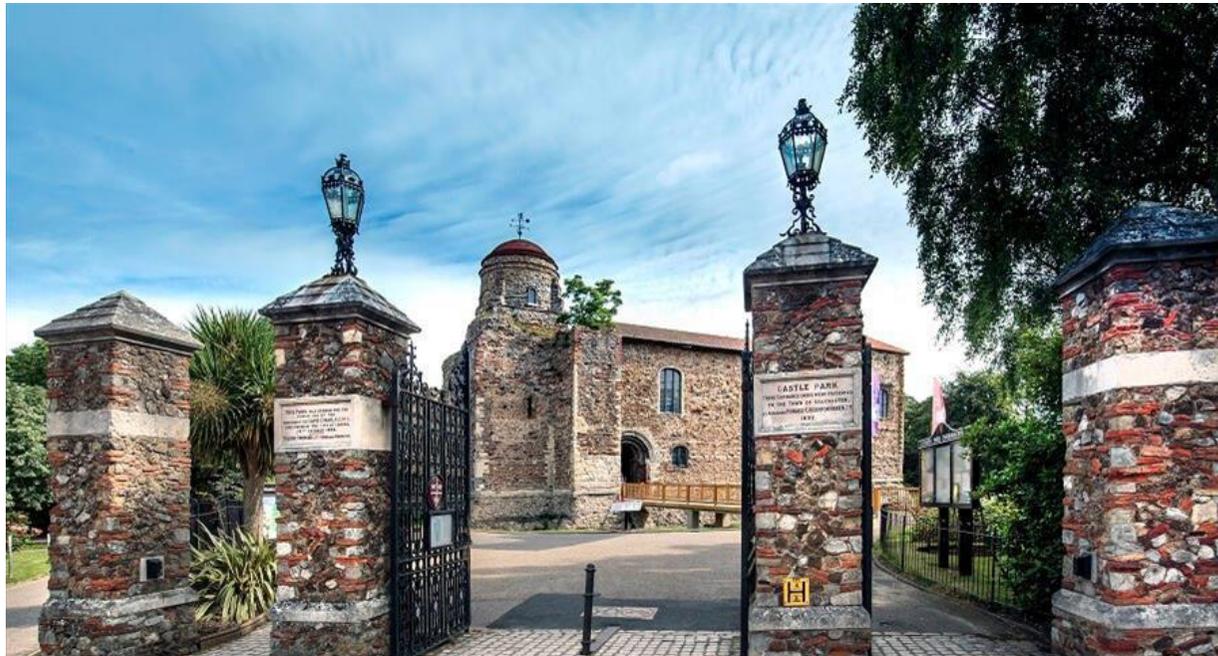


COLCHESTER BOROUGH COUNCIL INFRASTRUCTURE FUNDING STATEMENT 2019/2020





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1. INTRODUCTION

Welcome to Colchester Borough Council's Infrastructure Funding Statement 2019/2020.

The Statement sets out income and expenditure relating to contributions secured with s106 Agreements on developments throughout Colchester. 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 Colchester Borough 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, community facilities 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 statement does not include information on open space provision delivered on-site as part of new development in the Borough.

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.

Infrastructure Funding Statements are required to comply with regulations published by the Government and are only concerned with financial and non-financial obligations secured through S106 agreements. Financial developer contributions are always secured through S106 agreements but there are occasions where some non-financial obligations are secured through planning conditions. These obligations are not listed within this statement. This Statement only relates to S106 obligations for which

Colchester Borough Council is legally responsible for ensuring compliance. The data in this IFS therefore does not cover S106 obligations applying to land in the Borough in the following cases:

- (A) Where the S106 obligation is given to Essex County Council and where the County Council are signatory to the legal agreement (e.g. Education; highway works; sustainable transport; Public Rights of Way)
- (B) Where Essex County Council is the Local Planning Authority and is responsible for determining the application (e.g. mineral and waste applications)
- (C) Section 278 Highways works agreements between the developer and Essex County Council
- (D) Where Colchester Borough Council determined a planning application, but where Essex County Council is signatory of the S106 to the effect that it is directly responsible for compliance — this mainly relates to certain highway payments.

