

Herefordshire Council Infrastructure Funding Statement

Reporting Period 1 April 2020 to 31 March 2021

Contents

1. Introduction	3
2. Section 106 Agreements	4
3. Monitoring Fees	45
4. Affordable Housing	48
5. Section 278 Highway Agreements	53

1. Introduction

1.1. This report provides a summary of financial contributions the Council has secured through section 106 agreements from new developments for off-site infrastructure works and highway works completed as part of new developments through section 278 agreements. In addition, it provides information on the number of affordable units secured and delivered. The reporting period for the report is 1 April 2020 to 31 March 2021.

1.2 In summary, the report provides:

- An overview of what section 106 and section 278 agreements are and how affordable housing is delivered
- Contributions that have been agreed within a signed legal document within the reporting period of 1 April 2020 to 31 March 2021. These contributions have not been collected/delivered and if the planning applications are not implemented they will never be received
- Contributions that have been received and allocated to specific projects, either monetary or non-monetary within the reporting period of 1 April 2020 to 31 March 2021
- Projects that have been delivered via s106 and s278 agreements within the reporting period of 1 April 2020 to 31 March 2021
- Monitoring monies that have been secured and received within the reporting period of 1 April 2020 to 31 March 2021
- The number of affordable housing units that have been secured and delivered within the reporting period of 1 April 2020 to 31 March 2021

1.3 The information included in the report will be updated annually and published on the Council's website. This will ensure that the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent, is readily available to members of the public and other interested parties. In addition, it will provide annual information on the delivery of affordable housing.

1.4 Please note that data on developer contributions is imperfect because it represents estimates at a given point in time, and can be subject to change. However, the data reported within this document is the most robust available at the time of publication.

2. Section 106 Agreements

- 2.1 Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have impacts that cannot be dealt with through conditions in the planning permission.
- 2.2 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.3 The obligations may be provided by the developers “in kind” – that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.4 Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
 1. necessary to make the development acceptable in planning terms;
 2. directly related to the development; and
 3. fairly and reasonably related in scale and kind to the development
- 2.5 23 section 106 agreements were signed in the 2020 - 2021 monitoring period. The following table provides information on the development sites and the planning gain secured from each development;

