

Rochford District Council Infrastructure Funding Statement 2021-22

1. Policy CLT1 of the Rochford District Council Core Strategy 2011 sets out that the Council will require developers to enter into legal agreements in order to secure planning obligations to address specific issues relating to developments, including requisite on-site infrastructure and the provision of on-site affordable housing.
2. In addition, the Council will apply standard charges to developments to secure financial contributions towards off-site and strategic infrastructure required as a result of additional development.
3. Through the monitoring period, the Council has secured its planning obligations through legal agreements under Section 106 of the Town and Country Planning Act 1990.
4. At the current time, Rochford District Council does not have in place a Community Infrastructure Levy (CIL). Until such time that a charging schedule is in place, the Council will continue to secure most of its planning obligations through legal agreements.
5. The NPPF sets out the tests that should be met before a planning obligation can be requested from a developer; these ensure any obligations are:
 - necessary to make the development acceptable in planning terms.
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
6. Planning obligations secured through a legal (or Section 106) agreement may include the provision of affordable housing, open spaces or youth facilities, or financial contributions towards education, healthcare, or infrastructure improvements in the vicinity of the site.
7. Whether such a contribution is required, and the value of that contribution, is typically determined by the relevant authority, e.g., Rochford District Council, Essex County Council, NHS etc., and needs to consider the size and impact of the development being proposed.
8. Changes made to the Community Infrastructure Levy Regulations in 2019 introduced a requirement to publish Infrastructure Funding Statements and includes a list of information relating to the funding of infrastructure that local authorities should include in such statements.
9. For completeness and consistency, this document has been prepared both as part of the Council's Annual Monitoring Report and as a standalone document titled the Council's Infrastructure Funding Statement.
10. It should be noted that many planning obligations relate to 'county matters' including education, early years and childcare, sustainable transport and highways improvements. In these cases, Essex County Council's own Infrastructure Funding Statement will provide an overview of the monetary and non-monetary planning

obligations relating to such matters within Rochford District. These matters are not included within this Infrastructure Funding Statement but a link will be provided once available.

11. Furthermore, whilst the Council collects funds towards local healthcare services on behalf of the NHS, it does not itself manage how these funds are spent. Therefore, whilst these contributions will be included in the tables and figures within this section, these are only included on a factual basis and without comment.
12. All of the matters summarised below are set out in greater detail in the Council's Section 106 monitoring table which is included at Appendix C of the Authority Monitoring Report 2021-22.
13. Please note, the table at Appendix C only includes those contributions which are payable to the Council, and therefore does not contain certain contributions, such as highways or education contributions which would be payable to Essex County Council.

Monetary and Non-Monetary Planning Obligations Agreed in Monitoring Period

14. Between April 2021 and March 2022, three new legal agreements were agreed in relation to approved housing developments within the District. A summary of the obligations due to the Council (including healthcare contributions) is provided in Table 1.
15. The total value of monetary planning obligations agreed in the year is up to £1,582,584.50. Additionally around 319 affordable homes were secured in Section 106 agreements within the monitoring period.

Table 1 – Summary of Planning Obligations Agreed in 2021-22

Development details	Summary of Obligations Agreed
<p>Land East of Ashingdon Road, Ashingdon</p>	<ul style="list-style-type: none"> • £75,000 towards youth facility improvements • £67,560 towards a capital asset value for replacement trees • £75,000 towards replacement tree planting • £262,300 towards healthcare improvements in the vicinity • 232 affordable homes • Approximately £90,700 towards mitigation measures required under the Essex Coast RAMS scheme
<p>Land North of London Road, Rayleigh (Uplift to 722 dwellings)</p>	<ul style="list-style-type: none"> • Up to £820,250.00 towards off-site 3G pitch provision in the local area • An additional £120,089 towards healthcare improvements in the vicinity • An additional £38,628 towards providing refuse bins • An additional 78 affordable homes • Approximately £30,000 towards mitigation measures required under the Essex Coast RAMS scheme
<p>Land rear 3 to 45 Alexandra Road, Great Wakering</p>	<ul style="list-style-type: none"> • 9 affordable homes • £3057.50 towards mitigation measures required under the Essex Coast RAMS scheme

Monetary and Non-Monetary Planning Obligations Received in Monitoring Period

16. Between April 2021 and March 2022, £297,475.97 in monetary planning obligations were received by the Council as part of legal agreements.
17. In addition to this, a total of £13,641.38 was received in the monitoring period outside a Section 106 Agreement from various planning applications relating to the Essex Coast Recreational disturbance and Avoidance Mitigation Strategy (RAMS) tariff.
18. For the avoidance of doubt, miscellaneous costs mentioned in legal agreements, including how the developer covers the Council’s legal and monitoring costs, are not included for the purposes of this Statement.

