

# **Herefordshire Council Infrastructure Funding Statement**

## **Reporting Period 1 April 2022 to 31 March 2023**

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# 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 2022 to 31 March 2023.
- 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 2022 to 31 March 2023. 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 2022 to 31 March 2023
  - Projects that have been delivered via s106 and s278 agreements within the reporting period of 1 April 2022 to 31 March 2023
  - Monitoring monies that have been secured and received within the reporting period of 1 April 2022 to 31 March 2023
  - The number of affordable housing units that have been secured and delivered within the reporting period of 1 April 2022 to 31 March 2023
- 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 10 section 106 agreements were signed in the 2022 - 2023 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 2022 and 31 March 2023**

<b>Planning Ref</b>	<b>Agreement Date</b>	<b>Development Details</b>	<b>Description</b>	<b>Gain Type</b>	<b>Gain Description</b>	<b>Gain Amount Due</b>
212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Proposed approval of the 2nd phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development.	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 20 residential units and ancillary areas comprised within the Development and intended for occupation as 12 units of Social Rented Housing identified as plots 324, 325, 326, 327, 328, 329, 330, 331, 338, 339, 340, 341 and 8 Shared Ownership identified as plots 322, 323, 332, 333, 334, 335, 336, 337 on the drawing numbered 7008 C forming part of the application	£0.00

<b>Planning Ref</b>	<b>Agreement Date</b>	<b>Development Details</b>	<b>Description</b>	<b>Gain Type</b>	<b>Gain Description</b>	<b>Gain Amount Due</b>
212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Proposed approval of the 2nd phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development.	Education	Means a financial contribution of £202,925 to provide the Education facilities required as a consequence of the development. Enhanced educational infrastructure at Ledbury Primary School, John Masefield High School and youth provision and special education needs.	£202925.00
212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Proposed approval of the 2nd phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development.	Primary Care	Means a financial contribution of £18,607 to provide infrastructure at Ledbury Health Partnership (this is GT11 surgery money ref Jo Hall)	£18607.00

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212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Proposed approval of the 2nd phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development.	Recycling	Means a financial contribution of £3,920. Means one waste collection bin and one recycling collection bin to be provided for each Open Market Unit	£3920.00
212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Proposed approval of the 2nd phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development.	Library	ADDITIONAL DEED TO FOLLOW	£6179.00
212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Proposed approval of the 2nd phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity	Sports Facilities	Means a financial contribution of £24,583. Means outdoor facilities for football and rugby as identified in the Council's Playing Pitch Assessment 2012 and	£24583.00

<b>Planning Ref</b>	<b>Agreement Date</b>	<b>Development Details</b>	<b>Description</b>	<b>Gain Type</b>	<b>Gain Description</b>	<b>Gain Amount Due</b>
			of extant residential development.		Outdoor Sports Investment Plan 2018	
212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Proposed approval of the 2nd phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development.	Offsite Play/Open Space		£0.00



Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Proposed approval of the 2nd phase consisting of the erection of 49 dwellings, open space and landscape alterations, and improvements to non-motorised connectivity of extant residential development.	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 (part 1) to pay to the Council a fee being 2% of the total amount of the contribution towards the council's additional monitoring costs.	See deed

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
180517/211884	04/05/2022	Land to the North West of Kings Road Orleton Herefordshire	Application for variation of condition 2 of planning permission 180517 (Proposed 39 dwellings with associated access, parking and landscaping). To allow new proposed master site plan along with updated house types and garages and updated drainage. LPG storage tank area.	Legal	1. The original agreement shall be varied as follows: 1.1 The school car park transfer plan as defined in and incorporated within the original agreement shall be replaced with the plan appended to this deed of variation and numbered 183-999-1004 revision K. 1.2. All references to plan reference "ZEB1100-P-005" in the original agreement shall be replaced with the plan reference "183-999-1004 revision K".	£0.00

<b>Planning Ref</b>	<b>Agreement Date</b>	<b>Development Details</b>	<b>Description</b>	<b>Gain Type</b>	<b>Gain Description</b>	<b>Gain Amount Due</b>
204577	11/05/2022	Former Auction Rooms Market Street Ledbury Herefordshire	Proposed redevelopment of the former auctions rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure.	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 10 residential units and ancillary areas comprised within the Development and intended for occupation as Affordable Private Rent Units identified as plots 1, 10, 11, 12,13, 21,22,23,24 and 25 on the drawing numbered 0688/111(B) forming part of the application	£0.00
204577	11/05/2022	Former Auction Rooms Market Street Ledbury Herefordshire	Proposed redevelopment of the former auctions rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure.	Primary Care	The financial contribution of £11,661 to provide infrastructure at Ledbury Health Partnership	£11661.00

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204577	11/05/2022	Former Auction Rooms Market Street Ledbury Herefordshire	Proposed redevelopment of the former auctions rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure.	Library	Means the financial contribution of £2,520 to provide infrastructure at Ledbury Library located at The Master's House, St Katherine's, Bye Street, Ledbury, HR8 1EA	£2520.00
204577	11/05/2022	Former Auction Rooms Market Street Ledbury Herefordshire	Proposed redevelopment of the former auctions rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure.	Sports Facilities	Means the sum of £13,230 towards costs of outdoor sports provision in the Council's Area in accordance with the Outdoor Sports Investment Plan	£13230.00
204577	11/05/2022	Former Auction Rooms Market Street Ledbury Herefordshire	Proposed redevelopment of the former auctions rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure.	Recycling	Means a financial contribution of £1080.32 towards the recycling facilities. Means one waste collection bin and one recycling collection bin to be provided for each Open Market Unit and each Affordable Private Rented Unit	£1080.32

