



Essex County Council Infrastructure Funding Statement

2023-2024

KEY HEADLINES

Community Infrastructure Levy (CIL)

The Council has received £950,000 from the Chelmsford Community Infrastructure Levy in 2023/24
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Section 106 Agreements

£79,838,261 was agreed by the Council through S106 obligations in the 23/24 financial year
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2.13ha of land was agreed to be provided as a non-monetary contribution for education facilities in the 23/24 financial year
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£31,796,685 has been received in S106 receipts in the 23/24 financial year
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In the 23/24 financial year, £0 was spent on repaying money borrowed.

In the 23/24 financial year, £31,564 was spent on monitoring (including reporting under 121A) in relation to the delivery of planning obligations.
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A total of £26,038,817 received in S106 receipts has been spent or transferred for spend by the council between April 2023 and March 2024.
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The Council has £129,940,469 in contributions which have been allocated but not yet spent.
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The Council has £0 in contributions which are yet to be allocated.
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Introduction

1. Introduction

1.1. Infrastructure Funding Statement 23/24.

1.1.1. County Councils are required to produce an infrastructure funding statement on an annual basis, as a result of government legislation¹.

1.1.2. Essex County Council is consulted by district, borough and city councils on all development proposals, above an agreed threshold, to establish a requirement for additional infrastructure needed to support growth. Developer contributions are used to help fund the provision of infrastructure in association with development and maximise the benefits and opportunities from growth.

1.1.3. Contributions sought from developers are based on the County Council's Developers' Guide to Infrastructure Contributions. The origins of the Guide date back to the early 2000s to a School Contribution Supplementary Planning Document which was adopted by the Essex Planning Officers Association.

1.1.4. S106 agreements are used to mitigate the impacts of development and ensure that Essex's planning policy requirements are fully met. S106 obligations include:

- Site specific financial contributions- these are secured and must be used for defined purposes; for instance, the provision of education facilities, libraries, traffic and transport/highways related works, open space contributions and affordable housing contributions (when accepted in lieu of on-site provision)
- Provision of on-site affordable housing; and
- Non-financial obligations, including requirements such as land for the delivery of education facilities or highways works, employment and skills strategies, construction management plans and travel plans.

1.1.5. CIL is used to fund the provision of a range of infrastructure that is needed to support the future growth of districts, boroughs and city councils. As of 23/24, Chelmsford City Council, Castle Point and Brentwood are the only Local Planning Authority in Essex to have adopted CIL. Several other local authorities in Essex are in the process of undertaking the work needed to bring forward CIL.

¹ Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019



Reporting and Monitoring on Planning Obligations

2. Reporting and Monitoring on Planning Obligations.

2.1. Introduction

- 2.1.1. Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.
- 2.1.2. Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.
- 2.1.3. The Council's requirements for S106 planning obligations are set out in the Essex Developers Guide to Infrastructure Contributions.
- 2.1.4. S106 contributions can either be provided on-site, for example through the provision of a new education facility, or off-site in the form of financial payments.
- 2.1.5. The process of preparing the IFS for 2023/24 has revealed some errors in the methodology used to prepare the previous versions, owing to features within the database system used to manage s106. This has led to a need to rely on information held by the Council's finance system. The figures in this Statement are understood to be correct, but cannot be compared to the data published in previous Statements. A procurement exercise to replace the current database system used to monitor s106 information is underway, with a new system expected to be fully operational in 2026.

2.2. CIL Regs Schedule 2(3) Requirements.

(A) THE TOTAL AMOUNT OF MONEY TO BE PROVIDED UNDER ANY PLANNING OBLIGATIONS WHICH WERE ENTERED INTO DURING THE REPORTED YEAR;

Total £ contributions agreed by ECC through s106 obligations signed in the financial year 23/24:	£79,838,261
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Table 2A- Monies agreed in 2023/24 through S106 Agreements

INFRASTRUCTURE TYPE	MONIES AGREED
EDUCATION ²	£65,165,218
LIBRARIES	£12,137
HIGHWAYS ³	£8,339,275
MONITORING FEES ⁴	£251,198
TRANSPORT AND TRAVEL ⁵	£6,070,434
PROW ⁶	£0
TOTAL	£79,838,261

(B) THE TOTAL AMOUNT OF MONEY UNDER ANY PLANNING OBLIGATIONS WHICH WAS RECEIVED DURING THE REPORTING YEAR;

² Education includes contributions towards: Early Years and Childcare (EY&C), Primary School(s) and Secondary School(s), SEN and Sixth Form

³ Highways includes contributions towards: Highways Works, Potential PRO & Works, Special Maintenance and H&T Misc.

⁴ Monitoring includes contributions towards: Monitoring Fees (2%/£2000), Monitoring Fees (£550), Monitoring Fees (£700) and Travel Plan Monitoring

⁵ Transport and Travel includes contributions towards: PT Services, PT Works, Primary Transport and Secondary Transport.

⁶ PROW: Public Rights of Way

Total £ received (from any s106 signed at any time) which arrived in ECC account in financial year 23/24: -	£31,796,685
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2.2.1. Table 2B shows the total incomes from S106 agreements this financial year for Essex County Council. In most instances, the money received in the year was agreed in S106 agreements predating this financial year.