Table 2 – Summary of Planning Obligations Received in 2021-22

Development details	Contributions Received
Lower Road, Windermere Avenues and Malyons Lane, Hullbridge	A combined £250,164.97 towards construction of a multi-use games area OR skate park within the surrounding area, AND improvements to sports facilities in the area by improving drainage at Pooles Lane Playing Fields
Land West of Little Wakering Road, Little Wakering	£47,311 towards healthcare facility improvements in the surrounding area

Monetary Planning Obligations Allocated in Monitoring Period

19. The Planning Practice Guidance defines the ‘allocation’ of a planning obligation as a decision to commit funds to a particular item of infrastructure or project. However, when planning obligations are included in legal agreements there will be details and clauses set out relating to how a certain obligation can be used. In some cases, these details and clauses can be relatively specific and, in being so, effectively ‘allocate’ the funds.
20. For the purposes of this statement, the total value of planning obligations allocated in the monitoring period is recorded as £0.
21. However, in the interests of transparency, the Council has included a comprehensive Section 106 monitoring spreadsheet at Appendix C of the Authority Monitoring Report 2021-22 which includes an up to date position on the planning obligations required by active legal agreements, and the clauses and terms which apply to each.

Monetary Planning Obligations Spent in Monitoring Period

22. The Council did not spend or release to the NHS any of the planning obligations it held within the monitoring period.
23. In the interests of transparency, the Council has included a comprehensive Section 106 monitoring spreadsheet at Appendix C of the Authority Monitoring Report which includes an up to date position on the planning obligations required by active legal agreements, and timescales for their expenditure.

Monetary Planning Obligations Received and Not Spent

24. As at 1 April 2022, the Council held a total of £1,204,102.90 in planning obligations that have not yet been spent or released to the NHS (in the case of healthcare contributions).
25. Table 3 overleaf provides details of the planning obligations that are recorded as having been received but not spent as at 1 April 2022.

Table 3 – Summary of Monetary Planning Obligations Held by the Council as of 1st April 2022

Application Ref	Site	Developer / Applicant	£ amount	Detail	Date Received	Purpose	Date to be spent by
12/00363/FUL	190 London Road, Rayleigh	Bellway Homes Ltd	71,015.13	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	Received 17/9/15	NHS - Money to be held by RDC until the PCT (or other NHS body) requests the contribution. The money will be held for 15 years by the Council.	10/08/2030
			20,000.00	Rochford District Council Community Facility contribution. To be used on the development of community facilities near the site.	Received 17/9/15	Community Facility near the London Rd Site - No timescales given on spend.	No End Date
12/00381/FUL	Land at Thorpe Road, Rectory Road and Clements Hall Way, Hawkwell	W H Royer Building Contractors	93,378.21	Rochford District Council Sports Facility contribution.	Received 15/10/14	Improvement of Sports Facilities in Hawkwell	No End Date

Rochford District Council – AMR 2021-22: Planning Obligations

Application Ref	Site	Developer / Applicant	£ amount	Detail	Date Received	Purpose	Date to be spent by
12/00252/FUL	Star Lane Brickworks, Great Wakering	Taylor Wimpey UK Limited	28,400.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	Received 11/11/16	NHS - Money to be held by RDC until the PCT (or other NHS body) requests the contribution. The money will be held for 10 years by the Council. Any unexpended funds after this anniversary will need to be paid back to Taylor Wimpey.	11/11/2026
			25,000.00	Community Facilities contribution to be paid to RDC on occupation of first dwelling. Money to be held for the provision of a multi-use games area in Gt Wakering. Any unexpanded balance to be returned to Taylor Wimpey after the 15th Anniversary of the payment.	Received 11/11/16	This is to be used for the provision of a multi use games area in Great Wakering. Any unexpended balance is to be returned to Taylor Wimpey on the 15th Anniversary of receipt.	11/11/2031