Table 1 Section 106 agreements signed between 1 April 2020 and 31 March 2021

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
P193939/F (also see 193977/173476 and 173477)	05/05/2020	Land at two fields north of Nuttall Farm Much Marcle Herefordshire	Proposed temporary rural workers dwelling with associated parking and residential curtilage.	Legal	Implementing of permissions.	£0.00
P193566/F	07/05/2020	In counterpart - Land adjacent to Central Park Dean Pool Kingstone	Demolition of existing office building and the construction of 5no. affordable homes	Affordable Housing	Means the 5 residential units and ancillary areas comprised within the Development and intended for occupation as 5 units of shared ownership identified as plots 10,11,12,13 and 14 on drawing numbered CPK-BML-ERD-SS-DR-C-0105 revision P01 forming part of the application	£0.00
150659	09/06/2020	DOV in counterpart signed council - Land at Holmer Trading Estate,	Demolition of all existing buildings and hard standings, remediation of the site, including reinstatement or landscaping of the former canal and development of up to 120 homes, landscaping, public	Legal	The section 106 deed of variation requires; 1) The transfer of the canal land to Herefordshire & Gloucestershire	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		College Road, Hereford	open space, new vehicle and pedestrian access and associated works. (For DOC 22 see 191945)		Canal Trust within a prescribed timeframe 2) If the transfer does not take place in the prescribed timescale the transfer of the land to a management company	
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge.	Affordable Housing	13 affordable housing units comprising 3 x 2 bed social rented units, 3 x 3 bed social rented units, 4 x 2 bed intermediate units and 3 x 2 bed intermediate units in locations to be approved by the Council	£0.00
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access	Education	Enhanced educational infrastructure at John Kyrle High School which shall include the	£48,200.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
			enhancements together with partial (almost total) demolition of former railway bridge.		remodelling or extension of the school	
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge.	Habitats	To be used towards the establishment and management of the slow worm habits at Leeping Stocks, Miner's Rest, Woodside and White Rocks	£8,680.00
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge.	Health Care	Health Care services at Hereford County Hospital	£16,964.79
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge.	Recycling	One waste collection bin and one recycling collection bin to be provided for each dwelling	£2,560.00
182617	07/07/2020	Land adjacent to Cawdor	Proposed residential development of 32 dwellings of	Sports Facilities	Provision of a clubroom and	£20,558.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Gardens Ross On Wye Herefordshire	which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge.		changing facilities at Ross on Wye RFU and dedicated junior pitches and changing rooms at Ross Sports Centre for Ross on Wye football as identified in the Council's Outdoor Sports Investment Plan 2016	
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge.	Transport/Highways	Making of a Traffic Regulation Order at the junction of Homs Road and Cawdor Arch Road to prevent on street parking within the visibility splay and to restrict parking along Cawdor Arch Road itself so that the width of the carriageway is not reduced and to provide	£43,000.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					infrastructure to facilitate and safer routes to schools scheme for staff and pupils of the John Kyrle School and Brampton Abbotts School.	
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge.	Offsite Play/Open Space	Provision of a minimum of/designated open space(s) comprising not less than: 0.029 hectares (290sqm) @ 0.4ha per 1000 population for public open space. 0.058 hectares (580sqm) @ 0.8ha per 1000 population for a children's play area of which 0.018 hectares (180sqm) should be formal equipped play. The value of the	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					children's formal play area shall not be less than £26,339. Provided within the development including all or part of a sustainable urban drainage system serving the development)	
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge.	Monitoring Costs	2% payable on total contributions if before commencement the variation to the timescale for payment of financial obligation changes	see gain desc
182071	30/11/2018	Land Adjacent to the Village Hall - Plot 7 Aymestrey Leominster Herefordshire	Self-build 2 bedroom bungalow and garage	Legal	One serviced plot shall be made available on the Land. Freehold title to the serviced plot shall be transferred to a person/person(s) included on the	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					Council's Self-Build Register to enable them to construct a Dwelling which they shall first Occupy as their sole or permanent residence. The Dwelling to be contracted on the Serviced Plot pursuant to the Permission shall be a Self-Build House or a Custom Build House.	
182069	30/11/2018	Land Adjacent to the Village Hall - Plot 6 Aymestrey Leominster Herefordshire	Self-build retirement dormer bungalow with garage.	Legal	One serviced plot shall be made available on the Land. Freehold title to the serviced plot shall be transferred to a person/person(s) included on the Council's Self-Build Register to enable them to	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					construct a Dwelling which they shall first Occupy as their sole or permanent residence. The Dwelling to be contracted on the Serviced Plot pursuant to the Permission shall be a Self-Build House or a Custom Build House.	
182072	30/11/2018	Land Adjacent to the Village Hall - Plot 1a Aymestrey Leominster Herefordshire	Self-build 2 bedroom bungalow and garage	Legal	One serviced plot shall be made available on the Land. Freehold title to the serviced plot shall be transferred to a person/person(s) included on the Council's Self-Build Register to enable them to construct a Dwelling which they shall first	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					Occupy as their sole or permanent residence. The Dwelling to be contracted on the Serviced Plot pursuant to the Permission shall be a Self-Build House or a Custom Build House.	
193955	not dated	Land at Castlefields Inn Clifford Herefordshire	Proposed self-build dwelling and garage. Additional parking, touring bays and amenity area to serve the Castlefields pub.	Legal	One serviced plot shall be made available on the Land. Freehold title to the serviced plot shall be transferred to a person/persons included on the Council's Self-Build Register to enable them to construct a Dwelling which they shall first Occupy as their sole or permanent residence. The	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					Dwelling to be contracted on the Serviced Plot pursuant to the Permission shall be a Self-Build House or a Custom Build House.	
161329/184333	28/07/2020	Land south of Kings Acre Road Swainshill Hereford	Application for approval of reserved matters following outline approval 161329 (Site for eight dwellings with access)	Affordable Housing	Means (unless otherwise agreed in writing by the Council) three of the residential units and ancillary areas comprised within the Development and intended for occupation as three units of Low Cost Market Housing locations approved by the Council pursuant to the Reserved Matters Application	£0.00
160048/191590	28/07/2020	Land between Tillington Road and	Application for approval of reserved matters following outline approval P160048/O.	Affordable Housing	DEED OF VARIATION - see schedule in deed for variations to	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Roman Road Herefordshire	For a development of 44 dwellings		the Principal Agreement	
130287 and 192164	17/08/2020	Land Adjacent To Whitestone Chapel Withington Herefordshire HR1 3QA	Application to vary S.106 agreement - The section 106 deed of variation amends the original section 106 agreement; 1. To provide a 100% affordable housing scheme 2. The tenures of the affordable units to be rent to buy, shared ownership and affordable rent 3. The financial contributions towards community infrastructure be removed.	Legal		£0.00
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Outline planning permission with all matters reserved (save access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works.	Affordable Housing	means (unless otherwise agreed in writing by the Council) 40% of the dwellings and ancillary areas comprised within the development and intended for occupation as 55% Social Rented Housing and 45% Intermediate Housing and which shall include the Wheelchair	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					Accessible Units in locations to be approved by the Council pursuant to the approval of reserved matters.	
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Outline planning permission with all matters reserved (save access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works.	Education	£4,900 2/3b OMU and £8,955 4b plus OMU. Means enhanced educational infrastructure at Ledbury Primary School and John Masefield High School	see gain desc
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Outline planning permission with all matters reserved (save access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works.	Health Care	£93,330.28 to provide infrastructure at Hereford Hospital	£93,330.28
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Outline planning permission with all matters reserved (save access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping,	Library	£120 1b OMU, £146 2b OMU, £198 3bOMU and £214 4b plus OMU - enhanced library facilities in Ledbury	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
			sustainable urban drainage, and associated works.			
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Outline planning permission with all matters reserved (save access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works.	Primary Care	£52,992 towards the provision of primary medical care facilities in support of Ledbury Market Surgery and St Katherines Surgery	£52,992.00
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Outline planning permission with all matters reserved (save access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works.	Recycling	£80 per dwelling towards recycling facilities - means one waste collection bin and one recycling collection bin to be provided for each dwelling	see gain desc
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Outline planning permission with all matters reserved (save access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works.	Sports Facilities	£630 per OMU - means outdoor sports facilities as identified in the Council's Playing Pitch Assessment 2012 and Outdoor Sports Investment Plan 2016	see gain desc
192482	19/08/2020	Land South of Leadon Way	Outline planning permission with all matters reserved (save	Transport/Highways	£1,966 2b OMU, £2,949 3b OMU	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Ledbury Herefordshire	access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works.		and £3,932 4b+ OMU - means any or all of the following facilities as identified in the Ledbury Transport Study 2019: Positive interventions to improve safety, such as new speed limits, reinforcing existing provisions and other speed reduction measure such as traffic calming; pedestrian infrastructure improvements between the site and the local schools, local employment sites and the town centre; cycling infrastructure improvements between the site and the local	

