



# **Infrastructure Funding Gap – Technical Paper**

February 2026

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## 1. Introduction and Purpose

- 1.1. This Infrastructure Funding Gap note demonstrates the need to introduce the Community Infrastructure Levy (CIL) in Uttlesford.
- 1.2. In particular, it presents the potential funding requirements and sources of funding outlined in the Uttlesford Infrastructure Delivery Plan (IDP) (July 2024)<sup>1</sup> to identify the existence of an aggregate funding gap.
- 1.3. This note has been prepared in accordance with the CIL Regulations 2010 (as amended) and the CIL Guidance<sup>2</sup>.

## 2. Planning Policy Context

- 2.1. The Uttlesford Local Plan 2021-2041 (ULP)<sup>3</sup>, was submitted for examination in December 2024 and was subject to hearing sessions in June 2025<sup>4</sup>. The Inspector's report was received by the Council on 16 January 2026, and concluded that, with the main modifications recommended, the Uttlesford Local Plan 2021 – 2041 is sound.
- 2.2. The ULP is supported by the IDP which was first drafted in 2024 and supports the infrastructure needs arising from the developments proposed in the emerging plan. It was based on engagement with infrastructure and service providers and includes a schedule of the infrastructure costs. It forms a firm basis for examining the aggregate funding gap.
- 2.3. Infrastructure projects identified within the IDP have been assessed as being either 'Essential' or 'Important for Placemaking' with the definitions set out below:

*Extract from paragraph 1.21 of the IDP*

- **Essential Infrastructure** is infrastructure which is required to make development happen in a timely and sustainable manner. Such infrastructure is therefore needed to ensure that impacts of development are mitigated, and that new development comes forward with necessary supporting facilities. Not

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<sup>1</sup> Uttlesford Infrastructure Delivery Plan (June 2024) Available online: [https://www.uttlesford.gov.uk/media/13304/Uttlesford-Infrastructure-Delivery-Plan-for-Regulation-19-Consultation/pdf/Uttlesford\\_Infrastructure\\_Delivery\\_Plan\\_for\\_Regulation\\_19\\_Consultation.pdf?m=1722951490763](https://www.uttlesford.gov.uk/media/13304/Uttlesford-Infrastructure-Delivery-Plan-for-Regulation-19-Consultation/pdf/Uttlesford_Infrastructure_Delivery_Plan_for_Regulation_19_Consultation.pdf?m=1722951490763)

<sup>3</sup> Uttlesford Local Plan 2021-2041 (June 2024) Available online: <https://www.uttlesford.gov.uk/article/4915/The-new-Local-Plan>

<sup>4</sup> Uttlesford Local Plan 2021-2041 Examination (June 2025) Available online: <https://www.uttlesford.gov.uk/article/9783/Examination-of-the-Uttlesford-Local-Plan>

*investing in this infrastructure may well result in delays to development coming forward. Examples of essential infrastructure associated with developments are roads, public transport improvements, schools, and foul water upgrades;*

- ***Important for placemaking*** is infrastructure which is important to help create a place which serves the needs of the population in general, but the need for which is not specifically related to an individual development site coming forward

2.4. In addition to prioritising infrastructure projects using the terms referenced above, the IDP has split infrastructure by their respective sector, these being:

- Community
- Education
- Emergency Services
- Flooding & Drainage
- Green Infrastructure
- Health & Wellbeing
- Transport
- Utilities
- Waste Management

2.5. The Uttlesford Local Plan Core Policy 5: Providing Supporting Infrastructure and Services<sup>5</sup> sets out the Council's sequential approach to delivering infrastructure requirements from new development where viability constraints are demonstrated. Although the policy prioritises the use of developer contributions for essential infrastructure (as defined by the IDP) it does not rule out the use of CIL to support the delivery of essential infrastructure, where viability constraints are clearly demonstrated.

