

# UTTLESFORD DISTRICT COUNCIL INFRASTRUCTURE FUNDING STATEMENT 2019/2020.





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# **1. INTRODUCTION**

## **Welcome to Uttlesford District Council's Infrastructure Funding Statement 2019/2020.**

**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.

## **2 INFRASTRUCTURE FUNDING STATEMENT 2019/2020.**

### S.106 Contributions Summary

For the financial year 2019/20, the Council received a total of £903,656.78 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>2019/20</b>	
<b>Infrastructure Type</b>	<b>S.106 Monies Received</b>
Public Open Space	£121,805.86
Education	£781,478.05
Total	£903,283.90

### 3. GOING FORWARD

**2019/20:** The table below show the S.106 monies held by the Council at the start of the 2019/20 financial year.

<b>S.106 MONIES AVAILABLE AT 31<sup>ST</sup> MARCH 2020</b>	
<b>Infrastructure Type</b>	<b>S.106 Monies Available £</b>
Affordable Housing	£456,000.00

## **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 2019/20. This consisted of 35 new homes for affordable rent and 17 for shared ownership.

### **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 31/3/20 the Council had £456,000 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.

## **6. OPEN SPACE**

In 2019/20, **£121,805.86** of S.106 monies was received on open space and landscape maintenance.

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 in the **Uttlesford District Council Statement of Accounts 2019/20 (PDF) [3MB]**.



## **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>**

## 7. COMMUNITY IMPROVEMENTS



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

UTT/13/1790/OP : Land South of Stansted Road, Elsenham - £380,000 Payment due to be paid.

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

UTT/19/2266/OP Land at Bedwell Road, Elsenham - £524,615.00 due when triggers met;  
50% - Prior to first residential occupation - 50% Prior to First 100 Occupation

## 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.

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<b>2019/20 Applications with an Education element</b>		
<b>Application Reference</b>	<b>Application Site</b>	<b>Monies Secured</b>
13/1618/OP	Walpole Farm Stansted	£374,511.36
14/0174/FUL	Land at London Road Gt Chesterford	£364,305.38
14/2003/FUL	Moores Garage Thaxted Road SW	£42,661.30
	<b>TOTAL</b>	<b>£781,478.04</b>

## 9.HEALTHCARE

### HEALTHCARE:

Larger developments may also secure S.106 contributions for Healthcare Purposes. In 2019/20, the following planning applications contain a healthcare element on developments yet to be delivered.

<b>List of permissions/applications in 2019/20 with a Healthcare element</b>		
<b>Application Reference</b>	<b>Application Site</b>	<b>Monies Paid £</b>
18/0824/OP	Land East of Thaxted Road	*****
19/2266/OP	Land at Bedwell Road, Elsenham	Appeal Pending
19/0393/OP	Land West Of Parsonage Road Takeley	*****
	<b>TOTAL</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. **2 CYCLE LANE LOGO**



**Uttlesford District Council**  
**Infrastructure Funding Statement**  
**2019/2020**