 2022/23 financial year.

S.106 MONIES AVAILABLE AT 31ST MARCH 2023	
Infrastructure Type	S.106 Monies Available £
Affordable Housing	£942,660.00

4. OUR PROCESSES

The Planning Application :

Uttlesford District Council
Infrastructure Funding Statement
2022/2023

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

A Local Housing Needs Assessment (LHNA) was commissioned by the council and will form part of the new Local Plan.
Uttlesford District Council

Infrastructure Funding Statement

2022/2023

The LHNA concludes that there is a requirement for the Council to deliver 684 homes per annum and that there is a considerable need within the district for affordable homes.

99 new affordable homes were delivered via S106 Agreements within the Uttlesford district in 2022/23. This consisted of 56 new homes for affordable rent and 43 for shared ownership.

Affordable Housing Planning Approvals 2022/23: On-site Obligations to be delivered by S106 Contributions

Development Site	Number of Affordable Homes
UTT/17/1852/FUL Dunmow Road, Takeley	6 Affordable Rent 2 Shared Ownership
	8
UTT/18/1011/OP Maranello, Watch House Green	7 Affordable Rent 4 Shared Ownership
	11
UTT/19/3068/DFO: Little Walden Road (Gladmans) Mountfitchet	3 Affordable Rent 10 Shared Ownership
	13
UTT/18/3089/FUL Tiggers, Ongar Road	2 Affordable Rent
UTT/20/0336/DFO	8 Affordable Rent 3 Shared Ownership

Uttlesford District Council

Infrastructure Funding Statement

2022/2023

Land South of Gt Hallingbury Manor (Tilekin Lane)	11
UTT/18/1826/DFO Land West of Woodlands Way (Sapphire Fields Bellway Site)	21 Affordable Rent 21 Shared Ownership
	42
UTT/19/2355/DFO Thaxted Road	11 Affordable Rent 1 Shared Ownership
	12
TOTAL	99

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.

Uttlesford District Council

Infrastructure Funding Statement

2022/2023

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 31/3/23 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 2022/23 but we will have the £197,695 received on 5/9/23 from McCarthy & Stone to record in the 2023/24 report)

6. OPEN SPACE

In 2022/23, **£350,000.00** 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.

Open Space:

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

In 2022/23, the following planning applications contain an Open Space element on developments.

List of applications in 2022/23 with an Open Space element		
Application Reference	Application Site	Monies Paid £
UTT/0142/12/OP	Land North Of Ashdon Road, Ashdon Road, Saffron Walden Public open Space areas maintenance contribution received on completion of LEAPS / LAPS Land transfer	£350,000.00
	TOTAL	£350,000.00

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.

7. COMMUNITY IMPROVEMENTS



Foresthall Play Ground Improvement Project

- Section 106 funds of £16,500 have been secured from the community facilities pot associated with Foresthall Park for the Foresthall Play Ground 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

Stansted Mountfitchet Parish Council has requested a UDC Community Project Grant of £3,500. The Stansted Mountfitchet Parish Council request is for the release of £16,500 of S106 funds from the remaining community facilities pot at Foresthall Park in order to fill the current funding gap

Uttlesford District Council

Infrastructure Funding Statement

2022/2023

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.
- Bentfield school will be occupying one of the allotment plots on Walpole Meadows in Stansted, Bentfield school teaches many physically and mentally disadvantaged children.
 - Transferred £5,767.06 to NHS to contribute towards the Saffron Walden Community Hospital for the North Uttlesford Primary Care Network.

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.

2022/23 Applications with an Education element		
Application Reference	Application Site	Monies Secured
UTT/20/2632/FUL	Land West Of London Road, Newport, Essex	Education calculation to be undertaken in accordance with S.106 requirement
UTT/19/0462/FUL	Land West Of Hall Road, Elsenham, Essex	Education calculation to be undertaken in accordance with S.106 requirement
UTT/20/2724/OP	Land East Of London Road, Little Chesterford Essex	Education calculation to be undertaken in accordance with S.106 requirement

This following is a link to ESSEX COUNTY COUNCIL DEVELOPER CONTRIBUTION GUIDE

https://consultations.essex.gov.uk/rci/ecc-developers-infrastructure-contributions/supporting_documents/Developers%20Guide.pdf

Uttlesford District Council

Infrastructure Funding Statement

2022/2023

9.HEALTHCARE

HEALTHCARE:

Larger developments may also secure S.106 contributions for Healthcare Purposes. In 2022/23, the following planning applications contain a healthcare element on developments yet to be delivered.

List of applications in 2022/23 with a Healthcare element		
Application Reference	Application Site	Monies Paid £
UTT/19/0393/OP	Land West of Parsonage Road, Takeley	£61,518.55
UTT/21/3311/OP	Land West of Garnetts, Takeley	*****
UTT/21/2488/OP	Land East of Parsonage Road, Takeley	*****
UTT/19/0462/FUL	Land West of Hall Road, Elsenham, Essex	*****
UTT/20/2632/FUL	Land West of London Road, Newport	*****
	TOTAL	£61,518.55

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 2022-23.

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

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).

Uttlesford District Council

Infrastructure Funding Statement

2022/2023

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	£12,848.22	£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 Council and the 11 other Essex Local Authorities is in place to administer the process.

Uttlesford District Council

Infrastructure Funding Statement

2022/2023



Uttlesford District Council
Infrastructure Funding Statement
2022/2023