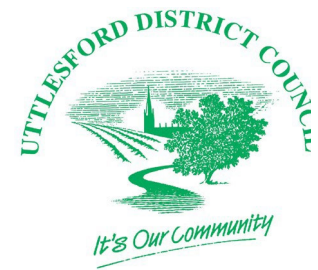


UTTLESFORD DISTRICT COUNCIL INFRASTRUCTURE FUNDING STATEMENT 2023/2024.



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1. INTRODUCTION

Welcome to Uttlesford District Council's Infrastructure Funding Statement 2023/24.

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.

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.

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2 INFRASTRUCTURE FUNDING STATEMENT 2023/24.

S.106 Contributions Summary

For the financial year 2023/24, the Council received a total of £708,313.19 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.

2023/24	
Infrastructure Type	S.106 Monies Received
Open Space/Play Area	£151,212.30
Healthcare	£159,271.20
Hatfield Forest SAMMS	£34,000
Community Building	£166,134.69
Affordable Housing	£197,695.00

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 £69,610.00

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3. GOING FORWARD

2023/24: The table below show the S.106 monies held by the Council at the start of the 2023/24 financial year.

S.106 MONIES AVAILABLE AT 31ST MARCH 2024	
Infrastructure Type	S.106 Monies Available £
S106 agreements with Conditions	£1,440,630.11
S106 Agreements to be transferred to other bodies	£890,767.05
S106 with no conditions	£1,025,743.87

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

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

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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.

170 new affordable homes were delivered via S106 Agreements within the Uttlesford district in 2023/24. This consisted of 138 new homes for affordable rent and 32 for shared ownership.

Affordable Housing Planning Approvals 2023/24: On-site Obligations to be delivered by S106 Contributions

Development Site	Number of Affordable Homes
UTT/19/3068/DFO Little Walden Road (Gladmans) Saffron Walden	21 Affordable Rent
UTT/19/2355/DFO Thaxted Rd Saffron Walden	21 Affordable Rent 9 Shared Ownership
	30
UTT/18/1826/DFO UTT/20/3419/DFO Land West of Woodside Way (Bellway Sapphire Fields) Gt Dunmow	56 Affordable Rent 12 Shared Ownership
	68
UTT/17/3573/OP & UTT/21/2799/DFO	25 Affordable Rent 11 Share Ownership

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Henham Rd Elsenham	36
UTT/18/1826/DFO Land West of Woodside Way (BDW Great Dunmow Grange) Gt Dunmow	15 Affordable Rent
TOTAL	170

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 31/3/24 the Council had £1,140,355 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. Since April 2024 we have spent over £620k of this which will be reported in 2024/25 IFS report.

(We will have £197,695 received on 1/11/24 from McCarthy & Stone to record in the 2024/25 report)

6. OPEN SPACE

In 2023/24, **£151,212.30** of S.106 monies were received for the procurement of a LEAP design, purchasing and Installation and its ongoing maintenance in the Parish of Newport.

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 2023/24, the following planning applications contain an Open Space element on developments.

List of applications in 2023/24 with an Open Space element		
Application Reference	Application Site	Monies Paid £
UTT/14/2655/FUL	Land at Blossom Hill Farm, south of Chickney Road, Henham	£1,212.30

UTT/13/3467/OP	Land South of Radwinter Road Radwinter Road Saffron Walden Essex	£150,000.00
	TOTAL	£351,212.30

Requests to Spend:

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

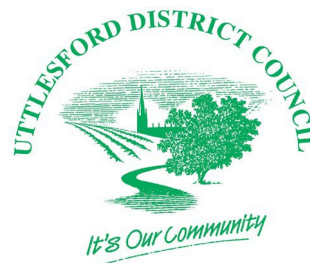
For open space monies, **Town & Parish Councils** can utilise S.106 contributions for the provision or upgrade of open space and play areas in accordance with Council policy.

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 Playground Improvement Project 2022/23

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 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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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

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.

District Improvement Projects 2022/23

- 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 £5,767.06 paid to NHS to contribute towards the Saffron Walden Community Hospital for the North Uttlesford Primary Care Network.