### **3. Methodology and Assumptions**

3.1. In order to conduct a robust assessment of the funding deficit the following methodology has been applied to the data derived from the Uttlesford Infrastructure Delivery Plan (July 2024):

- Identify the sum of infrastructure projects for each sector (both 'not committed' and 'funded'). Appendix 1 below provides an extract from

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<sup>5</sup> Paragraph 65 of the Uttlesford Local Plan Inspector's Report notes that Core Policy 5 has regard to the Infrastructure Delivery Plan and site development templates that identify the infrastructure needed to support the development in the Plan. Funding for infrastructure would be by a combination of a community infrastructure levy and legal agreements under Section 106 of the Town and Country Planning Act 1990. The report concludes that the overall approach to Core Policy 5 is sound.

the IDP identifying the infrastructure costs and funding sources for each item of infrastructure.

- Deduct the total cost of infrastructure marked as 'Funded' from the total infrastructure cost to identify the aggregate funding gap.

3.2. Note that where project costs are listed as "TBC" (To Be Confirmed) in the IDP, they are treated as £0 for the purpose of this calculation. This applies significantly to Health and Waste infrastructure.

3.3. By undertaking this calculation, the aggregate funding gap is **£211,580,965.00**. A more detailed analysis of this funding gap figure is provided below.

#### 4. Gap Analysis

4.1. To provide more detail on the funding gap calculation, the infrastructure gap has been calculated for each sector and for both infrastructure projects that have been assessed as being 'essential' and 'important for placemaking'. This has been set out in Tables 1 and 2 below. The existing Locally secured Funding (from S.106 and nationally funded projects) have been deducted from the total infrastructure cost to identify the aggregate funding gap for each sector.

*Table 1: Important for Placemaking Infrastructure Gap Analysis by Sector\**

Infrastructure Category	Placemaking Infrastructure Cost	National Funding	Locally Secured Funding	Infrastructure Gap
Community	£0	£0	£0	£0
Education	£0	£0	£0	£0
Emergency Services	TBC*	£0	£0	£0
Flooding & Drainage	£0	£0	£0	£0
Green Infrastructure	£3,341,582	£0	£0	£3,341,582
Health & Wellbeing	TBC	TBC	TBC	TBC
Transport and movement	£6,725,000	£0	£0	£6,725,000
Utilities	£6,012,200,000	£6,012,200,000	£0	£0
Waste Management	TBC	TBC	TBC	TBC
<b>TOTAL</b>	<b>£6,022,266,582</b>	<b>£6,012,200,000</b>	<b>£0</b>	<b>£10,066,582</b>

*\*Figures exclude some infrastructure in the IDP where specific costs are currently 'To Be Confirmed' (TBC). The actual funding gap is therefore likely to be higher than presented.*

Health and Wellbeing and Waste Management are presented as TBC as all information related to projects have been costed as TBC.

Table 2: Essential Infrastructure Gap Analysis by Sector\*\*

Infrastructure Category	Essential Infrastructure Cost	National Funding	Locally Secured Funding	Infrastructure Gap
Community	£4,274,044	£0	£0	£4,274,044
Education	£175,246,174	£0.00	£42,330,000.00	£132,916,174
Emergency Services	£1,439,220	£0	£0	£1,439,220
Flooding & Drainage	£790,000	£0	£0	£790,000
Green Infrastructure	£21,924,945	£0	£0	£21,924,945
Health & Wellbeing	TBC	TBC	TBC	TBC
Transport and movement	£32,765,000	£0	£0	£32,765,000
Utilities	£7,405,000.00	£0	£0	£7,405,000
Waste Management	TBC	TBC	TBC	TBC
<b>TOTAL</b>	<b>£243,844,383</b>	<b>£0.00</b>	<b>£42,330,000</b>	<b>£201,514,383</b>

\*\* Figures exclude some infrastructure in the IDP where specific costs are currently 'To Be Confirmed' (TBC). The actual funding gap is therefore likely to be higher than presented. Health and Wellbeing and Waste Management are presented as TBC as all information related to projects have been costed as TBC.

### Total Infrastructure Gap

4.2. Deriving from the analysis by sector, the totals have been summarized in table 3 below:

Table 3: Total Infrastructure Cost

Category	Essential Only	Total (including important for placemaking)
Total Infrastructure Cost (IDP)	£243,844,383	£6,266,110,965
National Funded Projects	0	£6,012,200,000
Local Secured Funding	£42,330,000	£42,330,000
<b>Infrastructure Gap</b>	<b>£201,514,383</b>	<b>£211,580,965.00</b>

4.3. In this analysis, it is important to consider that Appendix C of the IDP contains a number of projects that had been listed as 'TBC', so when these have been

factored in it is expected that the funding gap identified could be higher than estimated by this note.