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					schools, local employment sites and the town centre; bus infrastructure improvements	
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Outline planning permission with all matters reserved (save access)for the erection of up to 140 residential dwellings (use class C3)with associated parking, access roads, public open space, landscaping, sustainable urban drainage, and associated works.	Monitoring Costs	In the event that before commencement of development the council shall agree in writing to any variation to the timescale for payment of the financial obligation in the first schedule to pay to the Council a fee being 2% of the total amount of the contribution towards the Council's additional monitoring costs and for the avoidance of doubt and doubt the payment of this fee is not a	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					reason for granting the Permission nor shall it be construed as such	
174057/192686/190753	19/08/2020	Land off Pixiefields Cradley Herefordshire	Proposed residential development. (For DOC 12, 13 & 14 see 191710)(For DOC 15 see 192698)(For DOC 4 see 193023)	Legal	Deed of modification - Prepare a section 106 deed of variation to amend the mortgage in repossession clause.	£0.00
174057/192686/190753	19/08/2020	Land off Pixiefields Cradley Herefordshire	Proposed residential development. (For DOC 12, 13 & 14 see 191710)(For DOC 15 see 192698)(For DOC 4 see 193023)	Legal	Deed of modification - Prepare a section 106 deed of variation to amend the mortgage in repossession clause.	£0.00
174057/192686/190753	19/08/2020	Land off Pixiefields Cradley Herefordshire	Proposed residential development. (For DOC 12, 13 & 14 see 191710)(For DOC 15 see 192698)(For DOC 4 see 193023)	Legal	Deed of modification - Prepare a section 106 deed of variation to amend the mortgage in	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					repossession clause.	
174057/192686/190753	19/08/2020	Land off Pixiefields Cradley Herefordshire	Proposed residential development. (For DOC 12, 13 & 14 see 191710)(For DOC 15 see 192698)(For DOC 4 see 193023)	Legal	Deed of modification - Prepare a section 106 deed of variation to amend the mortgage in repossession clause.	£0.00
200628	24/08/2020	Greystones Llangrove Ross-On-Wye Herefordshire HR9 6EZ	Proposed use of Treetops as a separate dwelling independently of Greystone with shared access (For DOC see 201951)	Legal	Deed of release from original deed signed 11 July 1990	£0.00
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Affordable Housing	Means 40% of the total number of Dwellings to be constructed on the land as part of the development in accordance with the Affordable Housing Tenure Mix at Appendix D	

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Canal Contribution	Means the sum of £1,000,000 index linked in accordance with clause 8. PROVIDED THAT in the event that the decision letter clearly states that the reduced Canal Contribution is payable, then this contribution shall instead be the sum of £280,000. In either event to be paid to the Council on behalf of the Trust to be used towards the cost of the restoration of the canal on the Canal Corridor Land	£1,000,000.00
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of	Canal Corridor Lane	Means an 18m strip of land which shall be in the general location as shown	

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Park Ledbury Herefordshire	B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.		edged red on the plan with reference number 35634/9011 included in Appendix B which FOR THE AVOIDANCE OF DOUBT does not include the unregistered land which is situated beneath the railway viaduct.	
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625 new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Education	for each phase as follows £2,413 for 2b OMU, £4,297 for 3b OMU and £7,560 for 4+b OMU. Means: additional classrooms with associated toilets, storage and circulation space at Ledbury Primary School, The following at John Masefield Secondary School - erection of new block to	See gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					replace 10 unfit temporary classrooms, addition of 4 new classrooms, addition of 2 new science laboratories, improvement to art facilities and improvements to sports facilities	
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Recycling	£80 per dwelling index linked. Means one waste collection bin and one recycling collection bin to be provided for each dwelling	See gain desc
171532	02/10/2020	Land North of Viaduct Adjoining Orchard	Site for a mixed use development including the erection of up to 625new homes (including affordable	Sports Facilities	£630 per OMU - means outdoor sports facilities in the form of	See gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Business Park Ledbury Herefordshire	housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.		football facilities identified in the Council's Playing Pitch Assessment 2012 and outdoor sports investment plan 2016 by the council at its discretion	
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Transport/Highways	£455,000 to be used towards: the widening of the narrow footbridge over the Town Trail over Orchard Lane; improvements to Bye Street where it is crossed by the Town Trail; refurbishment of the Town Trail between Orchard Land and Bye Street; and refurbishment of the Town Trail south of Bye Street.	£455,000.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Primary Care	£167,924 - for provision of additional accommodation at St Katherine's Surgery and/or Ledbury Market Surgery	£167,924.00
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Health Care	£330,305.27 - towards the provision of hospital services in Herefordshire	£330,305.27