Therefore, this Infrastructure Funding Statement should be read in conjunction with the IFS produced by Essex County Council to obtain the complete picture of all financial and non-financial developer contributions originating from developments in Colchester. The Essex County Council IFS will be made available on their website: <https://www.essex.gov.uk/>

2. INFRASTRUCTURE FUNDING STATEMENT 2019/2020

S106 Contributions Summary

For the financial year 2019/20 the Council received a total of £1,192,376.15 in financial contributions with £1,456,709.25 spent across the Borough. 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 Borough and budget for larger scale, or more expensive, projects.

2019/2020	
Infrastructure Type	S106 Contributions Received
Footpath Improvements	£89,129.80
Health	£170,501.78
Highways Cycle Improvements	£22,000.00
Travel Club	£8,037.59
Leisure/Open Space	£348,378.34
Leisure Maintenance	£408,324.46
Community	£61,512.17
Public Realm and Transport Initiatives	£20,819.84
RAMS	£63,672.17
TOTAL	£1,192,376.15

2019/2020	
Infrastructure Type	S106 Contributions spent
Student Travel	£13,673.27
Leisure/Open Space	£1,132,431.31
Footpath Improvement	£95,745.2
Community	£189,335.3
CCTV	£14,305.14
Business Enterprise	£11,219.03
TOTAL	£1,456,709.25

Section 106 agreements signed

Developments with notable s106 agreements signed in the last financial year 2019/20 include:

- 171529/192841 - Land Off", Halstead Road, Eight Ash Green - Outline planning application for the development of up to 150 dwellings (including 30% affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access points from Halstead Road and Fiddlers Hill. All matters reserved except for means of access.
- 182120 - Land At, Queen Street, Colchester (Alumno) - Demolition of existing buildings/structures and redevelopment to provide purpose-built student accommodation; hotel; commercial space (Use Classes A1, A3, A4, B1(c) and D2); artist studios; and associated vehicular access and public realm improvements.
- 181859 - Land North of Wyvern Farm Phase 4, London Road, Stanway, Colchester - Detailed application for residential development; 102 no. residential dwellings (Use Class C3), comprising 96 houses (2 - 2.5 storeys) and an apartment building with 6 units (3 storeys), associated car parking, cycle parking, public open space and pedestrian / cycle infrastructure, formation of pedestrian and cycle links and other associated works and improvements. amended submission 100 no. residential dwellings (Use Class C3), comprising 95 houses (2 - 2.5 storeys) and one building containing 5 apartments (3 storeys), associated car parking,
- 172049 - Land west of Chitts Hill, Stanway Development of site to provide 100 dwellinghouses (Class C3) with access from Chitts Hill, associated on-site infrastructure, open space, landscaping and parking. (REVISED ACCESS DETAILS RECEIVED)
- 182014 - Land Off, Barbrook Lane, Tiptree, Colchester - Outline planning application for the development of up to 200 dwellings (including 30% affordable housing), provision of 0.6ha of land safeguarded for school expansion, new car parking facility, introduction of structural planting and landscaping and sustainable drainage system (SuDS), informal public open space, children's play area, demolition of 97 Barbrook Lane to form vehicular access from Barkbrook Lane. All matters to be reserved expect for access.
- 192249 - Land at Brook Road, Great Tey, Colchester - Full Application for 15 No. dwellings, associated garages and formation of a new access to Brook Road, Great Tey
- 193147 - North Colchester Urban Ext, Mile End Road, Colchester - (NGAUE/Chesterwell) Land Parcel R11 part 1 Application for approval of reserved matters for details of access, appearance, landscaping, layout and scale for residential development comprising construction of 34 dwellings and associated parking, servicing and pedestrian access - follows outline approval 121272
- 190753 - Rowhedge Wharf, Former Rowhedge Port, Rowhedge, Colchester, Essex - Erection of 20 residential properties with associated access, amenity space, car parking, servicing, landscaping and utilities. REVISED PLANS RECEIVED for 19 dwellings (including 1 affordable unit & 1 Flat over garage) - ENVIRONMENTAL ASSESSMENT RECEIVED.
- 172935/193163- Stane Park Site, Essex Yeomanry Way, Stanway - Erection of a retail unit with an external yard and retail space (A1), a retail terrace comprising six units with mezzanine cover (A1); two supermarkets (A1) and restaurant units (A1/A3/A5), with associated parking and landscaping
- 180045 - Cowdray Centre, Mason Road, Colchester - Demolish all existing buildings and redevelop the site, creating 262 no. one, two- and three-bedroom houses and apartments plus associated roads, car parking, landscaping and public open space.
- 192219 - Wakes Hall, Colchester Road, Wakes Colne, Colchester - Demolish part of existing buildings, extend and convert into 11