2.2.2. The below figures have been categorised by different infrastructure types.

Table 2B- Total monies received 2023/24 through S106 Obligations

RECEIPT TEAM	MONIES RECEIVED
COMMUNITY INFRASTRUCTURE	£20,544,056
MINERALS & WASTE	£106,582
STRATEGIC DEVELOPMENT	£11,146,047
TOTAL	£31,796,685

(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;

All £ contributions received by ECC up to 31st March 2024 and <u>not allocated</u>	£0
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2.2.3. All monies held by ECC have been allocated to a spend category and are awaiting a specific project to be identified and/or sufficient funds to be received before they can spent, therefore all funds are allocated.

Table 2C – S106 Monies Received but Not Allocated.

ALLOCATIONS	MONIES NOT ALLOCATED
EDUCATION ⁷	£0

⁷ Education includes contributions towards: Early Years and Childcare (EY&C), Primary School(s) and Secondary School(s).

TRANSPORT AND TRAVEL ⁸	£0
TOTAL	£0

(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;

2.2.4. In the recording year, no affordable housing contributions were directly sought by Essex County Council.

(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;

2.2.5. In relation to educational facilities, during this financial year the County either requested a financial contribution (details on this can be viewed (A) The total amount of money to be provided under any planning obligations which were entered into during the reported year;

Total of all educational non-monetary land contributions to be provided under planning obligations which were entered into in 23/24: -	2.13 ha
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2.2.6. Table 2D – Non-Monetary S106 Contributions: Land agreed for Education Facilities provides a summary of any non-monetary contributions under planning obligations which were agreed during the financial year 23/24.

Table 2D – Non-Monetary S106 Contributions: Land agreed for Education Facilities in 2023/24.

CATEGORY OF SCHOOL	AREA ALLOCATED (HECTARES)
EARLY YEARS AND CHILDCARE (EY&C)	0.13
PRIMARY	2

⁸ Transport and Travel includes contributions towards: PT Services, Primary Transport and Secondary Transport.

SECONDARY	0
TOTAL	2.13 ha

(E) THE TOTAL AMOUNT OF MONEY (RECEIVED UNDER ANY PLANNING OBLIGATIONS) WHICH WAS ALLOCATED BUT NOT SPENT DURING THE REPORTED YEAR FOR FUNDING INFRASTRUCTURE;

All £ contributions received across all years by ECC that is <u>allocated but not yet spent</u>: -	£129,940,469
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2.2.7. Table 2E shows the amount of money that was allocated in 23/24 but has not been spent.

2.2.8. It is common for ECC to have up to 10 years to spend the funds collected through planning obligations, it is important that the funds are used in the most beneficial way for the Essex residents, therefore unspent funds are held ahead of a suitable project being agreed.

Table 2E – Money allocated in 2023/24 that has not yet been spent

ALLOCATIONS	MONIES ALLOCATED BUT NOT SPENT
EDUCATION ⁹	£92,887,955
HIGHWAYS ¹⁰	£32,162,601
MONITORING ¹¹	£25,890
LIBRARIES	£308,787
TRANSPORT AND TRAVEL ¹²	£4,319,181

⁹ Education includes contributions towards: Early Years and Childcare (EY&C), Primary School(s) and Secondary School(s).

¹⁰ Highways includes contributions towards: Highways Works and H&T Misc.

¹¹ Monitoring includes contributions towards: Monitoring Fees (2%/£2000), Monitoring Fees (£500), Monitoring Fees (£700) and Travel Plan Monitor

¹² Transport and Travel includes contributions towards: PT Services, Primary School Transport, Secondary School Transport.

MISCELLANEOUS ¹³	£236,055
TOTAL	£129,940,469

(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);

All £ contributions spent or transferred by the Council between 1st April 2023 and 31st March 2024: -	£26,038,817
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2.2.9. Table 2F – Council Monetary S106 Spend by Infrastructure Type. provides detail on the amount of money spent by the Council between April 2023 and March 2024. No monies were transferred to another body for spend.

Table 2F – Council Monetary S106 Spend by Infrastructure Type.

INFRASTRUCTURE TYPE	MONIES SPENT
COMMUNITY INFRASTRUCTURE	£20,584,01
STRATEGIC DEVELOPMENT	£5,454,804
TOTAL	£26,038,817

(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;

2.2.10. Table 2E – Money allocated in 2023/24 that has not yet been spent shows the amount of money that was allocated in 23/24 but has not been spent, regardless of when funding came in.

(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—

¹³ Minerals.

(I) THE ITEMS OF INFRASTRUCTURE ON WHICH THAT MONEY (RECEIVED UNDER PLANNING OBLIGATIONS) WAS SPENT, AND THE AMOUNT SPENT ON EACH ITEM;

2.2.11. Table 2F – Council Monetary S106 Spend by Infrastructure Type. provides detail on the amount of money either spent by the Council or transferred to external bodies for spend between March 2023 and April 2024.

(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);

All £ contributions spent on borrowing, including interest, in 2023/24:	£0
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2.2.12. Developer contributions were not used to repay borrowing or interest in the IFS year. The capital programme is financed as a whole by applying the available sources of funding, including borrowing if required. If a project is to be financed by a developer contribution but this has not yet been received another financing source would be applied. When the developer contribution is received this would then be used to replenish the financing source that was needed to cover the gap in funding.