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Monitoring Costs	£22,414.23 - to be used towards monitoring compliance with the obligations in the agreement	£22,414.23
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Site for a mixed use development including the erection of up to 625new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access.	Offsite Play/Open Space	Provision of open space not less than 0.57 hectares of public open space to include the Canal Corridor Land. 1.15 hectares for children's play area of which p.35 hectares shall be formal equipped play (Children's Play) provided within the development	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
183599/190161 (original outline under 142215)	06/10/2020	Land off Rosemary Lane Leintwardine Herefordshire	Removal of condition 12 (P142215/0 (Appeal Reference APP/W1850/W/15/3006428)) Residential development of up to 45 dwellings. Reference affordable housing via section 106 obligation.	Affordable Housing	proposal is now for low cost market and shared equity	£0.00
140684 and 180155	06/10/2020	Land east of the A40 Ross on Wye Herefordshire	Development of up to 290 dwellings, including affordable housing, public open space, access, landscaping, ground modelling and associated works. (For DOC 5 see 183074) (For DOC 10 see 183096)(For DOC 8 see 183075)(For DOC 6 11 & 13)(For DOC 7 see 183913) (For DOC 12see 184325) (For Condition 9 see 183075)	Affordable Housing	Deed of variation in relation to the transfer of the affordable housing units.	£0.00
140684 and 180155	06/10/2020	Land east of the A40 Ross on Wye Herefordshire	Development of up to 290 dwellings, including affordable housing, public open space, access, landscaping, ground modelling and associated works. (For DOC 5 see 183074) (For DOC 10 see 183096)(For DOC 8 see 183075)(For DOC 6 11 & 13)(For DOC 7 see 183913) (For DOC 12see 184325) (For Condition 9 see 183075)	Affordable Housing	Deed of variation in relation to the transfer of the affordable housing units.	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
194182	24/11/2020	Land to the rear of The Full Pitcher New Street Ledbury Hereford	Creation of 93 new dwellings with associated access and parking.	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 93 residential units and ancillary areas comprised within the development and intended for occupation as Affordable Rented Housing, Shared Ownership and which shall include one Wheelchair Accessible Unit	£0.00
194182	24/11/2020	Land to the rear of The Full Pitcher New Street Ledbury Hereford	Creation of 93 new dwellings with associated access and parking.	Offsite Play/Open Space	Means a financial contribution of £72,940 index-linked in accordance with clause 8.1 of the deed to provide the off-site open space	£72,940.00
141963 and 181538	17/12/2020	Land East of Callowside Elm Tree Road Ewyas	Site for erection of up to 38 houses and apartments with highway access onto Elm Green Road; associated	Affordable Housing	Deed of Modification - affordable housing tenures	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Harold Herefordshire HR2 0HZ	infrastructure and landscaping (For DOC 3 4 5 7 9 10 14 15 16 17 18 19 & 20 see 200427). (For DOC 25 see 200789		amended from social rent to affordable rent and amendments to the shared ownership disposal requirements. Means 13 residential units and ancillary areas within the Development which shall be occupied unless otherwise agreed in writing by the council as 9 affordable Rented housing units and 4 intermediate housing units	
152568	17/12/2020	The Paddocks Roman Road Hereford Herefordshire HR4 7SR	Site for proposed residential development of up to 50 houses (For DOC 3 4 5 6 7 8 9 10 12 13 14 15 16 17 & 18 see 203346).	Affordable Housing	Deed of Modification - affordable housing tenures amended from social rent to affordable rent and low cost market to shared ownership	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.	Affordable Housing	Means (unless otherwise agreed in writing by the Council) 22 residential units and ancillary areas comprised within the Development and intended for occupation as Intermediate identified as plots 122 - 129, 141 - 154 on the drawing numbered 19060-C-01F attached to this Agreement and forming part of the Application and shall be provided as any mix of Social Rented Units, Affordable Rented Units, Shared Ownership Units, Discounted Market Sale Units, Low Cost	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					Market Units and/or Shared Equity Units.	
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.	Health Care	Means a financial contribution of £5,572.80. Health care infrastructure at Hereford Hospital	£5,572.80
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.	Education	Means a financial contribution of £27,981 to provide the Primary Education Facilities - Primary and special educational needs enhanced infrastructure at Kingston and Thruxton Primary School	£27,981.00
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.	Education	Means a financial contribution of £84,988 to provided the Secondary Education facilities. Means	£84,988.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					secondary, post 16, youth and special education needs enhanced educational infrastructure at Kingstone High School	
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.	Primary Care	Means a financial contribution calculated of £9,114.48 for the development of primary care infrastructure at Kingstone Surgery	£9,114.48
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.	Recycling	Means a financial contribution of £2,480 towards the recycling facilities. One waste collection bin and one recycling collection bin to be provided for each Open Market Unit	£2,480.00
173522 and 200296	12/01/2121	Land South of the B4349 and West of	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential	Sports Facilities	Means a financial contribution of £15,958.	£15,958.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		the C1221 Kingstone Herefordshire HR2 9HP	development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.		Outdoor sports facilities in accordance with the Council's Outdoor Sports Investment Plan 2016 which included up to date information on existing facilities and clubs in Kingstone which included an all weather playing pitch at Kingstone High School and football equipment at Severn Site Playing Fields	
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.	Transport/Highways	Means a financial contribution of £92,402. Means any or all of the following facilities to serve the Development in consultation with the Parish Council: Provision and/or	£92,402.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					enhancement of localised bus infrastructure, improvements to the local highway network with the provision of new footways and dropped crossing from the development site to the village facilities, improvements to the usability of the local public right of way network, pedestrian crossing outside the Kingstone and Thruxton Primary School and Kingstone High School, Speed limit reduction along B4349	
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings,	Offsite Play/Open Space	Means the provision of a minimum of/designated	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Kingstone Herefordshire HR2 9HP	an increase of 31 units from the previous application to include lagoon and public open space.		open/space(s) as shown on the plan attached to this deed entitled POS Areas plan including all or part of the sustainable urban drainage system serving the development	
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Proposed re-plan of 173522 to implement phases 3 & 4 for the proposed residential development of 89 dwellings, an increase of 31 units from the previous application to include lagoon and public open space.	Monitoring Costs	In the event that before commencement of development the Council shall agree in writing to any variation of the timescale for payment of the financial obligation in the first schedule (part 1) to pay the Council a fee being 2% of the total contributions towards the Council's additional monitoring costs	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
171777/202054/203980	12/02/2021	Land Between Garbrook and Little Tarrington Common Road Little Tarrington Hereford HR14JA	Proposed mixed use development comprising 15 dwellings including 5 affordable, 2 live work units and associated roads and footpaths, junction improvements, sustainable drainage, informal public open space, hedgerow and tree planting (For DOC 12 18 & 19 see 194362) (For DOC 3 5 6 7 8 9 10 14 & 17 see 201332). (For DOC 13 see 201472)	Affordable Housing	DOM for affordable housing - changes to plot numbers for affordable and low cost housing. See deed for details	£0.00
150473/194217	17/03/2021	Land to the South of The Wheatsheaf Inn Fromes Hill Ledbury Herefordshire	DOV - Application for variation of condition 2 and 3 of planning permission P150473/F (Proposed residential development of 20 dwellings including 7 affordable houses) as amended by P181702/F. To allow change to house types and materials and remove pedestrian link to public house.	Affordable Housing	Change in affordable housing text - Affordable Housing Units mean seven residential units an ancillary areas comprised within the Development and intended for occupation as three units of Intermediate Housing and four units of Social Rented Housing identified as plots 1,2,3,4,5,8 and 9 as shown on	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					drawing number PG/03 Rev A a copy of which is attached to this deed.	