dwelling and erect 11 dwellings (22 dwellings in total), erect garage court, cart lodges and media lounge, layout parking and landscaping.

3. 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.

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 and community facilities monies, Town & Parish Councils may be able to utilise S.106 contributions for the provision or upgrade of open space and play areas and community facilities 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.

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 [S.106 Financial Report](#)

4. MONITORING FEES

The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 allow Local Authorities to charge a monitoring fee through section 106 agreements, to cover the cost of the monitoring and reporting on delivery of the section 106 obligations it contains. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount. Monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring and authorities are required to report on monitoring fees in their Infrastructure Funding Statements.

Colchester Borough Council set monitoring fees at £400 per trigger for financial contribution clauses and £570 for all other clauses per trigger.

£6,441.93 was received in monitoring fees during the period 2019/20. Monitoring fees received are used in their entirety to fund monitoring of outstanding clauses in s.106 agreements.

5. OPEN SPACE

In 2019/20, £1,132,431.31 of S.106 monies were spent on open space provision or improvement across the Borough.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed three of the off-site open space projects delivered in 2019/20

Open Space projects delivered off-site by S106 Contributions in 2019/20		
Development Site	Amount	Project Delivery
145494 - Wyvern Farm, London Road, Stanway 151401 - Severalls Hospital Site 162302 - Axial Way	£505,496.49 £296,499.44 £244,576.45	Northern Gateway Sports Complex The 76-acre site, located off junction 28 of the A12, features a a one-mile floodlit cycle track consisting of six loops, a multi-use sports centre, indoor cricket, a fitness suite, exercise and cycle studios, and a new state-of-the-art rugby facility that will become the new home of Colchester Rugby Football Club, two all-weather pitches, additional grass pitches, an archery range for local clubs to enjoy, a café and meeting rooms. The facility will also incorporate green open spaces for families and future generations to enjoy at their leisure.
071203 - 41 Church Road Tiptree 080665 - 20/22 Bokhara, Maldon Road, Tiptree	£156.51 £3,593.49	Replacement gym equipment and new play equipment at Thurstable Sports Centre, Tiptree
070978 - Land at Gladstone Road Tiptree 080665 - 20/22 Bokhara, Maldon Road, Tiptree 081069 - Land between 19 & Avalon Cherry Chase Tiptree 090057 - 8 Gorse Lane, Tiptree, Colchester 091630 - 43 Oak Road, Tiptree, Colchester 100131 - 1-18 Cherry Chase, Tiptree 102304 - Sparrow Cottage, Vine Road, Tiptree,	£13845.38 £22,747.03 £564.41 £2071.63 £3441.58 £8979.97 £5350.00	New maintenance store workshop including public toilet with disabled facilities and baby changing facilities at playing fields, Grove Road, Tiptree

**please note – spend may be over more than one financial year*

6. COMMUNITY

In 2019/20, £189,335.30 of S.106 monies were spent on Community projects across the Borough.

Below we have detailed three of the off-site community projects delivered in 2019/20.

