SAFFRON WALDEN
TOWN COUNCIL

SWTC Developer Contributions and Requirements Policy

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Introduction

This document sets out the minimum obligations that Saffron Walden Town Council (SWTC) will request from significant developments. It is not an exhaustive list, primarily focusing on services and activities administered and overseen by the Town Council as opposed to those delivered by third parties (ie libraries, health care, education).

This document is to be read in conjunction with:

a. Saffron Walden Town Council Planning Engagement Policy
b. Saffron Walden Neighbourhood Plan 2022
c. Saffron Walden Town Council Priorities
d. Uttlesford Local Plan and supporting documents (2021-2041)
e. Uttlesford Planning Obligations SPD

At time of writing, Uttlesford District Council operates with a combination of the following:

1. Community Infrastructure Levy (to be applied to non-strategic site allocations)
2. and Section 106 agreements (to be negotiated by officers for strategic site allocations)

This document does not seek to repeat the contents of the above documents (a-d) but acts as rational approach for SWTC when negotiating and/or apportioning developer contributions to adequately mitigate the impact of a development.

It is acknowledged that the Uttlesford Local Plan will apply S106 contributions (not CIL) to allocated plan sites. SWTC will continue to seek involvement in all Saffron Walden Section 106 negotiations. This document will be shared with UDC officers and developers in accordance with the SWTC Planning Engagement Policy.

Primarily this document is used as a guide for SWTC's response to developer contribution negotiations – it is not an exhaustive list and is in no form of hierarchy. An opening summary is provided for the types of requests with a summary of example requests can be found in Table One. Where appropriate, provision of land or facilities may be considered in lieu of monetary contributions.

1. **Biodiversity & Climate Change**

1.1. SWTC is committed to nurturing and encouraging a green town that reduces its carbon footprint year on year and seeks to protect nature. SWTC expect new developments to be appropriately built to support carbon reduction alongside appropriate landscaping to support biodiversity as cited in the neighbourhood plan.

1.2. All development contributions must have an underlying climate focus (for example, with transport, a focus on sustainable travel measures, rather than private car journeys; and public open space must provide biodiversity net gain measures and appropriate maintenance schemes).

1.3. Monetary contributions and/or infrastructure could be on or off site but must support carbon reduction measures. This could include but not limited to solar panel installation on new community buildings and/or retrofit onto existing services.

1.4. Likewise, measures to support biodiversity (wildflowering, natural habitats) should be installed on new sites with monetary contributions for Saffron Walden to support and encourage measures at existing developments, aligning with the requirements of the SWNP and UDC's Local Plan.

2. **Community & recreation**

2.1. SWTC acknowledges the importance and benefits of recreational facilities, as reflected in its corporate priorities which include the need to raise the standards of recreational facilities and to represent the needs of the community.

2.2. SWTC will refer to local policies, strategies and assessments to inform the SWTC responses and requests to developer community contributions. It is acknowledged that contributions may well be monetary, built infrastructure, on and/or off site in order to mitigate the effect of a new development and to support the needs of current and future residents.

2.3. SWTC expects developer contributions to support the whole community and not defined groups, i.e., not to be focused on one demographic of society. Community contributions must review Saffron Walden holistically, having regard to existing and upcoming community provision to inform the future mitigation needs.

2.4. The developer contributions provided must provide for both the new development and support the continuance of existing facilities to support the Town as a whole where these are impacted.

3. **Culture & tourism**

3.1. SWTC aims to promote the cultural and economic well-being of Saffron Walden – with an ever increasing population, new developments must provide monetary support for the continuance of cultural services.

3.2. It is anticipated cultural and tourism related contributions will be in monetarily, albeit a multi arts facility would also be favored – construction and/or land would also be suitable.

3.3. Typical contributions may include but are not limited to support for the Tourist Information Centre and marketing materials to promote Saffron Walden

4. Public Open Spaces & Play Areas

4.1. SWTC is committed to improving the physical environment and raising the standards of recreational facilities and expects the same commitment at new developments. SWTC acknowledges the health and wellbeing benefits afforded from public open space (POS) including building stronger and healthier communities[1].

4.2. Where POS is provided as part of any development, SWTC will request early engagement with the developer regarding future ownership, management and maintenance. Where appropriate, land should be offered to SWTC with a sufficient commuted sum to secure long-term maintenance aligning with the requirements of the SWNP and UDC's Local Plan. This provides POS to residents without placing additional services.