2.6 A total of £907,278.28 section 106 monies have been received in the reporting period 2020 - 2021. The following table provides information from which developments these contributions have been received, the gain type and the gain amount:

Table 2 Section 106 monies received between 1 April 2020 and 31 March 2021

Planning Ref	Development Details	Gain Type	Gain Amount Received	Date Received
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Education	£27,580.00	06/07/2020
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Offsite Play/Open Space	£18,813.00	06/07/2020
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Recycling	£1,200.00	06/07/2020
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Sports Facilities	£8,511.00	06/07/2020
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Transport/Highways	£12,631.00	06/07/2020

Planning Ref	Development Details	Gain Type	Gain Amount Received	Date Received
P141917/F	Land West of Patrick Orchard Canon Pyon Herefordshire HR4 8NY	Education	£52,782.00	14/10/2020
P141917/F	Land West of Patrick Orchard Canon Pyon Herefordshire HR4 8NY	Transport/Highways	£72,960.00	14/10/2020
P141917/F	Land West of Patrick Orchard Canon Pyon Herefordshire HR4 8NY	Recycling	£2,672.00	14/10/2020
P141917/F	Land West of Patrick Orchard Canon Pyon Herefordshire HR4 8NY	Offsite Play/Open Space	£17,917.00	14/10/2020
P142349	Land between Gosmore Road and The Seven Stars PH Gosmore Road Clehonger Herefordshire	Education	£109,431.00	17/11/2020
P142349	Land between Gosmore Road and The Seven Stars PH Gosmore Road Clehonger Herefordshire	Recycling	£5,829.00	17/11/2020
P142349	Land between Gosmore Road and The Seven Stars PH Gosmore Road Clehonger Herefordshire	Offsite Play/Open Space	£85,683.00	17/11/2020

Planning Ref	Development Details	Gain Type	Gain Amount Received	Date Received
P142349	Land between Gosmore Road and The Seven Stars PH Gosmore Road Clehonger Herefordshire	Transport/Highways	£134,742.00	17/11/2020
171777	Land Between Garbrook and Little Tarrington Common Road Little Tarrington Hereford HR1 4JA	Education	£29,082.00	11/02/2021
171777	Land Between Garbrook and Little Tarrington Common Road Little Tarrington Hereford HR1 4JA	Recycling	£1,385.00	11/02/2021
171777	Land Between Garbrook and Little Tarrington Common Road Little Tarrington Hereford HR1 4JA	Transport/Highways	£15,275.00	11/02/2021
173522 and 200296	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Health Care	£5,572.80	23/03/2021
173522 and 200296	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Primary Care	£9,114.48	23/03/2021
173522	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Education	£164,391.00	23/03/2021

Planning Ref	Development Details	Gain Type	Gain Amount Received	Date Received
173522	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Sports Facilities	£29,623.00	23/03/2021
173522	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Transport/Highways	£102,084.00	23/03/2021

2.7 A total of £554,893.48 has been spent in s106 contributions in the 2020/21 monitoring period. The following table provides information on what has been delivered from the section 106 monies:

Table 3 Section 106 monies spent between 1 April 2020 and 31 March 2021

Planning Application	Description	Gain Type	Amount	Payment to	Project
DCNW2007/3721/F	The Birches, Shobdon	Highways/Transport	£1,055.07	Shobdon Parish Council	Contribution towards pedestrian crossing improvements in village
P132924/O and P163963/RM	Gadbridge Road, Weobley	Sports	£54,159.00	Weobley Parish Council	Contributions towards Skate Park
P133439/F	Acreage, Whitbourne	Highways/Transport	£468.95	Whitbourne Parish Council	Final payment for bus shelter improvements - reimbursement of purchase of bin and cycle rack

Planning Application	Description	Gain Type	Amount	Payment to	Project
140757 and 161745	Church house, Bartestee	Off Site Play/Open Space	£2,605.00	Bartestree and Lugwardine Parish Council	Misc spend Frome Park Play area - legal fees, seeding grass, balance for tarmacking path, soil levelling and tree guards
P133439/F	Acreage, Whitbourne, Herefordshire	Sports	£6,000.00	Whitbourne Parish Council	Contribution towards outdoor gym equipment at Whitbourne Parish
DMSE/093151/F	Land at Caradoc, Selleck	Off Site Play/Open Space	£1,075.00	Sellack Parish Council	Contribution towards public footpaths within village
P140757/O and P161745/RM	Church house, Bartestee	Off Site Play/Open Space	£1,762.10	Bartestree and Lugwardine Parish Council	Frome Park Play area - notice board
P133439/F	Acreage, Whitbourne	Highways/Transport	£7,820.00	Whitbourne Parish Council	Footway works - Ardley Meadows Footpath Extension
P101293/F	Amberleigh Court, Hereford	Off Site Play/Open Space	£1,110.68	Western Power	Payment to cover cost of installing electrical works at Chatsworth Road, Hereford
101505/132734 and 132321	Brockhill Road, Walwyn Road, Brookmill Close (all Colwall)	Sports	£6,242.35	Colwall Cricket Club	Contribution towards refurbishment of Cricket Nets at Colwall Cricket Club
101505	Covent Garden, Brockhill Road	Off Site Play/Open Space	£3,562.54	Colwall Parish Council	Contribution towards climbing wall at

Planning Application	Description	Gain Type	Amount	Payment to	Project
					Walwyn Road, Colwall
172841	Land at rear of Boarsfield	Off Site Play/Open Space	£9,961.20	Kingsland Coronation Hall	Contributions towards heating at Kingsland Coronation Hall
150067	Vine Tree Close, Withington	Off Site Play/Open Space	£1,250.00	Withington Parish Council	Payment to cover cost of construction management plan for car park at village hall
150888	Land to west of A40 Weston Under Penyard	Off Site Play/Open Space	£54,786.00	Weston Under Penyard Parish Council	Payment for play equipment
150234	Rosswyn Hotel, Ross on Wye	Recycling/Waste	£652.00		Purchase of waste and recycling bins for development
151150/F	Land at Southbank, Withington	Recycling/Waste	£6,205.00		Purchase of waste and recycling bins for development
163963	Gadbridge Road, Weobley	Recycling/Waste	£3,120.00		Purchase of waste and recycling bins for development
P153404	St Mary's Farm, Kingsland	Recycling/Waste	£1,512.00		Purchase of waste and recycling bins for development
150812/O	Westcroft, Leominster	Recycling/Waste	£2,741.00		Purchase of waste and recycling bins for development
132321	Land off Brookmill Close, Colwall	Flood	£806.24	Balfour Beatty	Drainage and flood alleviation scheme in the village
141278	Mill Lane, Lea	Flood	£244,384.01	Balfour Beatty	Lea Flood alleviation

Planning Application	Description	Gain Type	Amount	Payment to	Project
DCCW2007/1974/F	32 Broomy Hill	Highways/Transport	£11,535.11	Balfour Beatty	Broomy Hill speed survey, Broom Hill Design, West Failing Street layby construction
DCCW2007/2834/F	Mulberry Close, Belmont	Highways/Transport	£11,835.66	Balfour Beatty	Belmont Haywood Country Park Boardwalk Construction
DCNW2006/3986/0	Land West of Old Eardisley Road, Kington	Highways/Transport	£616.86	Balfour Beatty	Kington crossing points design and construction
DCCW2006/2619/O	Crest Roman Road	Highways/Transport	£1,518.42	Balfour Beatty	Holmer and Shelwick highway improvements
150234	Rosswyn Hotel, Ross on Wye	Highways/Transport	£1,005.10	Balfour Beatty	Rosswyn Hotel, bollard construction
140665	Laundry Lane, Leominster	Highways/Transport	£624.50	Balfour Beatty	Barons Cross Leominster crossing design
160613	Former Whitecross School site, Hereford	Highways/Transport	£6,117.48	Balfour Beatty	Detailed design, Yazor brook vegetation clearance, Yazor Brook cycleway construction
122604/143476	Whitehouse Drive, Kingstone	Highways/Transport	£2,401.97	Balfour Beatty	Kingstone Footway design, Kingstone pedestrian crossing scoping and design
140285	Porthouse Farm, Bromyard	Highways/Transport	£4,528.19	Balfour Beatty	Design, Bromyard zebra crossing beacon upgrade,

Planning Application	Description	Gain Type	Amount	Payment to	Project
					works to Station Road, Bromyard
163963	Gadbridge Road, Weobley	Highways/Transport	£46.94	Balfour Beatty	Extension of speed limit past development site, amendments to village centre parking arrangements
143720	Land South of A438 Bartestree	Highways/Transport	£136.93	Balfour Beatty	Scoping and concept design for highway package of measures through Bartestree & Lugwardine
150888	Land to west of A40, Weston Under Penyard	Highways/Transport	£102,623.68	Balfour Beatty	Resurfacing and speed reduction features design
DMS/103302/F	The Plough Inn, Little Dewchurch	Highways/Transport	£624.50	Balfour Beatty	Little Dewchurch consultation

3. Monitoring Fees

- 3.1 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 now allow Local Authorities to charge a monitoring fee through section 106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that section 106 obligation as described above. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.