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
204577	11/05/2022	Former Auction Rooms Market Street Ledbury Herefordshire	Proposed redevelopment of the former auctions rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure.	Transport/Highways	Means a financial contribution of £30,765 to provide the Transport Facilities. Means sustainable transport infrastructure to serve the Development in accordance with the Draft Ledbury Public Realm and Transport Appraisal or any document which may replace it.	£30765.00
204577	11/05/2022	Former Auction Rooms Market Street Ledbury Herefordshire	Proposed redevelopment of the former auctions rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure.	Monitoring Costs	15.3 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 (part 1) to pay to the Council a fee being 2% of the total amount of the contributions towards the Council's additional monitoring costs.	See gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Affordable Housing	mean (unless otherwise agreed in writing by the Council) the 8 residential units and ancillary areas comprised within the Development and intended for occupation as: (a) where schedule 3 Part 2A applies 5 shared ownership housing units identified as plots 4,8,9,10 and 12 and 3 units of social rented housing identified as plots 7, 22 and 23; or (b) where Schedule 3 part 2B applies 5 units of Dutch Intermediate Rented Housing identified as plots 4, 8, 9, 10 and 12 and 3 units of Duchy Social Rented Housing identified as plots 7, 22 and 23.	£0.00

<b>Planning Ref</b>	<b>Agreement Date</b>	<b>Development Details</b>	<b>Description</b>	<b>Gain Type</b>	<b>Gain Description</b>	<b>Gain Amount Due</b>
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Education	means a financial contribution of £50,701 index linked - infrastructure improvements at pre-school, John Kyrle Secondary School, post 16, youth and special education needs level	£50701.00
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Primary Care	means a financial contribution of £9,200 index linked, towards infrastructure improvements to the Healthcare facilities - Much Birch Surgery	£9200.00
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Library	means a contribution of £2,744 towards the Library improvements - means self service capacity improvements at the Ross on Wye Library and/or new book stock	£2744.00

<b>Planning Ref</b>	<b>Agreement Date</b>	<b>Development Details</b>	<b>Description</b>	<b>Gain Type</b>	<b>Gain Description</b>	<b>Gain Amount Due</b>
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Offsite Play/Open Space	Means the following areas: (a) green infrastructure (including all or part of a sustainable urban drainage system) forming part of the Development comprising public open space and informal children's play; (b) the shared parking areas; and c) the communal areas	see gain desc
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Recycling	means a financial contribution of £1,920 index linked - mean one waste collection bin and one recycling collection bin for each dwelling	£1920.00



Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Transport/Highways	means a financial contribution of £50,374 index linked - mean any or all of the following highway improvement measures or facilities: through the village, installation of two permanent speed indicator devices to the north and south of the village, contribution towards a provision of a scheme of traffic management measures, village carpool scheme plus works required to implement any TRO	£50374.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Transport/Highways	TRO contribution - means a financial contribution of £10,000 to fund the TRO process and if appropriate the making of the TRO. TRO process - the process by which the Council shall determine whether or not the TRO can be made including all reasonable associated advertising administrative and legal costs and any associated traffic calming measures the need for which arise from the development	£10000.00
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Proposed construction of 24 homes, open space, landscaping, off site path and associated works.	Monitoring Costs	His Royal Highness covenants with the Council to pay a monitoring contribution equal to 2% of the total Education, Library, Recycling and Transport contribution prior to the	see gain desc

<b>Planning Ref</b>	<b>Agreement Date</b>	<b>Development Details</b>	<b>Description</b>	<b>Gain Type</b>	<b>Gain Description</b>	<b>Gain Amount Due</b>
					commencement of the development	
183896	31/10/2022	The Old School Goodrich Ross on Wye Herefordshire HR9 6HY	Conversion and change of use of the Old School building into four houses	Transport/Highways	Means improvements to the local transport infrastructure to include:- Schools; pedestrian improvements; and cycle parking	£1967.00
183896	31/10/2022	The Old School Goodrich Ross on Wye Herefordshire HR9 6HY	Conversion and change of use of the Old School building into four houses	Education	Means enhanced educational infrastructure at Goodrich Village School	£2951.00
183896	31/10/2022	The Old School Goodrich Ross on Wye Herefordshire HR9 6HY	Conversion and change of use of the Old School building into four houses	Offsite Play/Open Space	The existing open space or formal play area in Goodrich village	£235.00
220496 & 152036	16/09/2023	Land north of Faraday House Madley Herefordshire	Variation of condition 1 ref 192703/RM (reserved matters following Outline approval 152036 (erection of 27 dwellings including affordable housing) To approve a replan for 27 dwellings.	Affordable Housing	Deed of Variation - Changes to affordable housing tenure	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
212398	16/09/2022	The Coppice Ryeford Ross-On-Wye Herefordshire HR9 7JX	Certificate of lawfulness for existing use of The Coppice as a private residence, without compliance with Conditions 3 and 4 of Planning Permission ref SH860705PO and repeated in the Reserved Matters application SH870230PM.	Legal	With effect of the date of the deed the Council releases the Land and each and every part of it from all of the obligations contained in the Original Deed	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
211932	04/01/2023	Land at Rowlesford Farm Moccas Herefordshire HR2 9LA	Conversion of agricultural buildings to create three dwelling houses and four units of holiday accommodation.	Legal	1. Not at any time to from the date of this deed to amend or vary the terms the Easement without the prior written consent of the Council. 2. Not at any time following the commencement of development to construct or occupy the development except in accordance with the Easement the terms of which shall not be varied or released without the prior written consent of the Council. 3. Prior to commencement of development, to provide visibility splays and any associated splays at 45 degree angle from a point of 0.6 metres above ground level at the centre of the access to the application site and	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					<p>2.4 metres back from the nearside edge of the adjoining carriage way for a distance of 160 metres in each direction along the nearside edge of the adjoining carriage way and as otherwise identified in the easement plan. 4. Not at anytime to place or allow to be placed on any object or structure or allow any vegetation to grow over and on the access way defined in the easement so formed which would obstruct the visibility described above.</p>	