4.3. SWTC expects all POS/ landscaping within new developments to be well designed and located in accordance with local policies and to provide social, recreational and ecological benefits. It is expected all areas of POS will comply with the SWNP litmus test "*can several people use the space at once, for activities such as flying a kite and throwing a ball for a dog"* to avoid left over parcels of land being utilised as LEAPS and LAPS.

4.4. New areas of POS should include appropriate tree planting, native planting, wildflower areas, wildlife corridors and habitat features to support biodiversity net gain and climate adaptation.

4.5. Other landscaping areas may include but not limited to:

4.5.1. Play equipment and/or outdoor gym equipment; this must be well located, made from durable materials and comply with H&S requirements.

4.5.2. Sustainable Drainage Systems (SUDS) must be built according to the water authority's requirements for future adoption and maintenance to alleviate residents from a management charge. Where appropriate SWTC would prefer appropriate wildflower planting across SUDS.

4.6. To deliver an improved physical environment, SWTC will request contributions toward new and existing POS for maintenance works.

[1] Forest Research https://www.forestresearch.gov.uk/tools-and-resources/fthr/urban-regeneration-and-greenspace-partnership/benefits-of-greenspace/

5. Sporting and activities

5.1. SWTC will refer to local policies, strategies and assessments to inform the SWTC responses and requests to the developer for sporting contributions. Acknowledging there is a sporting provision deficit in Saffron Walden[2], existing provisions should not be removed without a sufficient replacement.

5.2. All new developments must contribute to the community sporting needs whether on or off site – this could be delivered with monetary contributions or infrastructure.

6. Greenspaces

6.1. SWTC recognises greenspaces as essential community infrastructure which supports health and wellbeing, biodiversity, climate resilience, recreation, and the overall character of Saffron Walden. New developments must protect existing green spaces and provide high quality, accessible green infrastructure for current and future residents.

6.2. Existing green spaces should not be removed or reduced unless a suitable replacement is provided. Any replacement must be equivalent or improved in size, quality, accessibility, ecological value and long-term community benefit.

6.3. Monetary contributions will be sought to enhance existing green spaces to promote ecological value.

7. Transport

7.1. Being a historic market town, with a town centre one way system, traffic congestion is of great concern. With an increase in housing and private journeys, appropriate traffic mitigation measures are required to ease congestion, supporting and encouraging pedestrian and cycle movement.

7.2. The SWTC priorities cite the need to nurture and encourage a green town – in doing so, SWTC continues to lobby Essex County Council for support when considering existing infrastructure and future needs.

7.3. When considering developer contributions, SWTC encourages developments to create and consider well designed schemes, promoting 20-minute neighborhoods[3]. To achieve this, developments should ensure most daily needs (such as access to local shops, schools and health services) – rather than private car journeys.

[2] As cited in the UDC Open Space, Indoor and Built Facilities and Playing Pitch and Outdoor Sports Strategy

[3] Town and Country Planning Association *https://www.tcpa.org.uk/collection/the-20-minute-neighbourhood/*

7.4. SWTC's approach to developer contributions and responses to planning applications will prioritise the needs of pedestrians and cyclists. This may include shared space street designs (where roads remain open to motor traffic, with no difference in levels or markings of space for different users) to reduce the dominance of motor vehicles[4] to encourage walking and cycling – supporting the principles and ethos of Active Travel England[5].

7.5. To promote walking and cycling, SWTC will request sustainable transport provision (both installation and enhancements) across Saffron Walden to benefit the whole town, not solely new developments.

8. Review and monitoring

8.1. Acknowledging Uttlesford District Council operates with both CIL and S106, SWTC will enact its Planning Engagement Policy, seeking involvement in developer contribution negotiations for all major developments.

8.2. This policy will be regularly reviewed alongside SWTC's S106 monitoring document and the Council's Strategic Plan to review what monies are due or paid and unallocated.