(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;

Total £ contribution spent or transferred for expenditure on monitoring between 1st April 2023 and 31st March 2024:	£31,564
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(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 £ received for longer term maintenance (commuted sums) between 1st April 2023 and 31st March 2024:	£956,996
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2.3. Infrastructure Delivery using s106 Contributions.

- 2.3.1. ECC are keen to showcase the delivery of infrastructure projects which use contributions received from developers through s106 agreements. This section of the report is not specifically required by the regulations which require the preparation of this Statement, but it is helpful to show how new development is paying for new infrastructure in the County.
- 2.3.2. Our aim is to be transparent about projects delivered using developer contributions. This new section of the report will evolve over the coming IFS periods to include as much information relating to completed infrastructure projects using s106 contributions as is possible.
- 2.3.3. As a new section for the IFS, it is anticipated that detail included within this section will expand in future. In this first year, this chapter will highlight the big-ticket education projects which were completed within this monitoring year in detail making use of s106 contributions. Other education and highways projects will be referenced.
- 2.3.4. Projects listed are those which were completed using s106 contributions or CIL within the monitoring year 1st April 2023 – 31st March 2024. As can be expected with large projects, delivery activity and expenditure may have taken place within earlier financial periods.

Primary Education Projects

- 2.3.5. Four permanent capacity expansions were completed in 2023/24:

Name of Project	Hillhouse Primary School, Waltham Abbey
Places created	105
S106 contributions used (including indexation and any interest added)	£85,863.52
Planning Reference(s) of contributing developments	EPF/21/1869
Anticipated Funds still to be received (excluding interest and indexation):	This project has benefited from investment in advance of receipt of funds, estimated at ~£311,000. These funds are anticipated by ECC, in line with the s106 agreements in place associated with EPF/21/1869 & EPF/19/695.

Once received this funding will be used to pay back the investment.



Figure 1: Hillhouse Primary School Expansion

Name of Project	Trinity Primary School, Chelmsford
Places created	105
S106 contributions used (including indexation and any interest added)	£1,068,789.54
Planning Reference(s) of contributing developments	Community Infrastructure Levy and other funding streams
Anticipated Funds still to be received (excluding interest and indexation):	n/a



Figure 2: Trinity Primary School, Chelmsford

Name of Project	Tendring Primary School, Tendring
Places created	70
S106 contributions used (including indexation and any interest added)	£431,237.31
Planning Reference(s) of contributing developments	TEN/14/82 & TEN/16/1169
Anticipated Funds still to be received (excluding interest and indexation):	n/a



Figure 3: Tendring Primary School Expansion

2.3.6. In addition to the major projects set out, contributions secured through s106 were also used to deliver additional places at a number of other schools across the County, responding to capacity needs.

2.3.7. Replacement of a relocatable classroom was completed at these three primary schools:

Name of Project	Number of additional places
Relocatable Replacement - Great Bardfield Primary School	3
Relocatable Replacement - Holy Trinity Primary School	1
Total additional places	4

Secondary Education Projects

2.3.8. No additional Secondary Education capacity was completed in 2023/24.

Special Educational Needs and Pupil Referral Unit Projects

2.3.9. Four permanent expansions for SEND purposes were completed in 2023/24:

Name of Project	Number of additional places
SEND - Harlow Fields (ACL Building)	50
Total additional places	50



Reporting and Monitoring on Section 278

3. Reporting and Monitoring on Section 278

3.1. Introduction

3.1.1. S278 agreements are legally binding agreements made under the Highways Act 1990 between Local Highways Authorities and Developers. They secure alterations or improvements to the highway. The works are incumbent on the developer to fund and deliver, rather than the County Council, which means the exact final sum recorded by the County Council is subject to estimation. The information contained in this section is the best available but is caveated by this estimation and in some cases no estimate is available.

3.2. CIL Regs Schedule 2(3) Requirements.

(A) SUMMARY DETAILS OF ANY FUNDING OR PROVISION OF INFRASTRUCTURE WHICH IS TO BE PROVIDED THROUGH A HIGHWAY AGREEMENT UNDER SECTION 278 OF THE HIGHWAYS ACT 1980 WHICH WAS ENTERED INTO DURING THE REPORTED YEAR

3.2.1. Table 3A – Infrastructure Provision agreed in 2023/24 through S278 Agreements outlines the infrastructure provisions that have been agreed through a highway’s agreement under 278 of the Highways Action 1980 during the financial year between April 2023 and March 2024.