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
221952 (161689/F)	05/01/2023	Land at Cats Leys Hill Walford Ross-On-Wye Herefordshire HR9 5QU	Discharge of S.106 Planning Obligation dated 24/6/2016 under Planning application 161689/F.	Legal	Variation to the original deed: At sub- clause 4.2.1 of the original unilateral undertaking the whole sub-clause 4.2.1 comprising the words: "4.2.1 a minimum of three (3No) plots have been sold and completed in accordance with clause 4.1 above; and" shall be deleted forthwith	£0.00
211047	28/03/2023	Land at Underwoods Steel Stockholders Widemarsh Street Hereford	Demolition of existing buildings and redevelopment of the site to include the erection of three buildings to provide student accommodation (Sui- Generis), landscaping, car parking, space for future reinstatement of canal and associated works (revised proposal)	Canal contribution	Means the sum of the contribution of £213,866 payable for the purposes of the piling, excavation, disposal and laying of a membrane on the Canal Land for the purpose of restoration and reinstatement of the Hereford to Gloucester Canal Corridor in accordance with Part 2 to the First Schedule of the deed	£213866.00

<b>Planning Ref</b>	<b>Agreement Date</b>	<b>Development Details</b>	<b>Description</b>	<b>Gain Type</b>	<b>Gain Description</b>	<b>Gain Amount Due</b>
211047	28/03/2023	Land at Underwoods Steel Stockholders Widemarsh Street Hereford	Demolition of existing buildings and redevelopment of the site to include the erection of three buildings to provide student accommodation (Sui-Generis), landscaping, car parking, space for future reinstatement of canal and associated works (revised proposal)	Health Care	Means the sum of £59,409.29 to provide infrastructure at Hereford Hospital in accordance with Part 2 to the schedule 1 of this deed	£59409.29
211047	28/03/2023	Land at Underwoods Steel Stockholders Widemarsh Street Hereford	Demolition of existing buildings and redevelopment of the site to include the erection of three buildings to provide student accommodation (Sui-Generis), landscaping, car parking, space for future reinstatement of canal and associated works (revised proposal)	Primary Care	Means the sum of £29,808 to provide infrastructure at Hereford Medical Group, Station Approach and Quay Street Surgery in accordance with Park 2 of the Schedule 1 of this deed.	£29808.00



Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
211047	28/03/2023	Land at Underwoods Steel Stockholders Widemarsh Street Hereford	Demolition of existing buildings and redevelopment of the site to include the erection of three buildings to provide student accommodation (Sui-Generis), landscaping, car parking, space for future reinstatement of canal and associated works (revised proposal)	Recycling	Means the sum of £2,568.71 to provide 18 x 1100 capacity general rubbish and recycling bins in accordance with Part 2 of the Schedule 1 of this deed	£2568.71
211047	28/03/2023	Land at Underwoods Steel Stockholders Widemarsh Street Hereford	Demolition of existing buildings and redevelopment of the site to include the erection of three buildings to provide student accommodation (Sui-Generis), landscaping, car parking, space for future reinstatement of canal and associated works (revised proposal)	Monitoring	Prior to the commencement of the implementation of works the owner shall pay to the council the council's reasonable Monitoring Officer costs in the sum of 2% of the total contribution	See gain type

2.6 A total of £5,906,042.50 section 106 monies have been received in the reporting period 2022 - 2023. 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 2022 and 31 March 2023**

<b>Gain Type</b>	<b>Total S106 monies received</b>
Total Education	£2,897,146.49
Total Healthcare	£95,317.26
Total Monitoring	£4,492.74
Total Offsite Play/Open Space	£172,912.81
Total Phosphate Credit	£63,840.00
Total Primary Care	£185,286.53
Total Recycling/Waste	£57,534.71
Total Sports	£647,883.53
Total Transport	£1,781,628.43
<b>TOTAL</b>	<b>£5,906,042.50</b>

2.7 A total of £1,376,305.16 has been spent in s106 contributions in the 2022/23 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 2022 and 31 March 2023**