- 3.2 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 per agreement obligation; or Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.
- 3.3 The initial monitoring activity includes;
- reviewing and recording each s106 agreement and its obligations onto the software system;
 - making site visits to monitor progress of delivery to assess whether triggers for paying contributions have been reached;
 - cross referencing records held by the council over commencement of development, such as building control records;
 - invoicing for payment;
 - chasing and enforcing payments (if required).
- 3.4 It is important to point out that the monitoring fee is not purely required to monitor the trigger point for payment of contributions. The work doesn't stop there. The ongoing monitoring activity includes;
- distributing payments to services;
 - monitoring the spend of monies in each service area to ensure that the monies are spent in the requisite timescale;
 - liaison with ward members, town/parish councils, community groups where monies are to be spent on projects in their administrative area;
 - liaison with external bodies such as the Environment Agency, Herefordshire Clinical Commissioning Group and the Wye Valley Trust with regards to their requests for contributions and the spend of those contributions;
 - providing responses to Freedom of Information or Environment Information Regulation requests on monies held/spent by the council or on the delivery of affordable housing;
 - Ensuring the requisite quantum of affordable housing is delivered where a development is to be delivered in a number of phases;
 - auditing expenditure and;
 - Compiling reports on performance, income generation and expenditure.

3.5 Authorities must report on monitoring fees in their infrastructure funding statements.

Table 4 Monitoring fees secured in legal agreements for the period 1 April 2020 to 31 March 2021

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description	Gain Amount Due
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Monitoring Costs	2% payable on total contributions if before commencement the variation to the timescale for payment of financial obligation changes	See gain description
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Monitoring Costs	In the event that before commencement of development the council shall agree in writing to any variation to the timescale for payment of the financial obligation in the first schedule to pay to the Council a fee being 2% of the total amount of the contribution towards the Council's additional monitoring costs	See gain description
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Monitoring Costs	£22,414.23 - to be used towards monitoring compliance with the obligations in the agreement	£22,414.23

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description	Gain Amount Due
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Monitoring Costs	In the event that before commencement of development the Council shall agree in writing to any variation of the timescale for payment of the financial obligation in the first schedule (part 1) to pay the Council a fee being 2% of the total contributions towards the Council's additional monitoring costs	See gain description

Table 5 Monitoring fees received in legal agreements for the period 1 April 2020 to 31 March 2021

No monitoring fees were received for in legal agreements for the period 1 April 2020 to 31 March 2021

4.Affordable Housing

4.1 Affordable housing in Herefordshire is housing that is:

- Provided at below market prices and
- Allocated on the basis of need to people who are unable to purchase or rent houses generally available on the open market without financial assistance, as their only home, and they:
 - Live or work in Herefordshire or
 - Need to move to Herefordshire to receive or provide support

4.2 The recipients can include:

- First time buyers who cannot afford to purchase on the open market
- Families who need larger accommodation and cannot afford to rent or buy a suitable property on the open market
- Households who need properties that are adapted to meet their individual needs
- Households with support needs including people with learning disabilities, physical and/or mental health needs, people who are at risk of or have experienced abuse

4.3 All new developments will have a criteria to house those with a local connection to the area where the properties are developed. The local connection criteria is described within a legally binding section 106 agreement.

4.4 15 section 106 agreements securing affordable housing were signed in the 2020 - 2021 reporting period. The following table provides information on the development sites that have secured affordable housing;

Table 6 Section 106 agreements signed in relation to affordable housing for the period 1 April 2020 to 31 March 2021

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
P193566/F	07/05/2020	Land adjacent to Central Park Dean Pool Kingstone	Affordable Housing	5 units of shared ownership tenure
182617	07/07/2020	Land adjacent to Cawdor Gardens Ross On Wye Herefordshire	Affordable Housing	13 affordable housing units comprising 3 x 2 bed social rented units, 3 x 3 bed social rented units, 4 x 2 bed intermediate units and 3 x 2 bed intermediate units

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
161329/184333	28/07/2020	Land south of Kings Acre Road Swainshill Hereford	Affordable Housing	Three units of Low Cost Market affordable housing
160048/191590	28/07/2020	Land between Tillington Road and Roman Road Herefordshire	Affordable Housing	Deed of variation to amend tenure of affordable housing
192482	19/08/2020	Land South of Leadon Way Ledbury Herefordshire	Affordable Housing	40% of the dwellings within the development will be affordable and intended for occupation as 55% Social Rented Housing and 45% Intermediate Housing and which shall include the Wheelchair Accessible Units
171532	02/10/2020	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Affordable Housing	40% of the total number of Dwellings to be constructed on the land will be affordable housing tenure
183599/190161 (original outline under 142215)	06/10/2020	Land off Rosemary Lane Leintwardine Herefordshire	Affordable Housing	Low cost market and shared equity affordable housing tenure
140684 and 180155	06/10/2020	Land east of the A40 Ross on Wye Herefordshire	Affordable Housing	Deed of variation in relation to the transfer of the affordable housing units