Table 3A – Infrastructure Provision agreed in 2023/24 through S278 Agreements

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
<p>21/03010/FUL</p> <p>ENVI/2190</p> <p>ENVI/1899- S278</p>	<p>Land North of Oak Road Halstead, the works shall comprise the following:</p> <p>a) Construction of new access into the Site including but not be limited to a clear to ground visibility splay with dimensions of 2.4 metres by 55 metres to the north and 2.4 metres by 64 metres to the south as measured with a maximum 1 metre offset from the carriageway edge in both directions.</p>	

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>b) Provision of a 2-metre-wide footway from the northern side of the access road into the Site (extending approximately as far as opposite plot number 80) to provide a link north to the junction of Tidings Hill and Grange Close including appropriate dropped kerbs/tactile paving to be provided at the junction of Tidings Hill and Grange Close.</p> <p>c) Upgrade of the following two bus stops.</p>	<p>£1,500.00</p> <p>£500.00</p>
<p>s278 Agreement : Coulson/Braintree College PTL:00657000003715 ELS ref ENVI/2064 ENVI/2064 19/01743/FUL</p>	<p>Residential development on land at Braintree College - The works shall comprise:</p> <p>a) The construction of a minimum 2-metre-wide footway between the northern and southern accesses into the Site.</p> <p>b) improvements to the northern access into the Site.</p> <p>c) improvements to the bus stop opposite the southern access into the Site on Church Lane, to include a new pole, flag and timetable case.</p> <p>a) Whilst the planning permission benefits a larger site (including a care home which this developer is not intending to build) the arrangements are non-standard. The agreement has been changed so it is enforceable only against the land being developed by Scott Residential (edged in blue). There is also an additional covenant that no access</p>	<p>£1,200.00</p> <p>£3,000.00</p> <p>£500.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>will be gained between the blue and the green land.</p> <p>b) The developer is also contracting to sell off some plots and they are also highlighted on the drawing, in green. But they have also agreed a covenant not to transfer the plots until after the certificate of completion is issued, so the new owners will be bound by it.</p>	
<p>EPF/2924/20 ENVI/2233</p>	<p>Land at Cottis Lane Car Park, Epping. Redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial floorspace (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works:</p> <p>a) Amendments and improvements to the existing junction to provide a new 4-arm roundabout to replace existing 4-arm junction at the Cottis Lane / Bakers Lane junction including partial and full asphalt carriageway reinstatement works as required on Bakers Lane and Cottis Lane.</p> <p>b) New vehicular/pedestrian/cycle accesses in the Site from Cottis Lane.</p> <p>c) The provision of a new junction arrangement at Cottis Lane / Bakers Lane and street materials including increasing existing footway widths to 2 metres and</p>	<p>£421,893.43</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>provision of dropped kerb crossing points with tactile paving.</p> <p>d) Works signage and lining for the implementation/amendment of Traffic Regulation Orders (TROs) as appropriate for parking and loading restrictions along Cottis Lane and Bakers Lane.</p> <p>e) TRO amendment and works signage and lining to remove the existing parking bays along Cottis Lane.</p> <p>f) New TRO and works signage and lining for the implementation of double yellow lines on Cottis Lane.</p> <p>g) TROs and works signage and lining for 2 new zebra crossings on Cottis Lane and 2 new zebra crossings on Bakers Lane.</p> <p>h) TROs and works signage and lining for a new restriction to prohibit motor vehicles along the alleyway connecting High Street to Cottis Lane.</p> <p>i) To implement an appropriate TRO and works signage and lining on Cottis Lane to prohibit motor vehicles along approximately 50 metres from the junction with the High Street to the turning head to the rear.</p> <p>j) Provision of new and upgrading of existing street lighting fronting the Site along the entire length of Cottis Lane, new roundabout and alleyway linking Cottis Lane to High Street.</p>	

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>k) Provision of new deflection islands on both Bakers Lane arms of the new roundabout.</p> <p>l) Bollards on Cottis Lane alleyway.</p> <p>m)Vegetation clearance works along Bakers Lane to provide adequate visibility splays.</p> <p>n) Full footway resurfacing along alleyway Cottis Lane (approximately 50 metres) linking to High Street</p>	
<p>DM/279/A/102 Paycocke Road/Gardiners Way, Basildon ELS reference: ENVI/2147</p> <p>Application Number : 20/01078/FULL</p>	<p>On Paycocke Road</p> <p>a) Removal of the existing bellmouth access approx. 80m to the east of the Paycocke Road/ Honywood Road roundabout and reinstating with a new footway/associated kerbing.</p> <p>b) The construction of two new bellmouth access approx. 24m and 55m east of the Paycocke Road/Honywood Road roundabout.</p> <p>c) Resurfacing the existing footpath fronting the development.</p> <p>d) Upgrading and relocating two bus stops; one will be located between the two new bellmouth access' on the southern side of Paycocke Road approx. 40m from the Paycocke Road/Honywood Road roundabout. The other will be located approx. 90m from the Paycocke Road/Honywood roundabout on the northern side of Paycocke Road. The upgrades are to include new hardstanding/associated kerbing.</p>	<p>£50,000.00</p> <p>£5,000.00</p> <p>£10,000.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>e) Amending associated yellow lining</p> <p>On Honeywood Road:</p> <p>a) Removal of existing bellmouth.</p> <p>b) Amending associated yellow lining.</p> <p>Such works being identified in principle on the Drawing and to include any necessary alterations to and reinstatements of existing highways and statutory undertakers equipment the provision of or alteration to street lighting road signs drainage structures traffic signals related accommodation and any other works normally associated with the construction of a highway or required as a result of the Engineer's Inspections.</p>	
<p>19/00026/FUL ENVI/2189 DM 121 47B</p>	<p>For residential development on land at Conrad Road, Witham.</p> <p>Full description of highway works: Prior to occupation:</p> <p>The works shall comprise:</p> <p>a) the provision of a minimum 2-metre-wide footway from the junction of Conrad Road to Elm Hall School/Rickstones Academy.</p> <p>b) the provision of dropped kerb crossing points and tactile paving either side of Conrad Road.</p> <p>c) the relocation and upgrade of the following bus stops to Essex County Council specification:</p> <p>a) Hemingway Roads adjacent b) Hemingway Road opposite</p>	<p>£47,000.00</p> <p>£5,000.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>c) Virgil Road adjacent d) Virgil Road opposite</p>	
<p>MAL/0339/21 ENVI/2225</p>	<p>Wycke Hill Business Park. For the erection of a mixed-use development comprising Class B2 (including autocentre with vehicle repair, MOT testing, servicing and associated operations) and/or specified Sui Generis uses and Class E (drive-thru coffee shop) uses together with access, servicing, car parking and associated works.</p> <p>Closing up the existing access into the Site from Wycke Hill Business Park on Wycke Hill (approximately 84 metres north-east of the A414);</p> <ul style="list-style-type: none"> – Construction of a 4th arm to the existing 3 Arm mini roundabout at the proposed access into the Site with the inclusion of an uncontrolled pedestrian crossing and tactile paving; – Provision of 4.5 metre x 43.0 metre visibility splays at the new access into the Site to the left and to the right within the new access to the Site for the Development; – Provision of revised street lighting layout on Wycke Hill; and <p>Provision of carriageway marking and signage as required for the new/revised highway layout.</p>	<p>£148,000.00</p>
<p>201631</p>	<p>Colchester Northern Gateway. The following obligations are necessary to meet obligations pertaining to planning permission 201631 for redevelopment of the site to provide a Cinema (use class D2), active leisure units (D2), a hotel (C1), restaurants (A3) and/or hot food</p>	