Planning Reference	Description	Gain Type	Amount	Payment to	Project
164024	Former Council Offices, Bath Street, Hereford	Sports	£9,035.85	Herefordshire Football Association	Contribution towards the reconfiguration of changing rooms at the HRA HQ, Widemarsh Common, Hereford
DCCW2007/2834/F	Mulberry Close, Belmont	Offsite Play/Open Space	£9,260.33	Country Park Supporters Group	Contribution towards Mulberry Close Story Book Trail <b>(Figure 1)</b>
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£2,950.00	HC128286 - Anchor Pipework Ltd	Quarry Road Gates Project - Fee proposal for design of gates & party wall agreement
122604/O and 143476/RM	Whitehouse Drive Kingstone	Sports	£6,906.00	Pallisters	Towards equipment to improve the Seven Site Sports Facility for Kingstone Sports Association
132924 AND 163963	Gadbridge Road, Weobley	Education	£200.00	Marmax Products Ltd	Extension of outdoor eating/recreation space at Weobley High School
132924 AND 163963	Gadbridge Road, Weobley	Education	£3,648.00	Marmax Products Ltd	Extension of outdoor eating/recreation space at Weobley High School
132924 AND 163963	Gadbridge Road, Weobley	Education	£22,844.00	G M Joyce Surfacing Ltd	Extension of outdoor eating/recreation space at Weobley High School
132924 AND 163963	Gadbridge Road, Weobley	Education	£2,335.00	G M Joyce Surfacing Ltd	Extension of outdoor eating/recreation space at Weobley High School
132924 AND 163963	Gadbridge Road, Weobley	Education	£9,441.73	Jovis Limited	Extension of outdoor eating/recreation space at Weobley High School

Planning Reference	Description	Gain Type	Amount	Payment to	Project
140531	Cotts Lane, Lugwardine	Education	£8,194.00	Lugwardine Primary School	Hall Extension at Lugwardine Primary School <b>(Figure 2)</b>
143720	Land South of A438 Bartestree	Education	£24,466.00	Lugwardine Primary School	Hall Extension at Lugwardine Primary School <b>(Figure 2)</b>
143720	Land South of A438 Bartestree	Education	£48,365.75	Lugwardine Primary School	Staff room extension & hall alterations Lugwardine Primary academy <b>(Figure 2)</b>
140531	Cotts Lane, Lugwardine	Education	£22,343.40	Lugwardine Primary School	Staff room extension & hall alterations <b>(Figure 2)</b>
DCCW2006/0960/F	Development at Pomona Place	CCTV	£28,144.00	OpenView Security Solutions	Upgrade and new CCTV - Great Western Way (part of safer streets 3 project)
DMS/110216F	Walford Road, Ross on Wye	Sports	£102.40	Ross Sports Centre CIC	Towards flood damage reinstatement and refurbishment project. <b>(Figure 3)</b>
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£234.00	Herefordshire Council	Planning fees - Improvements to layout proposals.
141917	Land West of Patrick Orchard, Canon Pyon	Offsite Play/Open Space	£17,917.00	Canon Pyon Playing Fields Association	Towards provision of a play area <b>(Figure 4)</b>
140684	Land East of the A40 Ross-On-Wye – Edenstone	Sports	£38,269.00	Ross Sports Centre CIC	Towards flood damage reinstatement and refurbishment project <b>(Figure 3)</b>
DCCW2007/2834/F	Mulberry Close, Belmont	Offsite Play/Open Space	£22,395.10	Country Park Supporters Group	Towards the Story Book Trail <b>(Figure 1)</b>
140665	Laundry Lane, Leominster	Education	£1,635.53	PJB Merchants Ltd	Internal remodelling to create nursery provision at St Mary's CE Primary School Credenhill

<b>Planning Reference</b>	<b>Description</b>	<b>Gain Type</b>	<b>Amount</b>	<b>Payment to</b>	<b>Project</b>
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£1,427.43	Hereford Sixth Form College Academy Trust	Towards urgent need requirement of Clos-o-Mat wash / dry toilet with integrated arms at Hereford Sixth Form College
132924 AND 163966	Gadbridge Road, Weobley	Education	£2,672.57	Hereford Sixth Form College Academy Trust	Towards urgent need requirement of Clos-o-Mat wash / dry toilet with integrated arms at Hereford Sixth Form College
132924 AND 163966	Gadbridge Road, Weobley	Education	£9,370.00	PJB Merchants Ltd	Internal remodelling to create nursery provision at St Mary's CE Primary School Credenhill
140531	Cotts Lane, Lugwardine	Education	£8,128.00	PJB Merchants Ltd	Internal remodelling to create nursery provision at St Mary's CE Primary School Credenhill
143720	Land South of A438 Bartestree	Education	£97.64	PJB Merchants Ltd	Internal remodelling to create nursery provision at St Mary's CE Primary School Credenhill
172919	Church House Farm Moreton	Education	£11,416.00	PJB Merchants Ltd	Internal remodelling to create nursery provision at St Mary's CE Primary School Credenhill
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£1,520.00	One Creative Environments Ltd	Consultancy
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£1,300.00	One Creative Environments Ltd	Consultancy
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£3,473.75	St Peters Primary, Bromyard	Towards installation of Nursery Tower (Play Equipment) at St Peters Primary School
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£3,870.00	S C Joseph Ltd	Beacon College - Dropped crossing and footpath widening

