

Developer	Location	Dwellings	Agreement date	Planning References	S106 contribution	Payable to	S106 Amount (£)	Trigger	S106 Caveats/Restrictions	Pages /para	Date paid / expected	Opportunity / Action SWTC	Update / latest
This list illustrates the s106 monies due to SWTC, typically being community and/or public open space maintenance contributions.													
Linden Homes	South Radwinter Road	200	21/05/2015	UTT/13/3467/OP UTT/16/1856/DFO	POS maintenance 20 years.	SWTC	S106 = £415k (excl index link) As at July 2026 = £674,333.78 (incl index link) Additional £25,000 SWTC release of 1 year agreement for POS	Offer the POS to SWTC, prior to 75% occupation	Owner manages land for one year UDC issues satisfactory completion notice	Page10 (1.48) Page32	Unknown	Developer to pay SWTC £25k direct to release the need for the owner to manage the land for one year Once full POS S106 monies received SWTC to purchase capital & employ operative. Monies will be drawn down on annually.	2023 UDC issued POS completion notice. 2024-26 Delays sit with the developers legal team - SWTC chases regularly for updates July 2026 - Developer paid UDC. - Legal paperwork ready for submission for POS transfer. - UDC to issue SWTC an indemnity agreement and release the S106 payment in full. (Agreement awaited since May 2026). September 2026 Monies paid from UDC to SWTC Legal POS transfer awaited - completion imminent awaiting solicitors
					Strategic POS (SWTC internally refers to this as the "Skate Park Refurb monies")	UDC	S106 = £220k (excl index link) As at Jan 2026 = £273,343 (incl index link)	Pay prior to 75% occupation	Can only be spent on land south of Thaxted Road, which is owned by a developer and has been granted planning permission for 170 dwellings. For community facilities including but not limited to: Skatepark and/or extension Rugby pitches Running track Facilities building & carpark	Page 12(1.57) Page33 Page38	2022	2025 - 2026 SWTC submitted the required project plan to UDC and the developer to approve virement of the monies. Albeit the only key change was the change in land for the monies to be spent on. Monies utilised for the Skate Park Refurbishmnet and being administered by the WG.	July 2026 Skate Park Refurb Contractor appointed and on site - opening event to take place liekly in September. The underspend to be spent on installation of outdoor gym equipemtn at the Skate Park (as approved by the A&S Committee). September 2026 SWTC is awaiting approval from the developer & UDC to utilise the underspend for gym equipment.
Redrow Homes	North Shire Hill	100	13/07/2020	UTT/17/2832/OP UTT/21/3565/DFO	POS maintenance 5 years	SWTC	£51k	Offer the POS to SWTC 2 months after reserved matters approval Transfer POS & payment to be made at 85% occupation	If/once adopted by SWTC, developer to maintain the POS for two years before transfer to SWTC	Page 11(1.65) Page 39	Once 85% houses occupied	SWTC officers chase UDC for up to date occupation figures Once transferred monies to be drawn down annually	2023 - SWTC agreed to adopt the POS Feb 2026 - 32 dwellings occupied July 2026 - Continue to chase occupation figure August 2026 - UDC informed the trigger point will be met imminently. SWTC trying to arrange a site meeting with the developer.
					Recreation	UDC	£40k	Prior to occupation of the 50th dwelling	Sports and recreational facilities capable of serving the development including (without limitation) Outdoor grass pitches, MUGA, indoor sports hall, allotments	Page 3(1.17) Page 41 (34)	UDC online S106 monitoring reads £41,93 paid 24/09/2024 And allocated contact SWTC	SWTC to determie strategic plan for monies (for funds to be released) SWTC to confirm with UDC if monies paid - whether it can be claimed and transferred now or if a project plan is required	September 2026 - suggest await completion of the skate park and gym projects to then identify priority for this money
					Community Facilities	UDC	£81k	Prior to occupation of the 50th dwelling	Community centre / enhancements to centres by SWTC	Page 13(1.73) Page 41(33)	UDC online S106 monitoring does not show this as paid	SWTC to determie strategic plan for monies (for funds to be released) SWTC to confirm with UDC if that the monies has not been paid - nb, same trigger point as the above	September 2026 - suggest await completion of the skate park and gym projects to then identify priority for this money