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>takeaways (A5), including drive through units, and/or a Public House (A4) in the alternative as well as flexible A3/A5 and/or D2 floorspace in the alternative, together with the provision of a single decked car park, a landscaped plaza with associated hard and soft landscaping, cycle parking, service laybys and drop off zones, the creation of a pedestrian and cycle link connecting United Way with Tower Lane and the installation/construction of balancing ponds, substations and associated infrastructure:</p> <p>The works shall comprise the construction of/re-alignment of:</p> <ul style="list-style-type: none"> i. Alterations to the existing spur off the southern roundabout at Junction 26 on the A12 to provide access into the Site. ii. A priority junction off United Way west of its roundabout junction with Via Urbis Romanae and United Way to provide access into the Site. iii. A lay-by (to be subject to a traffic regulation order for loading only) and re-alignment of the footway/cycleway in United Way. iv. An uncontrolled crossing point on United Way for pedestrian/cycle purposes (to link with the Developer's private link between United Way and Tower Lane). v. Lane allocation road markings and signs on the Via Urbis Romanae north approach to the United Way/Axial Way roundabout. 	<p>£5,000.00</p> <p>£5,000.00</p> <p>£50,000.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	vi. 2 new bus stops on the Via Urbis Romanae south of its roundabout junction with United Way and Axial Way.	
<p>UTT/19/0393/OP (APP/C1570/W/19/3234530) (Site Number 33183) & UTT/19/0394/OP (APP/C1570/W/19/3234532)</p>	<p>Land West of Parsonage Road, Takeley. The following obligations are necessary to meet obligations pertaining to planning permission UTT/19/0393/OP (APP/C1570/W/19/3234530) & UTT/19/0394/OP (APP/C1570/W/19/3234532) for the development of up to 119 dwellings (including affordable housing) including vehicular and pedestrian accesses, infrastructure, open space, footpath links, children’s play area, landscaping, green infrastructure, surface water management, wastewater pumping station and associated works and either a community building (use class D1) or a dwelling and the development of a care home (use class C2) with up to 66 bed spaces, including vehicular and pedestrian access, parking, infrastructure, landscaping and associated works:</p> <p>The works shall comprise the construction of/re-alignment of</p> <ol style="list-style-type: none"> 1. The construction of a new four-armed access compact roundabout with a kerbed verge island and an overrun strip. Each arm will have a single-entry lane, a single exit lane and a splitter island with a pedestrian crossing point. 2. A new minimum 3.5-metre-wide shared cycleway link from the eastern side of the crossing point for Public Footpaths 20 and 21 crossing over the northern arm of the new roundabout with a new 	<p>£250,000.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>parallel crossing and continuing into the Site off the new western arm. The new shared cycleway continues from the western arm and remains on the western side of the southern arm to the Site's construction entrance.</p> <p>3. A new minimum 2-metre-wide footway link from the parallel crossing on the eastern side of the northern arm of the new roundabout continuing into the Site for approximately 39 metres off the eastern arm. The new footway link continues from the eastern arm and remains on the eastern side of the southern arm to the existing footway finishing at the same location opposite the southern end of the new cycleway link described in item 2 above.</p> <p>4. Associated drainage, signing, lining and lighting works</p>	
<p>22/26000/VAR 18/00920/FUL ENVI/2232</p>	<p>Land at Templar Green, Cressing. The following obligations are necessary to meet obligations pertaining to planning application 22/26000/VAR for residential development on land at the above location:</p> <p>Note Some residential plots have been sold and are no longer in the developer's ownership. However, the rights to enforce the Section 278 on the remaining plots and site area provide sufficient security for ECC to take enforcement action if necessary.</p> <p>Full description of highway works: The works shall comprise the construction of/re-alignment of</p>	