Planning Reference	Description	Gain Type	Amount	Payment to	Project
130555	Land at Chasedale Hotel, Ross on wye	Education	£828.00	S C Joseph Ltd	Beacon College - Dropped crossing and footpath widening
140665	Laundry Lane, Leominster	Education	£925.04	S C Joseph Ltd	Beacon College - Dropped crossing and footpath widening
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Sports	£13,467.00	Luctonians Sports Club Ltd	Towards the refurbishment of current male and female toilets and conversion of referees changing room into new disabled access toilet
172919	Church House Farm Moreton	Education	£2,376.96	S C Joseph Ltd	Dropped crossing and footpath widening
DCNC0009/1178/F	Land at the Rear of the Nook, Etnam Street, Leominster	Offsite Play/Open Space	£1,410.00	Leominster Town Council	Improvement of the footpaths within The Grange
141917	Land West of Patrick Orchard, Canon Pyon	Education	£5,375.88	Canon Pyon CE Academy	Extension to staff toilet provisions, installation of outdoor playground equipment and IT Wi-Fi expansion at Canon Pyon Academy. <b>(Figure 5)</b>
141917	Land West of Patrick Orchard, Canon Pyon	Education	£1,439.55	Canon Pyon CE Academy	Extension to staff toilet provisions, installation of outdoor playground equipment and IT Wi-Fi expansion at Canon Pyon Academy. <b>(Figure 5)</b>
141917	Land West of Patrick Orchard, Canon Pyon	Education	£45,966.57	Canon Pyon CE Academy	Extension to staff toilet provisions, installation of outdoor playground equipment and IT Wi-Fi expansion at Canon Pyon Academy. <b>(Figure 5)</b>
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£10,400.00	One Creative Environments Ltd	Consultancy general

Planning Reference	Description	Gain Type	Amount	Payment to	Project
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£2,321.00	One Creative Environments Ltd	Consultancy general
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£1,170.00	One Creative Environments Ltd	Consultancy general
DCCW2007/2834/F	Mulberry Close, Belmont	Offsite Play/Open Space	£422.00	Country Park Supporters Group	Towards the Story Book Trail <b>(Figure 1)</b>
132924 AND 163963	Gadbridge Road, Weobley	Education	£6,211.75	Jovis Limited	Extension of outdoor eating/recreation space at Weobley High School <b>(Figure 6)</b>
173522	Land South of B4349, Kingstone	Education	£10,564.00	Kingstone & Thrupton Primary School	Towards The Development Of A New Outdoor Play Provision at Kingston & Thrupton Primary School
DCCW2006/0960/F	Pomona Place, Hereford	Education	£6,838.86	Herefordshire Marches Federation-Lord Scudamore	Towards the installation of new external doors to Reception Classroom at Lord Scudamore Primary School
DCCW2006/0960/F	Pomona Place, Hereford	Education	£738.14	Herefordshire Marches Federation-Lord Scudamore	Towards upgrades to IT & Audio equipment at Lord Scudamore Academy.
122604/O and P143476/RM	Whitehouse Drive, Kingstone	Education	£5,163.45	Kes Nursery And Crèche	Towards Installation of new boundary fencing at K.E.S Childcare, Academy Trust, Kingstone, Hereford HR2 9HJ
150478	Bloor Land to the north of Roman Road	Education	£37,167.34	Holmer C of E Academy	Towards the first floor extension to the Williams Building at Holmer C of E Academy <b>(Figure 7)</b>

Planning Reference	Description	Gain Type	Amount	Payment to	Project
130426	Former Pomona Works, Attwood Lane, Holmer, Hereford, HR1 1LJ	Education	£22,632.08	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>
DCCW2008/2946/F	Church House Farm, Wellington	Education	£17,681.09	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>
123591	Hillrise, Southbank Road, Hereford, HR1 2TL	Education	£9,939.59	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>
142315	Nell Gwynne Inn, Monkmoor Street, Hereford	Education	£1,577.30	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>
122254	Land Adjacent to Parsonage Farm, Auberrow Road, Wellington	Education	£9,370.74	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£390.00	Internal Hoople charge property services	SEN monies used for the delivery of dropped kerbs outside the Beacon College, Hereford
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£117.00	Internal Hoople charge property services	SEN monies used for the delivery of dropped kerbs outside the Beacon College, Hereford
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£507.00	Internal Hoople charge property services	SEN monies used for the delivery of dropped kerbs outside the Beacon College, Hereford
183896	Old school Goodrich	Education	£2,951.00	D M Ward Fit Plumb Plumbing & Property Maintenance	Towards conversion of a Storage Room into additional Toilet Facilities at Goodrich Primary School, Ross-on-Wye, HR9 6HY
180517	Land North West of Kings Road, Orleton	Health Care	£20,611.00	Wye Valley NHS Trust	Transfer of S106 healthcare contribution to Wye Valley Trust