Community projects delivered off-site by S106 Contributions in 2019/20		
Development Site	Amount	Project Delivery
120848 - Stanway Railway Depot, Halstead Road, Stanway Colchester	£54,089.20	Redevelopment and refurbishment of Collingwood Road Scout Hut.
152120 - Land adj. Chapel Road, Tiptree	£42,256.78	Redevelopment and refurbishment of St Lukes Community Centre, Tiptree
110373 - Garage Site Jct Drury & Maldon Rds 130560 - 78 Bromley Road Colchester 134700 - The Beer House, 126 Magdalen Street 142460 - 56 Irvine Road Colchester 130195 - Sir Isaacs Walk 142855 - St Botolphs Street 145075 - 4 - 6 Short Wyre Street 131385 – 10 Williams Walk 131739 - 34 North Hill Colchester 142167 - 15 Duncan Road 145544 - Land adj to 78-82 Turner Road	£1,647.3 £305,79 £895.82 £300.35 £2490.24 £1413.56 £2809.56 £1678.18 £151.55 £345.27 £328.04	Improvements to St Botolphs Church Hall, Colchester

**please note – spend may be over more than one financial year*

7. AFFORDABLE HOUSING

The Strategic Housing Market Assessment updated Dec 2015 summarised that there is a requirement in Colchester to deliver 920 homes per annum, of which 278 should be affordable homes. These numbers have been incorporated into the Council's emerging Local Plan 2013-2033.

In 2019/20, 193 affordable units were delivered via S.106 Agreements

Examples of Affordable Housing delivered On Site by S106 Contributions 2019/2020	
Development Site	Project Delivered
Chesterwell	10 affordable rent Homes and 15 shared ownership delivered by Colne Housing in partnership with Mersea Homes. Chesterwell forms part of the Northern Gateway Growth Area and will deliver a total of 1600 homes with a minimum of 15% affordable housing.
Severalls	37 affordable rent and 8 shared ownership delivered by Greenfields Community Housing in partnership with Bloor Homes and Bellway Homes. Severalls is a former hospital site adjacent to the Northern Gateway Growth Area which will deliver a total of 730 homes with a minimum of 15% affordable housing.
Axial Way	9 affordable rent homes delivered by Colne Housing in partnership with Persimmon. The development has delivered a total of 88 Homes, which includes a total of 18 affordable homes, with 15 for affordable rent and 3 for shared ownership.
Lakelands Land Parcel SR6, NR10 & NR2	80 affordable dwellings comprising of 64 affordable rent and 16 shared ownership on 3 land parcels on the Lakelands Development which were allocated specifically for affordable housing. Delivered by Flagship.

Grange Road Tiptree	10 affordable homes comprising of 8 affordable rent and 2 shared ownership. Delivered by Greenfields in partnership APH. A total of 103 homes delivered alongside a village green and allotments
Tiptree Jam Factory	3 affordable rented houses delivered by Colne Housing in Partnership with Crest. The scheme is adjacent to the Tiptree Jam Factory and delivered a total of 20 affordable homes (16 affordable rent and 4 shared ownership) as part of a development of 126 new homes.
Hill Farm Boxted	7 affordable rent homes delivered out of a development of 36 new homes in a rural area.
Rowhedge Wharf	2 affordable rent houses delivered out of a development of 86 new homes. Delivered by CHP in partnership with Hills Residential. (affordable housing credit applied to the remainder of the scheme)
Stanway NE2	13 affordable homes delivered comprising of 10 affordable rent and 3 shared ownership. Delivered by CHP in partnership with Cala Homes.

8. HEALTHCARE

In 2019/20, £170,501.78 of S.106 monies were received for primary Healthcare projects across the Borough delivered by the NECCG.

Healthcare Contributions in 2019/20	
Development Site	Contribution Received
180045 - Cowdray Centre, Mason Road, Colchester	£96,347.79
181907 - Avon Way House, Avon Way, Colchester	£24,643.00
170621/181537 -Land off Butt Road, Colchester, Essex	£12,466.00

171646/181096 -Aim Hire Site, Hawkins Road, Colchester	£37,044.99

9. STUDENT TRAVEL

In 2019/20, £13,673.27 of S.106 monies were spent on Student Travel in the Borough.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed three of the projects delivered in 2019/20

Student Travel projects delivered by S106 Contributions in 2019/20		
Development Site	Amount	Project Delivered
120380 - THE MALTINGS King Edward Quay, Colchester	£12,245.00	Student Travel rebates, Colchester Travel Club Membership
181309 - "Land to North of", Elmstead Road/East of Swan Close, Colchester	£400.00	Colchester Travel Club Membership
181907 - Avon Way House, Avon Way, Colchester	£1,028.27	Colchester Travel Club Membership