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>a) a new vehicular and pedestrian access into the Site on the east side of Polecat Road with visibility splays (2.4 x 58 metres to the south and 2.4 x 120 metres to the north).</p> <p>b) improvement of 2 existing bus stops on the west and east of Polecat Road to the west of the access into the Site.</p> <p>c) widening and resurfacing of footway along the west side of Polecat Road towards the B1018 Braintree Road and along the north side of the B1018 to the roundabout to the west (approximately 273 metres) and all associated works.</p> <p>d) provision of dropped kerbs and tactile paving on the footway up to the splitter island of the B1018 Braintree Road Roundabout with Dovehouse Field on both the B1018 arms of the roundabout to the west of the Site.</p> <p>e) provision of dropped kerbs and tactile paving on the footway on Polecat Road up to the splitter island where the B1018 Braintree Road Roundabout joins with Dovehouse Field on both the B1018 arms of the roundabout to the west of the Site to the west of the access into the Site.</p>	<p>£1,000.00 £25,000.00</p>
<p>ROC/20/363 Legal Ref: ENVI/2137</p>	<p>The following obligations are necessary to meet obligations pertaining to planning application ROC20/00363/OUT for the development of 662 dwellings, a community use building and</p>	

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	provide real time passenger information (stops 15001101503 east side of Ashingdon Road (northbound) and 15001101504 west side of Ashingdon Road (southbound)).	
HLW/0363/21 ENVI/2305	<p>Midas, River Way, Harlow. The following obligations are necessary to meet obligations pertaining to planning application HW/REMVAR/21/00363 for the re-development to provide two modern employment units comprising 16,478 sqm (GIA) for employment purposes within use class B8 with ancillary offices, car parking, landscaping, service yard areas and ancillary uses as well as associated external works.</p> <p>Please be aware that Unit 1 is constructed and on the site, is occupied, and is currently under a leasehold from the landowners. The leaseholder's have existing access, which is being improved as part of these works, but they are not party to this agreement, as it is considered that this does not pose a serious/significant risk to ECC if they are not party to it.</p> <p>The highway works shall comprise the construction of/re-alignment of</p> <ul style="list-style-type: none"> a) Upgrade works to existing bellmouth access (full construction). b) 2 (two) new extra accesses to be constructed (full construction). c) Footway improvements/reconstruction (full construction) on either side of the new/improved accesses to tie in to existing. 	£250,175.00

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>d) Provision of tactile crossing points at each access.</p> <p>Improvements/upgrades to street lighting including 9 new lamp columns.</p>	
<p>TEN/19/00338/FUL & TEN/22/00200/VOC ENVI/2301</p>	<p>Old Road, Clacton. The following obligations are necessary to meet obligations pertaining to planning application 19/00338/FUL and 22/00200/VOC for the redevelopment of former Gasworks site comprising a mixed-use Trade Counter led development classes A1, A3, A5, D2, B1, B2, B8 and Sui Generis uses plus car parking, landscaping, totem sign, reconfigured access arrangements and associated works at the above location:</p> <p>Full description of highway works: Creation of new 11.25m wide bell mouth access</p> <ul style="list-style-type: none"> - Closing of existing access - Associated footway works with pedestrian crossings. - Pedestrian crossing improvements at the RAB entrance to Morrisons - Resurfacing of existing carriageway on Old Road - 6072-MJM-00-00-DR-D-6600-S4-P07-GA - 6072-MJM-00-00-DR-D-6601-S4-P04-Site Clearance - 6072-MJM-00-00-DR-D-6602-S4-P05-Construction Layout and Details - 6072-MJM-00-00-DR-D-6603-S4-P04-Drainage Layout and Details - 6072-MJM-00-00-DR-D-6604-S4-P04-Kerbing Layout 	<p>£32,212.00</p> <p>£55,218.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<ul style="list-style-type: none"> – 6072-MJM-00-00-DR-D-6605-S4-P05-Roadmarkings – 6072-MJM-00-00-DR-D-6606-S4-P03-Street Lighting Construction – 6072-MJM-00-00-DR-D-6610-S4-P01-Red Line Plan – 6072-MJM-00-00-DR-D-6620-S4-P03-TRO – 6072-MJM-00-00-DR-D-6621-S4-P02-S278 Adoption Plan 	
200351	<p>The following obligations are necessary to meet obligations pertaining to planning permission 200351.</p> <p>The works shall comprise the construction of/re-alignment of:</p> <ul style="list-style-type: none"> a) A priority junction off Dawes Lane into the Site with a minimum 5.5-metre-wide carriageway and visibility splays of 2.4 metres by 120 metres in both directions. b) Footway improvements in Dawes Lane between the Site and East Road. c) Existing highway surface course on Dawes Lane to be broken out with profiling raised approximately 560mm at peak to provide adequate cover over existing BT fibre optic cable located within the verge. d) Existing highway surface course on Dawes Lane to be planed off and resurfaced for 50 metres on approaches to the priority junction mentioned under a) above. 	£25,000.00