Planning Reference	Description	Gain Type	Amount	Payment to	Project
190568	Land adjacent to Martins Way, Ledbury – 64 bed care home	Health Care	£18,631.12	Wye Valley NHS Trust	Transfer of S106 healthcare contribution to Wye Valley Trust
184662	Holmer House Farm, Holmer	Health Care	£9,012.00	Wye Valley NHS Trust	Transfer of S106 healthcare contribution to Wye Valley Trust
210793	S73 210793 Lagan Homes, Kingstone	Health Care	£232.00	Wye Valley NHS Trust	Transfer of S106 healthcare contribution to Wye Valley Trust
191770	Land East of Canon Pyon Road, Hereford (Taylor Wimpey)	Health Care	£63,331.26	Wye Valley NHS Trust	Transfer of S106 healthcare contribution to Wye Valley Trust
142315	Nell Gwynne Inn, Monkmoor Street, Hereford	Education	£159.55	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>
150478	Bloor Land to the north of Roman Road	Education	£53,538.40	Holmer C of E Academy	Towards the first floor extension to the Williams Building at Holmer C of E Academy <b>(Figure 7)</b>
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£5,031.07	Three Counties Academy Trust (St Peter's Primary)	Towards a Library and Sensory Room Extension at St Peters Primary School, Cherry Tree Close, Bromyard, HR7 4UY.
140531	Cotts Lane, Lugwardine	Education	£1,792.65	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>
173522	Land South of B4349, Kingstone	Education	£35,537.00	Kingstone & Thruxton Primary School (Academy)	Towards the development of a new Outdoor Play Provision at Kingstone & Thruxton Primary School, Hereford, HR2 9HJ
143720	Land South of A438 Bartestree	Education	£5,875.00	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>

Planning Reference	Description	Gain Type	Amount	Payment to	Project
140757	S106 Church House, Bartestree (Keepmoat)	Education	£5,972.00	Royal National College for the Blind	Provision of Audio Media Facility at The Royal National College for the Blind <b>(Figure 8)</b>
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£250.00	One Creative Environments Ltd	Consultancy general
171777	Land west of Garbrook, Tarrington	Transport	£11,337.58	Balfour Beatty	Traffic Regulation Order Capital A roads - Tarrington
173522	Land South of B4349, Kingstone	Sports	£639.28	Kingstone Sports Association	To provide new line marking equipment at Kingstone Seven Site Playing Fields at Kingstone Sports Association, Kingstone, Hereford, HR2 9ER
164024	Former Council Offices, Bath Street, Hereford	Sports	£9,035.86	Hereford Rugby Football Club	Towards removal of septic tank and connection to main drains, at Hereford Rugby Club
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£3,375.00	Seymore Surveyors Ltd	Consultancy general
123591/F	Hillrise, Southbank Road, Hereford, HR1 2TL	Sports	£1,951.52	United In The Community	Towards the installation of new security fencing at Victoria Park, Wessington Drive, HR1 1AH. <b>(Figure 9)</b>
133294/F and 142197	Bridge Inn, Hereford	Sports	£420.17	United In The Community	Towards the installation of new security fencing at Victoria Park, Wessington Drive, HR1 1AH. <b>(Figure 9)</b>
150478	Bloor Land to the north of Roman Road	Education	£76,349.40	Holmer C of E Academy	Towards the first floor extension to the Williams Building at Holmer C of E Academy <b>(Figure 7)</b>

Planning Reference	Description	Gain Type	Amount	Payment to	Project
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£45,094.29	Three Counties Academy Trust (St Peter's Primary)	Towards a Library and Sensory Room Extension at St Peters Primary School, Cherry Tree Close, Bromyard, HR7 4UY.
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£42.00	One Creative Environments Ltd	Consultancy general
101904/120533	Barton Sidings, Barton Road, Hereford (A & P Electronics Station Road, Hereford)	Education	£10,899.51	Whitecross Hereford Academy	Towards the supply and installation of new canopy structure at Whitecross High School, Three Elms Rd, Hereford, HR4 0RN <b>(Figure 10)</b>
171777	Land west of Garbrook, Tarrington	Transport	£11,337.58	Tarrington Parish Council	Towards the supply and installation of two Speed Indicator Devices (SID) on the westbound approach of the A438 in Tarrington.
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£20,981.71	Three Counties Academy Trust (St Peter's Primary)	Towards a Library and Sensory Room Extension at St Peters Primary School, Cherry Tree Close, Bromyard, HR7 4UY
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£37,379.58	Three Counties Academy Trust (St Peter's Primary)	Towards a Library and Sensory Room Extension at St Peters Primary School, Cherry Tree Close, Bromyard, HR7 4UY.
150478	Bloor Land to the north of Roman Road	Education	£160,157.75	Holmer C of E Academy	Towards the first floor extension to the Williams Building at Holmer C of E Academy <b>(Figure 7)</b>
140757/0 and 161745/RM	Church House, Bartestree (Keepmoat)	Offsite Play/Open Space	£729.83	Bartestree & Lugwardine G.P.C.	Towards the installation of a disabled friendly picnic table at play area within the Parish
140285	Porthouse Farm, Bromyard (Keepmoat)	Education	£9,966.25	Three Counties Academy Trust (St Peter's Primary)	Towards installation of Nursery Tower (Play Equipment) at St Peters Primary School