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Bellway	East Thaxted Road	150	12/04/2019	UTT/18/0824/OP UTT/19/2355/DFO	Recreation Facilities	UDC	£61k	S106 had no trigger point for payment, requiring a DOV Nov 2023 UDC approved DOV establishing trigger point: 50% is paid on the occupation of the 50th dwelling and 50% is paid on occupation of the 100th dwelling.	Sports and recreational facilities capable of serving the development including (without limitation) sports pitches, running track, pavillion / associated building and car park	Page 3(1.18)	Sept 2024 50% paid = c£41k July 2026 Final 50% due =c£44k	UDC has been unclear whether the DOV needs to be signed before releasing the funds - SWTC officers continue to chase SWTC to determine strategic plan for monies (for funds to be released)	July 2026 - A&S Committee recomedned to Full Council installation of outdoor gym equipment at Linden Homes and Lime Avenue, Full Council to consider at the September 26 meeting.
					Community Facilities	UDC	£122k	S106 had no trigger point for payment, requiring a DOV Nov 2023 UDC approved DOV establishing trigger point: 50% is paid on the occupation of the 50th dwelling and 50% is paid on occupation of the 100th dwelling.	S106 initally refered to a community centre at Lime Avenue. Nov 2023 UDC approved DOV and removed this reference - allowing spend of monies anywhere in SW on community facilities.	Page 3(1.19)	Sept 2024 50% paid =c£81k July 2026 Final 50% due =c£88k	UDC has been unclear whether the DOV needs to be signed before releasing the funds - SWTC officers continue to chase SWTC to determine strategic plan for monies (for funds to be released)	July 2026 - A&S Committee recomedned to Full Council installation of outdoor gym equipment at Linden Homes and Lime Avenue, Full Council to consider at the September 26 meeting.
Bellway (former Rosconn)	South East Radwinter Road	233	21/09/2022	UTT/21/2509/OP UTT/25/1568/DFO (undetermined)	POS maintenance (£1,400 per dwelling)	SWTC	£326k	70% occupation	UDC issues completion notice	Page 7(1.45) Page 35	70% occupation	None currently	2026 DFO paperwork not yet signed. Works not started on site. Transfer and trigger point is several years away.
Chase New Homes	Thaxted Road	170	17/05/2023	S62A/2022/0014 UTT/23/2962/DFO	POS maintenance	SWTC	To be negotiated between SWTC and the owner, based on a five year maintenance period	Developer to choose whether it will elect to transfer the POS to a management company or to offer the POS to SWTC within 2 months after reserved matters approval If SWTC does not adopt the POS, the owner should confirm with UDC and establish a MANCO Transfer POS & payment to be made at 75% occupation	UDC issues completion notice Owner to manage the POS for one year before transfer	Page 18 Pages 45/46	Dependent on developer offering POS to SWTC		Developer has not approached SWTC to offer the POS
Chase New Homes	Former Friends School	96	12/09/2022	S62A/22/0000002	POS Maintenance	NA	No monetary contribution	NA no offering to SWTC specified	NA no offering to SWTC specified	Page 13	NA		None, no offering to SWTC
		Convert swimming pool to community centre	24/10/2024	UTT/24/1144/FUL	Community Hall contribution	SWTC	£21,400	Prior to 75% occupation complete certificate of completion with UDC	owner manages land for one year UDC issues satisfactory completion notice	Pages 5/6	At 75% occupation if adopted by SWTC	SWTC officers chasing - Site visit and draft lease from CNH - Occupation figures from UDC	Feb 2026 20% occupation April 2026 33% occupation April-September 2026 SWTC continues to chase updated occupation figures. Sought UDC support. As at 19.08 UDC confirmed 36% occupation
Chase New Homes	Former Friends Playing Field	75 +clubhouse, sports	31/07/2025	S62A/2025/0107	POS Maintenance	SWTC	£30,000	Two months after permission is granted, the owner shall notify SWTC seeking confirmation of its intent to adopt the site Shall be ready to transfer at 80% occupation	Maintenance indexed linked POS lease for 999 years	page12 page 27	Nov-25	None - POS has not been offered to SWTC	Nov 25- CNH to retain the POS aligning with the school site POS

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					Offsite sports Contribution Cap	UDC	£541,000	Prior to 20% occupation, the owner shall pay 50% contribution to UDC. Prior to 80% occupation, the remaining 50% contribution is paid to UDC.	Toward 3g pitch in Saffron Walden and/or other offsite sports facilities in SW as UDC decides	page11 page29	At 50% occupation	SWTC ascertain projected 20% occupation from developer and UDC Confirm when UDC will request monies (being 20% prior to occupation - which could be now)	2025 Building commenced July 2026 UDC confirmed the following: <i>"I will not request to drawdown this contribution as it is far too early I will send a reminder of their obligation to pay the contribution with a demand letter nearer the time when houses have started to come out the ground"</i>
					Sporting+ woodland Maintenance	SWTC	£234,000	Two months after permission is granted, the owner shall notify SWTC seeking confirmation of its intent to adopt the site Shall be ready to transfer at 75% occupation	Maintenance indexed linked Lease for 999 years	page14 page26	Nov-25	SWTC officers chasing - Draft lease from CNH	2025 - Building commenced April 2026 - SWTC determined to adopt the provision - in principle subject to a draft lease July - Sept 2026 SWTC continues to chase a draft lease with no response. Sought UDC support.
Stonebond	Commercial Cente Ashdon Road	c100?	c2017	UTT/17/3413/OP	Community Facilities - Saffron Walden	UDC	£62,971	May 2026 UDC Confirmed monies paid	S106 states as follows Saffron Walden Community Facilities Contribution" means the sum of £44,854.00 (Forty-Four thousand, eight hundred and Fifty-Four pounds, Index Linked from the date of the Permission / to the date of payment To be applied towards the provision of Community Facilities by Saffron Walden Town Council for the benefit of the residents of Saffron Walden generally		/	Outstanding query SWTC queries the allocation of these monies as in the appeal, PINS advised the contribution was not enforceable – please see below from PINS appeal extract <i>The Town Council has indicated a need for local community facilities and I understand that the wider 2014 application may have displaced an informal sports pitch. The Officer Report did not identify such a need..... Accordingly although the appellant has included provision for community facilities this obligation will not be enforceable pursuant to Clause 5.3 of the Undertaking</i>	May 2026 SWTC UDC officers met and UDC would respond to SWTC to confirm whether the spend of this monies is permitted or not June/July 2026 SWTC chased for update and no reply to date September 2026 - UDC Cabinet was scheduled to consider a draft S106 a policy, which has been postponed.