District Improvement Projects 2023/24

- £53,090.00 has been drawn down from S106 funds received solely for the delivery of a Trash Screen South of Wedow Road, Thaxted within the existing watercourse. Uttlesford District Council has asked

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Essex County Council to deliver the trash screen on their behalf, with ECC approving the gap funding for the project to be completed as part of the Flood works in Thaxted.

- Newport Parish Council received £150,000 for the procurement, design, purchasing and installation of the LEAP and its ongoing maintenance.
- The Land transfer to Stansted Mountfitchet Parish Council has now been completed for 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.

District Improvements set for 2024/25

- The Land Transfer to Elsenham Parish Council has now completed for the Multi-Purpose Community Hall Project in Elsenham. S106 funding is still being collected for the project and will soon start to progress further in the coming years.
- Section 106 funds of £10,000 agreed to go towards the Youth Services within Great Dunmow to provide Youth Services/Activities and support Action for Family Carers.
- Section 106 funds of £15,044 agreed to go towards the maintenance of the community football pitches at Crab Trees in Saffron Walden.
- Land Transfer of the POS to Stansted Mountfitchet Parish Council at Walpole Farm is due to be completed.

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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.

2023/24 Applications with an Education element		
Application Reference	Application Site	Monies Secured
UTT/13/2107/OP	Land West Of Woodside Way, Woodside Way, Great Dunmow	Education calculation to be undertaken in accordance with S.106 requirement
UTT/18/1993/FUL	Land To the West Of High Lane, Stansted	Education calculation to be undertaken in accordance with S.106 requirement
UTT/21/3596/OP	Moors Field, Station Road, Little Dunmow	Education calculation to be undertaken in accordance with S.106 requirement
UTT/19/0462/FUL	Land West of Hall Road, Elsenham	Education calculation to be undertaken in accordance with S.106 requirement
UTT/19/2470/OP	Land To the West Of Isabel Drive, Elsenham	Education calculation to be undertaken in accordance with S.106 requirement

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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

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9. HEALTHCARE

HEALTHCARE:

Larger developments may also secure S.106 contributions for Healthcare Purposes. In 2023/24, the following planning applications contain a healthcare element on developments yet to be delivered.

List of applications in 2023/24 with a Healthcare element		
Application Reference	Application Site	Monies Paid £
UTT/13/2107/OP	Land West of Woodside Way Dunmow	£44,346.18
UTT/19/1437/FUL	77 High Street Great Dunmow	£8,850.00
UTT/23/1699/DOV (UTT/19/1437/FUL)	77 High Street Great Dunmow	£305.17
UTT/19/0462/FUL	Land West of Hall Road, Elsenham	£54,949.85
UTT/19/2470/FUL	Land to the West of Isabel Drive, Elsenham	£50,8200.00
	TOTAL	£159,271.20

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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.

List of applications in 2023/24 with a Healthcare element		
Application Reference	Application Site	Monies Due £
UTT/13/2107/OP	Land west of Woodside Way Dunmow	£19,000
UTT/18/0460/FUL	Stansted Airport	£3,610,000*
UTT/21/3596/OP	Moors Fields, Station Road, Little Dunmow	£416,000
UTT/19/2470/OP	Land to the West of Isabel Drive, Elsenham	£12,075
UTT/21/1495/FUL	Land East of The Stag Inn, Duck Street, Little Easton	£114,000
UTT/20/1882/FUL	Land at Sunnybrook Farm, Braintree Road, Felsted	£10,000
UTT/17/3426/OP	Land South of Radwinter Road, Saffron Walden	£121,149.86
	TOTAL	£4,199,624.86

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

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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).

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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		
Habitat Sites	Contributions Secured to date of publication £	Contributions Collected and Transferred to Chelmsford City Council £
Blackwater Estuary SPA and Ramsar & Essex Estuaries SAC	£13,130.28	£3,638.54

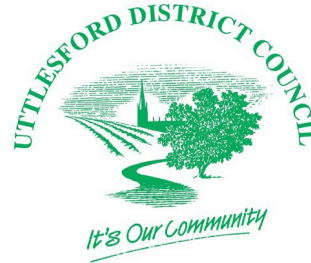
The Essex Coast RAMS steering Group has been set up to prioritise the habitat sites mitigation projects that will be allocated funding from the RAMS contributions.

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.

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