Planning Reference	Description	Gain Type	Amount	Payment to	Project
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£260.83	Hereford Council	Planning fees
140757	Church House, Bartestree	Transport	£118,862.00	Balfour Beatty	Pedestrian Crossing and Footway at Lugwardine <b>(Figure 11)</b>
140531	Cotts Lane Lugwardine	Transport	£40,458.15	Balfour Beatty	Pedestrian Crossing and Footway at Lugwardine <b>(Figure 11)</b>
132372	Library View Apartments (5 Henry Street, Ross on Wye)	Recycling	£1,100.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
141278	Mill Lane, Lea	Recycling	£1,328.55	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
140757	Church House, Bartestree (Keepmoat)	Recycling	£2,158.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
140285	Porthouse Farm, Bromyard (Keepmoat)	Recycling	£3,660.70	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
151316	Pyefinch - Burghill	Recycling	£2,968.13	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
142349	Land between Seven Stars and Gosmore Road, Clehonger	Recycling	£3,883.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
143720	Land South of A438 Bartestree	Recycling	£1,902.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
150067	Vine Tree Close, Withington	Recycling	£957.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development

<b>Planning Reference</b>	<b>Description</b>	<b>Gain Type</b>	<b>Amount</b>	<b>Payment to</b>	<b>Project</b>
141917	Land West of Patrick Orchard, Canon Pyon	Recycling	£1,336.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
164024	Former Council Offices Bath Street	Recycling	£640.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
151937	Newlands, Stoke Lacy	Recycling	£1,255.50	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
150630	Land off Catherine Street	Recycling	£374.50	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
151600	Church Pastures, Holmer, Hereford	Recycling	£469.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
150888	Land to West of A40 Weston Under Penyard	Recycling	£1,663.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Recycling	£600.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
153511	Willow Walk, Lea – K W Bell	Recycling	£1,516.87	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
151641	Land to the rear of Bramley House, Swainshill	Recycling	£425.10	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
160048	Land between Tillington Road and Roman Road, Hereford	Recycling	£2,035.18	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development

<b>Planning Reference</b>	<b>Description</b>	<b>Gain Type</b>	<b>Amount</b>	<b>Payment to</b>	<b>Project</b>
141278	Mill Lane, Lea	Waste	£2,588.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
152920	Daws Road, Hereford	Waste	£434.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
140757	Church House, Bartestree (Keepmoat)	Waste	£2,158.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
140285	Porthouse Farm, Bromyard (Keepmoat)	Waste	£3,660.70	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
151316	Pyefinch - Burghill	Waste	£2,968.12	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
142349	Land between Seven Stars and Gosmore Road, Clehonger	Waste	£3,883.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
143720	Land South of A438 Bartestree	Waste	£1,902.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
150067	Vine Tree Close, Withington	Waste	£957.50	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
141917	Land West of Patrick Orchard, Canon Pyon	Waste	£1,336.99	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
164024	Former Council Offices Bath Street	Waste	£640.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
151937	Newlands, Stoke Lacy	Waste	£1,255.50	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development

<b>Planning Reference</b>	<b>Description</b>	<b>Gain Type</b>	<b>Amount</b>	<b>Payment to</b>	<b>Project</b>
150630	Land off Catherine Street	Waste	£374.50	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
151600	Church Pastures, Holmer, Hereford	Waste	£469.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
150888	Land to West of A40 Weston Under Penyard	Waste	£1,663.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Waste	£600.00	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
153511	Willow Walk, Lea – K W Bell	Waste	£1,516.87	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
151641	Land to the rear of Bramley House, Swainshill	Waste	£425.11	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development
160048	Land between Tillington Road and Roman Road, Hereford	Waste	£2,035.18	Internal transfer Waste Management	year end drawdown - waste and recycling bins for dwellings on development

**Table 4 Examples of Section 106 schemes delivered between 1 April 2022 and 31 March 2023**

Figure 1 - Mulberry Close Story Book Trail, Belmont



Figure 2 - Staff room extension & hall alterations Lugwardine Primary academy





Figure 3 - Towards flood damage reinstatement and refurbishment project at Ross Sports Centre



Figure 4 - Towards provision of a play area - Canon Pyon Playing Field



Figure 5 - Extension to staff toilet provisions, installation of outdoor playground equipment and IT Wi-Fi expansion at Canon Pyon Academy



Figure 6 - Extension of outdoor eating/recreation space at Weobley High School



Figure 7 - First floor extension to the Williams Building at Holmer C of E Academy, Hereford



Figure 8 - Provision of Audio Media Facility at The Royal National College for the Blind

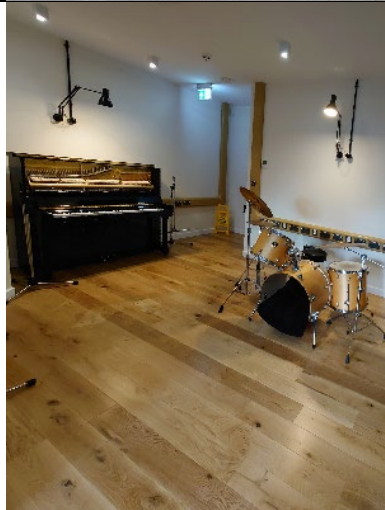




Figure 9 - Towards the installation of new security fencing at Victoria Park, Hereford



Figure 10 - Towards the supply and installation of new canopy structure at Whitecross High School, Hereford



Figure 11 – Delivery of pedestrian crossing and footway at Lugwardine



### 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 5 Monitoring fees secured in legal agreements for the period 1 April 2022 to 31 March 2023**