Table One: SWTC Developer contributions requests 'wish list'

Subject & SWTC Priority met	**S106 / CIL Monies required**
Biodiversity & Climate Change SWTC Priorities 3, 4	New developments must be effectively built for reducing its carbon emissions Examples: Solar panels, EV chargers, triple glazing, insultation, air source heat pumps
	Monetary contributions toward existing infrastructure to complete carbon reduction enhancements Examples: Retrofit solar panels on existing buildings
	Appropriate POS landscaping to encourage biodiversity Examples: Tree lined, wild flowering – *see also public open space measures*
	New developments must provide and encourage suitable sustainable transport measures Examples: See transport measures

[4] Active Travel England https://www.activetravelengland.gov.uk/planning-active-places/shared-space#
[5] https://www.activetravelengland.gov.uk/

Subject & SWTC Priority met	**S106 / CIL Monies required**
Community & Recreation SWTC Priorities 4, 5	Installation of sufficient community and recreational provisions aligning with local needs and demands[6] Examples: Community buildings, allotments, informal outdoor recreation areas
	Monetary contributions toward maintenance of existing infrastructure and facilities
Culture & Tourism SWTC Priority 7	Monetary support for creation and continuance of local cultural and tourism opportunities and services – to be administered by SWTC, in liaison with its cultural network of partners Examples: Monetary contributions to be used for the continued marketing and promotion of Saffron Walden as a destination town
Public Open Spaces (POS) and play areas Priorities 4, 5	POS offering to be made to SWTC with a long-term maintenance monetary contribution aligning with the requirements of the SWNP and UDC's Local Plan. Examples: POS to be appropriately landscaped aligning with local policies and tree lined
	Play areas (and/or outdoor gym equipment) is to be offered to SWTC with a long-term maintenance monetary contribution aligning with the requirements of the SWNP and UDC's Local Plan. Play areas should be built with durable metal materials (not wooden) and appropriately located on new development sites (not next to the roads/ traffic) aligning with the SWNP.
	Monetary contributions toward maintenance of existing infrastructure and facilities aligning with the requirements of the SWNP and UDC's Local Plan.
	Sustainable Drainage Systems (SUDS) to built to an appropriate standard for adoption by the water authority and where appropriate with wildflower planting
Sporting Priorities 5, 6	Existing sporting provision should not be removed – if this is the case, replacement is required at least like for like, if not improved, replacement is required.
	Installation of new sporting facilities.

[6] As cited in the UDC Open Space, Indoor and Built Facilities and Playing Pitch and Outdoor Sports Strategy

Subject & SWTC Priority met	S106 / CIL Monies required
	SWTC will take reference to the latest Uttlesford Sporting assessment, to request sporting provision for those sports facing a shortfall/ deficit (rather than sports which may well be provided for). This should include areas for informal sporting/play not only organised groups. Example: Sporting pitches, MUGAs, community sporting buildings
	Monetary contributions toward maintenance of existing infrastructure and facilities (including outdoor gym equipment)
Greenspaces Priorities 3, 4	Existing greenspaces should not be removed – if this is the case, more than sufficient replacement is required
	Monetary contributions toward maintenance and enhancement of existing green spaces aligning with the requirements of the SWNP and UDC's Local Plan.
Transport Priorities 3, 4	**Cycling infrastructure** - Installation of cycling highway infrastructure at new developments to encourage cycling as a means of travel - Enhancements for existing provisions SWTC favors that work is completed by the developer/Highways, *prior to* any housing construction works taking place on site. SWTC favors completion of works to partial monetary contributions. Infrastructure should be well placed to promote routes to and from key destinations – thus promoting and encouraging sustainable travel choices, rather than private journeys. Examples: contraflow lanes, reduced speed limits, cycle lanes
	Pedestrian infrastructure - Installation of highway infrastructure at new developments to encourage walking as a means of travel - Enhancements for existing provisions SWTC favors that work is completed by the developer/Highways, *prior to* any housing construction works taking place on site. SWTC favors completion of works to partial monetary contributions. Infrastructure should be well placed to promote routes to and from key destinations – thus promoting and encouraging sustainable travel choices, rather than private journeys. Examples: Zebra, pedestrian crossings, lollipop people

Subject & SWTC Priority met	S106 / CIL Monies required
	Bus Services - Installation of sufficient infrastructure (i.e., bus stops) at new development sites - Monies to deliver new bus routes for new development sites, these routes must include connectivity to the town centre - Monies to enhance and continue existing bus routes
	Localised community bus services Examples: Monies to initiate a community shuttle bus and/or hop and stop bus for Saffron Walden and/or seasonal land train
	Shared car clubs, preferably electric or hybrid car Examples: Reduced or free car club subsriptions