Rochford District Council – AMR 2021-22: Planning Obligations

Application Ref	Site	Developer / Applicant	£ amount	Detail	Date Received	Purpose	Date to be spent by
10/00234/OUT	Land north of Hall Road, Rochford	Bellway Homes Ltd	383,689.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	Received £213817.88 26/06/18 Received £213817.88 07/09/18	The contribution will be received upon occupancy of the 100th, 200th, 300th and 400th dwelling. It will only be used by the PCT or sucessor body.	26/06/2028
15/00075/FUL	90 Main Road, Hawkwell	Marden Homes Developments Limited	37,000.00	A sum of £37,000 to be paid to RDC towards it Affordable Housing Policy. This will be paid upon occupation of the first dwelling.	28/09/2018	Contribution will be used in accordance with the Councils Affordable Housing Policy as detailed in the core strategy.	28/09/2028
15/00599/FUL	Pond Chase Nursery, Hockley	Persimmon Homes Ltd	23,040.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	01/05/2018	NHS - Money to be held by the Council until requested from NHS England. The funds will be used to improve the capacity of GP surgeries in the vicinity of the site to which residents of the site have reasonable	01/05/2028

Rochford District Council – AMR 2021-22: Planning Obligations

Application Ref	Site	Developer / Applicant	£ amount	Detail	Date Received	Purpose	Date to be spent by
						access. Contribution will be kept by the Council until the 10th Anniversary of receipt. The council will have to return any unspent cash at that point.	
15/00781/OUT	Airport Business Park, Southend	Henry Boot Developments	100,000.00	The owner will pay towards a cycleway between Cherry orchard Way and Hall Rd. The Owner, RDC and ECC shall use reasonable endeavours to negotiate with relevant landowners to deliver the cycleway improvements within 5 years	30/01/2017	Works must be implemented within 2 years of receipt of payment. The contribution is for works at the Butterly Bridge Bypass.	No date

Rochford District Council – AMR 2021-22: Planning Obligations

Application Ref	Site	Developer / Applicant	£ amount	Detail	Date Received	Purpose	Date to be spent by
16/00733/FUL	Three Acres, Anchor Lane, Canewdon	Dove Jeffery Homes Limited / Anthony Stephen Hines	13,248.00	Contribution will be made towards expansion of local doctors surgeries in respect of increased demand.	16/06/2017	A contribution will be made upon 1st occupation for the provision of capital projects of NHS England specifically relating to the Greensward Surgery and/or Ashingdon Medical Centre.	16/06/2027
17/00582/FUL	Land north of Hall Road, Rochford	Bellway Homes Ltd	12,789.00	Healthcare contribution. Developer to pay RDC a Healthcare Uplift Contribution for the Primary Care Trust, which is to be paid prior to Occupation of the 501st Dwelling. To be paid plus or minus a sum to reflect increase or decrease of RPI	12/09/2018		No date

Rochford District Council – AMR 2021-22: Planning Obligations

Application Ref	Site	Developer / Applicant	£ amount	Detail	Date Received	Purpose	Date to be spent by
17/00964/FUL	Bullwood Hall, Hockley	Sanctuary Affordable Housing Ltd	23,382.00	Paid prior to commencement. This will contribute towards the addition, or improvement at the General Practitioners Church View Surgery with predominantly serves the district of Hockley (including the Jones Family Practice). Contribution must be paid to NHS within 3 months of receipt	22/05/2019		22/05/2029
16/00668/OUT	Land South of High Street, Great Wakering	Swann Hill Homes	75,685.59	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	10/01/2020	A contribution will be paid prior to occupation of first dwelling. The sum is a contribution towards healthcare provision within the vicinity of the site.	10/01/2030

Rochford District Council – AMR 2021-22: Planning Obligations

Application Ref	Site	Developer / Applicant	£ amount	Detail	Date Received	Purpose	Date to be spent by
16/00731/OUT	Land West of Little Wakering Road, Little Wakering	Cogent Land	47,311.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	01/03/2022	Prior to occupation of the first dwelling, a contribution will be received towards the provision of healthcare facilities so serve the area in which the site is located. The contribution must be used within 10 years of receipt. Any unspent element must be repaid to the owner upon written request within 50 days of the end of the 10 year period.	01/03/2032

Rochford District Council – AMR 2021-22: Planning Obligations

Application Ref	Site	Developer / Applicant	£ amount	Detail	Date Received	Purpose	Date to be spent by
14/00813/OUT	Lower Road, Windermere Avenues and Malyons Lane, Hullbridge	Barratt David Wilson Homes	250,164.97	Improvement of sports facilities in Hullbridge by carrying out works to improve drainage at the Pooles Lane Playing Field - payment made before 50th dwelling AND Construction of multi-use games area or a skate park on land within the vicinity of the development site if the proposals approved under clause 3.2 include funding such facilities on a site secured for such purpose instead of the owner constructing such a facility itself	01/10/2021		01/01/2031