**please note – spend may be over more than one financial year*

10. FOOTPATH IMPROVEMENTS

In 2019/20, £95,745.20 of S.106 monies were spent on Footpath Improvements in the Borough.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

Below we have detailed three of the off-site projects delivered in 2019/20

Footpath Improvement projects delivered by S106 Contributions in 2019/20		
Development Site	Amount	Project Delivered
144693 - Rowhedge Wharf, Former Rowhedge Port, Rowhedge, Colchester, Essex	£71,045.20	Footpath Improvements 27 East Donyland, improvement and extension of the 'Rowhedge Trail
152613 - Meadows, Phase 2 University of Essex	£14,975	Study to upgrade the Zig Zag Bridge
120380 – The Maltings, King Edward Quay, Colchester	£9,725	Wayfinding Study

**please note – spend may be over more than one financial year*

11. CCTV

In 2019/20, £14,305.14 of S.106 monies were spent on CCTV Improvements in the Borough.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

CCTV projects delivered by S106 Contributions in 2019/20		
Development Site	Amount	Project Delivered
090752 - St Botolphs Car Park, St Botolphs Circus, Colchester	£14,305.14	Upgrade of CCTV equipment

**please note – spend may be over more than one financial year*

12. BUSINESS ENTERPRISE

In 2019/20, £11,219.03 of S.106 monies was spent on Business Enterprise projects in the Borough.

The S.106 financial report is available by following this link [S.106 Financial Report](#)

CCTV projects delivered by S106 Contributions in 2019/20

Development Site	Amount	Project Delivered
121444 - Betts UK Limited, 505 Ipswich Road, Colchester,	£11,219.03	Ultrafast Broadband Scheme

**please note – spend may be over more than one financial year*

13. 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 avoid significant adverse effects from ‘in-combination’ impacts of residential development that is anticipated across Essex; thus protecting the Habitats (European) sites on the Essex coast from adverse effect on site integrity.
- The whole of Colchester Borough is within the Zone of Influence. All residential proposals within the borough should make a contribution towards the measures in the RAMS to avoid and mitigate adverse effects from increased recreational disturbance to ensure that Habitat Sites are not adversely affected, and the proposal complies with the Habitat Regulations.

RAMS Contributions in 2019/20

Development Site	Contribution Received
180045 - Cowdray Centre, Mason Road, Colchester	£32,142.21

172049 - Land west of Chitts Hill, Stanway		£12,230.00
181907 - Avon Way House, Avon Way, Colchester		£3,856.00
181309/202038 - "Land to North of", Elmstead Road/East of Swan Close, Colchester		£2,602.46
181859 - Land North of Wyvern Farm", London Road, Stanway, Colchester		£12,230.00
170621/181537 - Land off Butt Road, Colchester, Essex		£611.50

14. Summary of Information to comply with Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

3. The matters to be included in the section 106 report for each reported year are—

(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year; **£4,472,914.74**

(b) the total amount of money under any planning obligations which was received during the reported year; **£1,192,376.15**

(c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority; **£8,517,140.65**

(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

(i) in relation to affordable housing, the total number of units which will be provided; **211**

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided; N/a – Essex County Council are the Education Authority and they have responsibility for Education related planning obligations. Refer to Essex County Council IFS for details.

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure; **£0**

(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); **£1,456,709.25**

(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

Infrastructure Item	Amount Allocated
CCTV	£8,063.36
Community	£15,636.93
Cycle Training	£2,457.21
Environmental Improvements	£409.82
Highways Transportation	£10,000
Leisure	£660,675.32
Public Art	4422.67

(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

2019/2020

Infrastructure Type	S106 Contributions spent
Student Travel	£13,673.27
Leisure/Open Space	£1,132,431.31
Footpath Improvement	£95,745.2
Community	£189,335.3
CCTV	£14,305.14
Business Enterprise	£11,219.03

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **N/a**

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations; **£6,441.93** was received in monitoring fees during the period 2019/20 and used to fund the costs directly associated with the monitoring of s.106 clauses.

(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held **Total amount of commuted sum retained £2,093,916.83, total amount allocated for longer term maintenance £1,490,063.76**