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description	Gain Amount Due
211047	28/03/2023	Land at Underwoods Steel Stockholders Widemarsh Street Hereford	Monitoring	Prior to the commencement of the implementation of works the owner shall pay to the council the council's reasonable Monitoring Officer costs in the sum of 2% of the total contribution	See gain type

**Table 6 Monitoring fees received in legal agreements for the period 1 April 2021 to 31 March 2022**

£4,492.74 monitoring fees were received for in legal agreements for the period 1 April 2022 to 31 March 2023

## 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 3 section 106 agreements securing affordable housing were signed in the 2022-2023 reporting period. The following table provides information on the development sites that have secured affordable housing;

**Table 7 Section 106 agreements signed in relation to affordable housing for the period 1 April 2022 to 31 March 2023**

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
212375	05/04/2022	South of Leadon Way Ledbury Herefordshire HR8 2HT	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 20 residential units and ancillary areas comprised within the Development and intended for occupation as 12 units of Social Rented Housing identified as plots 324, 325, 326, 327, 328, 329, 330, 331, 338, 339, 340, 341 and 8 Shared Ownership identified as plots 322, 323, 332, 333, 334, 335, 336, 337 on the drawing numbered 7008 C forming part of the application



Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
204577	11/05/2022	Former Auction Rooms Market Street Ledbury Herefordshire	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 10 residential units and ancillary areas comprised within the Development and intended for occupation as Affordable Private Rent Units identified as plots 1, 10, 11, 12,13, 21,22,23,24 and 25 on the drawing numbered 0688/111(B) forming part of the application
211155	28/06/2022	Land south of St Weonards St Weonards Hereford	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 8 residential units and ancillary areas comprised within the Development and intended for occupation as: (a) where schedule 3 Part 2A applies 5 shared ownership housing units identified as plots 4,8,9,10 and 12 and 3 units of social rented housing identified as plots 7, 22 and 23; or (b) where Schedule 3 part 2B applies 5 units of Dutch Intermediate Rented Housing identified as plots 4, 8, 9, 10 and 12 and 3 units of Duchy Social Rented Housing identified as plots 7, 22 and 23.

4.5 287 affordable houses were delivered in the 2022/23 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 2022 - 2023.

**Table 8 Section 278 highway agreements signed in the period 1 April 2022 to 31 March 2023**

<b>Planning application reference</b>	<b>Site address</b>	<b>Date of Section 278 agreement</b>	<b>Description of events</b>	<b>Works Value</b>
203151	Holmer Trading Estate, Hereford	25/02/2022	Signals and alterations to bridge	£350,000.00
194343	Bredstone House, Burghill	16/12/2021	Footway works	£10,000.00
174508	Old Pound Cottage, Whitchurch	17/09/2021	Footway	£25,000.00
172345	Malvern View Country Park, Stanford Bishop	13/09/2021	Widening of junction	£25,000.00
141963	Callowside, Ewyas Harold	15/07/2021	Footway Link	£97,000.00
190568	Martins Way, Ledbury	05/07/2021	Cycleway and footway	£35,000.00

5.4 The following table sets out the works adopted in the county under s278 agreements in the current reporting year 2022 - 2023.

**Table 9 S278 highway works adopted in the period 1 April 2022 to 31 March 2023**

<b>Planning application reference</b>	<b>Site address</b>	<b>Date of adoption of Section 278</b>	<b>Section 278 works that have been adopted</b>	<b>Works Value</b>
192482	Leadon Way, Ledbury <b>(Figure 1)</b>	14-Apr-22	Roundabout and pedestrian crossings	£1,108,000.00
142349	Adj to Seven Stars, Clehonger	06-May-22	Footways and bus stop	£65,000.00
143720	A438, Bartestree	30-Jan-23	Puffin Crossing	£86,000.00
164024	Bath Street Offices, Hereford	09-Mar-23	Cycleway works	£20,000.00
193359	Waterworks Lane, Leominster	20-Sep-22	New Footway	£34,500.00
201783	Central Park, Kingstone	31-Mar-23	New Footway	£22,500.00
211137	The Lakes, Stretton Sugwas	30-May-22	New Footway and gateway	£50,000.00
200636	Eign Mill Road, Hereford	21-Sep-22	Footway	£21,000.00
190332	Old Pound Cottage, Whitchurch	31-Mar-23	Footway	£25,000.00
141963	Callowside, Ewyas Harold	16-Dec-22	Footway Link	£97,000.00
180280	Crumplebury Farm, Whitbourne	01-Apr-22	Passing Bays	£30,000.00
203113	Malvern View Country Park, Stanford Bridge	13-Jan-23	Widening of junction	£25,000.00
222530	Bredstone House, Burghill <b>(Figure 2)</b>	15-Jul-22	Footway works	£10,000.00
221473	Cobhall Common, Cobhall	10-Oct-22	Passing Bay	£10,000.00
201415	Newton Cider, Newton	09-Mar-23	Access and footway	£30,000.00

**Table 10 Examples adopted works delivered between 1 April 2022 and 31 March 2023**

Figure 1 - completed roundabout at Ledbury on Leadon Way



Figure 2 – Bredstone House, Burghill – crossings and footway works