## 5. Conclusions

- 5.1. The Infrastructure Delivery Plan identifies a justified and significant funding gap of **£211.58 million** to support the Uttlesford Local Plan 2021-2041. Even when considering “Essential Infrastructure” identified in the Infrastructure Delivery Plan, there is still a gap of **£201.51 million**.
- 5.2. This evidence supports the introduction of a Community Infrastructure Levy (CIL) to:
  1. **Capture value** from smaller residential and commercial developments that would otherwise not contribute to strategic infrastructure
  2. **Pool resources** to deliver the "Placemaking" infrastructure (such as green spaces and community facilities) that is essential for sustainable development but difficult to fund through site-specific S106 obligations.
  3. **Mitigate Risk** by diversifying the funding sources available to support the range of infrastructure required to support growth.
- 5.3. This note demonstrates that the proposed CIL rates are necessary to cover the aggregate funding gap in order to put in place the levy. It demonstrates that a gap exists, where other funding sources have not been identified.

**Appendix 1: Copy of relevant columns from Appendix C of the Infrastructure Delivery Plan with notes/reasons**

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
C1	Community	Community Centre	North Uttlesford	Saffron Walden	New community facility of circa 420 square metres to serve the needs of development	Essential	£817,364	£817,364.00	Not committed	Developer contributions	Yes
C2	Community	Community Centre	South Uttlesford	Great Dunmow	New community facility of circa 424 sqm to serve the needs of development	Essential	£823,888	£823,888.00	Not committed	Developer contributions	Yes
C3	Community	Community Centre	South Uttlesford	Takeley	New community facility, or facilities of circa 722 sqm to serve the needs of development. May provide for youth services.	Essential	£1,403,592	£1,403,592.00	Not committed	Developer contributions	Yes
C4	Community	Community Centre	Stansted Mountfitchet and Elsenham	Elsenham	Expansion / improvement to nearby community facility of circa 72 sqm	Essential	£102,520	£102,520.00	Not committed	Developer contributions	Yes
C5	Community	Community Centre	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Expansion / improvement to nearby community facility of circa 172 sqm	Essential	£209,700	£209,700.00	Not committed	Developer contributions	Yes
C6	Community	Libraries	North Uttlesford	Saffron Walden	Extension / remodelling to existing provision to increase capacity	Essential	£215,284	£215,284.00	Not committed	Developer contributions	Yes
C7	Community	Libraries	South Uttlesford	Great Dunmow	Extension / remodelling to existing provision to increase capacity	Essential	£216,509	£216,509.28	Not committed	Developer contributions	Yes
C8	Community	Libraries	South Uttlesford	Takeley	Extension / remodelling to existing provision to increase capacity	Essential	£378,646	£378,646.32	Not committed	Developer contributions	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
C9	Community	Libraries	Stansted Mountfitchet and Elsenham	Elsenham	Extension / remodelling to existing provision to increase capacity	Essential	£26,941	£26,941.20	Not committed	Developer contributions	Yes
C10	Community	Libraries	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Extension / remodelling to existing provision to increase capacity	Essential	£79,599	£79,599.00	Not committed	Developer contributions	Yes
E1	Education	Early Years	North Uttlesford	Saffron Walden	Provision of a new early years places within a new facility (or facilities), associated with the new potential new primary school site within Land South of Radwinter Road accounting for development. Capacity accounts for accommodating potential demand from new development plus re-providing the 85 place nursery on Saffron Walden County High site.	Essential	£3,316,667	£3,316,667.00	Not committed	Developer contributions	Yes
E2	Education	Early Years	North Uttlesford	Saffron Walden	Provision of a new early years places within facilities within Land south of Thaxted road	Essential	£560,240	£560,240.23	Not committed	Developer contributions	Yes
E3	Education	Early Years	South Uttlesford	Great Dunmow	Provision of a new early years facility. Location TBC but likely required within one of the proposed strategic allocation areas	Essential	£1,536,585	£1,536,585.12	Not committed	Developer contributions	Yes