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	Installation of new street lighting along Dawes Lane.	
TEN/15/01351/OUT; (Approved under appeal APP/P1560/W/17/3169220) and 20/01416/DETAI	<p>The following obligations are necessary to meet obligations pertaining to planning application TEN/15/01351/OUT for residential development on land at the above location:</p> <p>a) The construction of a roundabout in Sladbury's Lane to provide access into the Site.</p> <p>b) Upgrading to current County Council specification the two bus stops (east bound and west bound) on the B1027 Holland Road to the west of its junction with Sladbury's Lane as shown by Drawing No.; R985-019C.</p> <p>c) The widening of the footway on both sides of Sladbury's Lane to a minimum of 2 metres except at the pinch points depicted as shown by Drawing No. R985/018C between the Site access roundabout and the B1027 Holland Road including the provision of dropped kerb and tactile paving crossing points.</p> <p>Such works being identified in principle on the Drawing and to include any necessary alterations to and reinstatements of existing highways and statutory undertakers' equipment the provision of or alteration to street lighting road signs drainage structures traffic signals related accommodation and any other works normally associated with the construction of a highway or required.</p>	<p>£496,811.00</p> <p>£25,000.00</p> <p>£250,000.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	Note: The document incorporates a 'Highway Works / Bond or Cash Deposit Provisions'.	
File No 202025	<p>Prior to occupation of the development, the following works shall be completed by the developer at no expense to Essex County Council:</p> <p>a) The construction of one priority junction off Berechurch Hall Road to provide access into the Site with a 3-metre-wide shared footway/cycleway to connect to the existing footway/cycleway.</p> <p>b) Upgrade to Essex County Council specification the two bus stops in Layer Road immediately south of its roundabout junction with Berechurch Hall Road.</p> <p>c) The construction of a new toucan crossing in Berechurch Hall Road.</p> <p>d) Widening the existing northern footway on Berechurch Hall Road including the re-alignment of the carriageway from the Toucan crossing to Camulodunum Way to create a shared footway/cycleway.</p> <p>e) Widening the existing footway in Camulodunum Way to a 3.65 metres wide footway/cycleway at St. Michael's Primary School & Nursery.</p> <p>f) Existing tactile paving to be upgraded to current ECC standard at the Camulodunum Way/ Berechurch Hall Road junction.</p>	<p>£150,000.00</p> <p>£25,000.00</p> <p>£150,000.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>Additional: Such works being identified in principle on the Drawing and to include any necessary alterations to and reinstatements of existing highways and statutory undertakers' equipment the provision of or alteration to street lighting road signs drainage structures traffic signals related accommodation, and any other works normally associated with the construction of a highway or required as a result of the Engineer's Inspections or such other revisions to this description of the Highway Works as may be agreed between the County Council and Developer.</p> <p>Clause 3.13 states: That in the event any National Highways drainage assets are found during the carrying out of the Highways Works that it shall notify National Highways as soon as possible (via email for the attention of Jenni Stout:</p> <p>jenni.stout@nationalhighways.co.uk) and work with National Highways and the Council's Highways Department (as required acting reasonably) to ensure these assets are appropriately protected.</p>	
<p>roc/363/20 (ENVI - DM/290/24</p>	<p>Improvement measures to the roundabout at Ashingdon Road, Dalys Road and Roche Avenue, Rochford comprising:</p> <ol style="list-style-type: none"> 1) Construction of a central overrun area to provide more deflection. 2) Widening of the Ashingdon Road southbound arm to provide a 2 lane entry at junction including. <ol style="list-style-type: none"> a) Corresponding adjustments to road markings including new 	<p>£200,000.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>centre line markings and a new dedicated left turn lane.</p> <p>b) Installation of a new uncontrolled tactile crossing on the new kerblines on the east side of the entry.</p> <p>3) Re-configuring the Dalys Road westbound arm to provide a 2 lane entry at junction including.</p> <p>a) Corresponding adjustments to road markings including new centre line markings, a new dedicated left turn lane.</p> <p>b) Existing vegetation trimmed back to improve highway user visibility.</p> <p>4) Widening of the Ashingdon Road northbound arm to provide a 2 lane entry at junction including.</p> <p>a) Corresponding adjustments to road markings including new centre line markings, a new dedicated left turn lane</p> <p>b) Realignment of 2 metre wide footway to the new kerblines tying in with the existing kerblines.</p> <p>c) Installation of a new uncontrolled tactile crossing on the new footway kerblines on the west side of the entry.</p> <p>d) Existing vegetation trimmed back to improve highway user visibility</p> <p>5) Adjustments to road markings including roundabout and Give</p>	

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	Way signage tying in with roundabout improvement measures on Roche Avenue	
ROC/363/20	<p>1) Improvement measures to the roundabout at Ashingdon Road and Rectory Road, Rochford comprising:</p> <p>2) Repositioning to the south and narrowing to a 2-metre diameter the domed mini roundabout and central painted island with corresponding adjustment of road markings.</p> <p>a) Carriageway widening of the south arm (Ashingdon Road) to provide a 2-lane entry at junction including:</p> <p>b) Corresponding adjustments to road markings including a new Give Way line, new centre line markings and a new dedicated left turn lane.</p> <p>c) Extending the existing raised traffic island to the new Give Way line</p> <p>d) A new road gully replacing the existing gully on the western side of Ashingdon Road</p> <p>3) New kerbing on the western side of Ashingdon Road to tie in with the existing kerbing</p> <p>a) Rearrangement of the Rectory Road eastbound arm to provide a 2 lane entry at junction including:</p>	see above site