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
140684 and 180155	06/10/2020	Land east of the A40 Ross on Wye Herefordshire	Affordable Housing	Deed of variation in relation to the transfer of the affordable housing units.
194182	24/11/2020	Land to the rear of The Full Pitcher New Street Ledbury Hereford	Affordable Housing	93 residential units and ancillary areas comprised within the development and intended for occupation as Affordable Rented Housing, Shared Ownership and which shall include one Wheelchair Accessible Unit
141963 and 181538	17/12/2020	Land East of Callowside Elm Tree Road Ewyas Harold Herefordshire HR2 0HZ	Affordable Housing	Deed of Modification - affordable housing tenures amended from social rent to affordable rent and amendments to the shared ownership disposal requirements. Means 13 residential units and ancillary areas within the Development which shall be occupied unless otherwise agreed in writing by the council as 9 affordable Rented housing units and 4 intermediate housing units
152568	17/12/2020	The Paddocks Roman Road Hereford Herefordshire HR4 7SR	Affordable Housing	Deed of Modification - affordable housing tenures amended from social rent to affordable rent and low cost market to shared ownership

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
173522 and 200296	12/01/2121	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	Affordable Housing	22 residential units and ancillary areas comprised within the Development and intended for occupation as Intermediate tenure and shall be provided as any mix of Social Rented Units, Affordable Rented Units, Shared Ownership Units, Discounted Market Sale Units, Low Cost Market Units and/or Shared Equity Units.
171777/202054/203980	12/02/2021	Land Between Garbrook and Little Tarrington Common Road Little Tarrington Hereford HR1 4JA	Affordable Housing	Deed of modification - changes to plot numbers for affordable and low cost housing
150473/194217	17/03/2021	Land to the South of The Wheatsheaf Inn Fromes Hill Ledbury Herefordshire	Affordable Housing	Affordable Housing Units mean seven residential units intended for occupation as three units of Intermediate Housing and four units of Social Rented Housing

4.5 467 units of affordable houses were delivered in the 2020/21 reporting period.

5. Section 278 Highway Agreements

5.1 Section 278 agreements (s278) under the Highways Act 1980 are legally binding legal agreements between the Local Highway Authority and the developer to ensure delivery of necessary highway works as a result of new development.

5.2 It 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.

5.3 The following table sets out the signed section 278 agreements in the current reporting year 2020 - 2021.

Table 7 Section 278 highway agreements signed in the period 1 April 2020 to 31 March 2021

Planning application reference	Site address	Date of Section 278 agreement	Description of events
174467/F	The Potting Shed Ryelands Street Hereford HR4 0LA	21/07/2020	Footway works
183826/F	1-34 Chevenham Close Colwall Malvern Herefordshire	30/07/2020	Footway and bellmouth alterations

Planning application reference	Site address	Date of Section 278 agreement	Description of events
184556/F	Land at Waterworks Lane Leominster Herefordshire	19/08/2020	New Footway
183891/F	2 - 10 Eign Mill Road Hereford HR1 2RS	02/10/2020	Footway
191554/O and 210504/RM	Land at The Lakes Swainshill Hereford	23/10/2020	New Footway and gateway
180694/F	Land at Beattie Avenue Hereford	26/10/2020	Alteration to road layout
184506/O and 202055/F	Land west of Garbrook Little Tarrington Hereford	20/01/2021	Road Widening
Section 278 not in connection with planning permission	Courtfields, Welsh Bicknor, Herefordshire	27/01/2021	Cattle Grids
193566/F	Land adjacent to Central Park Dean Pool Kingstone	10/02/2021	New Footway
163902/F and 193261	Crumplebury Farm Whitbourne Worcester Herefordshire WR6 5SG	10/03/2021	Passing Bays

5.4 The following table sets out the works adopted in the county under s278 agreements in the current reporting year 2020 - 2021.

Table 8 S278 highway works adopted in the period 1 April 2020 to 31 March 2021

Planning application reference	Site address	Date of adoption of Section 278	Section 278 works that have been adopted
160988/F	Land at The Ship Inn Ross Road Hereford	05/05/2020	Access Road
150210/O and P182429/XA2	Sugwas Farm Stretton Sugwas Hereford Herefordshire HR4 7PS	13/07/2020	Widening and alterations to Junction
153511/O and 181736/RM	Land adjacent to the B4222 Lea Ross on Wye Herefordshire	15/07/2020	Alteration of traffic signals
140757/O and 161745/RM	Land East of Church House Bartestree Herefordshire	07/09/2020	Right turn lane & footway
DCSW2008/0118/O and 160679/RM	Land East of Newport Street Cusop Hay-on-Wye Herefordshire HR3 5BE	16/09/2020	Footway
174467/F	The Potting Shed Ryelands Street Hereford HR4 0LA	21/10/2020	Footway works
192791/F	16-18 High Town Hereford	12/01/2021	Footway
173522/F	Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP	17/02/2021	Bellmouth