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>b) Removal of the existing traffic island and bollards to be replaced with a new solid hatched island painted white.</p> <p>c) Existing road markings removed and replaced to include a new Give Way line, new centre line markings and new dedicated right and left turn lanes.</p> <p>4) Planing of the existing carriageway surface course and resurfacing of the carriageway and repair of broken surface course to the southern side of Rectory Road to alleviate ponding issues.</p>	
<p>TEN/17/01181/OUT; (Approved under appeal APP/P1560/W/19/3220201). TEN/21/00213/OUT ELS Ref: ENVI/2309</p>	<p>The following obligations are necessary to meet obligations pertaining to planning application TEN/17/01181/OUT & TEN/21/00213/OUT for residential development on land at the above location:</p> <p>1) A vehicular access/ road junction from Long Road into the Site with a minimum width of 5.5 metres including:</p> <p>a) a traffic island with pedestrian crossing facilities including drop kerbs and tactile paving.</p> <p>b) a dedicated right turn lane on Long Road into the Site with associated pedestrian and/or central refuge islands with pedestrian crossing facilities (drop kerbs/tactile paving) and carriageway markings.</p> <p>c) footway at the access with pedestrian crossing facilities</p>	<p>£500,000.00</p>

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>(drop kerbs/tactile paving) corresponding to the pedestrian crossing facilities on the new traffic island.</p> <p>d) 2.4 metre x 120 metre vehicle visibility splays in both directions east and west of the access, as measured from and along the nearside edge of the carriageway, in accordance with DMRB guidance for a 40mph speed restriction.</p> <p>2) Upgraded street lighting at and on the approach to the new junction.</p> <p>3) Upgraded surface water highway drainage on Long Road in the vicinity of the new junction (shown in blue dashed lines on the Drawing) and new connections into drainage within the Site.</p> <p>4) Widening of existing footway to a shared 3-metre-wide footway/cycleway of approximately 297.5m metres on the south side of Long Road (which includes the length around the junction bellmouth back to the demarcation kerbs).</p> <p>5) Upgrading of two bus stops (Bus Stop ID: 1500290079Y0, Direction of Travel: West-bound and Bus Stop ID: 150029007901, Direction of Travel: East-bound) to include but not limited to bus cage road markings, Kassel Kerbs, and flag poles.</p>	<p>£160,043.00</p> <p>£21,000.00</p>
<p>18/2015/FUL ENVI/2268</p>	<p>Full description of highway works: The works shall comprise the construction of/re-alignment of</p> <p>a) Improvement to the eastern access into the Site from</p>	

S278 AGREEMENT REFERENCE		MONITORING FORM ESTIMATE
	<p>affect the dedication land they do present added risk to the County Council if the County Council needs to complete the highway works in default of the agreement and seek to recover any losses incurred as a result). This risk will need managing by close adherence to the agreement terms, in particular the terms and conditions for the execution of the highway works as set out in the Second Schedule</p>	
<p>File Number 190647 ENVI/2353 DM/150/24</p>	<p>The following obligations are necessary to meet obligations pertaining to planning permission 190647 (shall mean demolition of existing buildings on the Site and redevelopment to provide 130 residential dwellings with access, link road to allow for potential future connections, associated parking, private amenity space and public open space):</p> <p>The works shall comprise the construction of/re-alignment of:</p> <ul style="list-style-type: none"> a) A priority junction and private drive off the B1023 Kelvedon Road to provide access to the Site b) Relocation and upgrade (with hardstands and shelters) of the north-west bound and south-east bound bus stops in the vicinity of the Site on the B1023 Kelvedon Road c) New sections of footway with dropped kerb/tactile paving crossing points along the B1023 Kelvedon Road and Oak Road 	<p>£25,000.00</p> <p>£75,000.00</p>
		<p>£4,999,221.43</p>

(B) SUMMARY DETAILS OF ANY FUNDING OR PROVISION OF INFRASTRUCTURE UNDER A HIGHWAY AGREEMENT WHICH WAS PROVIDED DURING THE REPORTED YEAR.

3.2.2. Table 3B – Completed Infrastructure Provisions, as outlined in S278 Agreements outlines the infrastructure provisions that have been completed, and funding received, through a highway’s agreement under 278 of the Highways Action 1980 this financial year.

Table 3B – Completed Infrastructure Provisions, as outlined in S278 Agreements, in 2023/24.

DM REFERENCE	INFRASTRUCTURE	DATE OF PART 2 COMPLETION CERTIFICATE	BOND VALUE
DM/164/35	TEN/16/00031 OUT Elm Tree Avenue, Kirby Le Soken, Tendring Installation of a new priority junction 6m wide with 8m radii along Elm Tree Avenue with associated footpath and high friction surfacing. Footways and pedestrian crossings along Elm Tree Avenue and Walton Road.	16/01/2024	£148,622.00
		TOTAL	£148,622.00