E4	Education	Early Years	South Uttlesford	Takeley	Provision of early years facilities totalling approximately 135 places.	Essential	£3,241,032	£3,241,032.48	Not committed	Developer contributions	Yes
E5	Education	Early Years	Stansted Mountfitchet and Elsenham	Elsenham	Provision of early years facilities. Ideally provided alongside new primary school	Essential	£230,811	£230,810.58	Not committed	Developer contributions	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
E6	Education	Early Years	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Provision of a new early years facility. It is understood that a site at Walpole Meadows is available for the construction of a new EY facility alternatively this provision could be located at the proposed primary school	Essential	£1,339,072	£1,339,072.00	Not committed	Developer contributions	Yes
E7	Education	Post-16	North Uttlesford	Saffron Walden	Expansion of post-16 education facilities to accommodate pupils generated by new development	Essential	£902,086	£902,086.00	Not committed	Developer contributions	Yes
E8	Education	Post-16	South Uttlesford	Great Dunmow	Relocation of Helena Romanes School, creating additional capacity for sixth form pupils	Essential	TBC	TBC	Funded	Developer contributions and developer costs, ECC capital programme	Yes
E9	Education	Post-16	South Uttlesford	Takeley	Provision of post-16 education facilities at the new secondary school, to accommodate pupils generated by new development within South Uttlesford and Stansted Mountfitchet / Elsenham plan area	Essential	£2,905,807	£2,905,807.00	Not committed	Developer contributions	Yes
E10	Education	Primary school	North Uttlesford	Saffron Walden	Provision of a new 2FE primary school and early years provision in association with land provided in connection with the development granted planning permission under reference (UTT/17/2832/OP), at the Shire Hill development site to provide approximately 420 school places (2.234Ha) [this scheme is an alternative proposal to E11]	Essential	£9,740,000	£9,740,000.00	Not committed	Developer Contributions and developer costs (Land for a future new primary school has been secured through the S106 agreement to permission UTT/17/2832/OP) and the Agreement for the Linden Homes site.	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
E11	Education	Primary school	North Uttlesford	Saffron Walden	Provision of a new 3FE primary school within the new allocations [this scheme is an alternative proposal to E10]. School to include early years provision (see separate early years requirement within this schedule)	Essential	£14,610,000	£14,610,000.00	Not committed	Developer contributions	Yes
E12	Education	Primary school	South Uttlesford	Great Dunmow	Relocation of Helena Romanes School at south of Stortford Road and east of Buttleys Lane, creating additional 2 FE capacity for primary age pupils	Essential	£9,700,000	£9,700,000.00	Funded	Developer contributions and developer costs, ECC capital programme	Yes
E13	Education	Primary school	South Uttlesford	Great Dunmow	Provision of a new primary school or expansion of existing schools to serve the proposed strategic allocations in Great Dunmow, location TBC (ECC has several new school site options secured from committed development)	Essential	£9,740,000	£9,740,000.00	Not committed	Developer contributions	Yes
E14	Education	Primary school	South Uttlesford	Takeley	Provision of a new primary school with early years land (see separate Early Years requirements in this schedule). To be provided directly adjacent to the proposed secondary school.	Essential	£9,740,000	£9,740,000.00	Not committed	Developer contributions	Yes
E15	Education	Primary school	South Uttlesford	Takeley	Expansion of Roseacres Primary school, to provide additional capacity	Essential	Developer contribution of approx. £407,883	£407,883.00	Not committed	Developer contributions	Yes
E16	Education	Primary school	Stansted Mountfitchet and Elsenham	Elsenham	Provision of a new primary school in Elsenham, to be located with Early Years provision (see Early Years requirements	Essential	£9,740,000	£9,740,000.00	Not committed	Developer contributions	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
					separately in this schedule)						
E17	Education	Secondary school	North Uttlesford	Newport	Expansion of Joyce Frankland by 1FE to accommodate the needs of new development	Essential	£4,010,000	£4,010,000.00	Not committed	Developer contributions	Yes
E18	Education	Secondary School	North Uttlesford	Saffron Walden	Expansion of Saffron Walden County High School by 2FE to accommodate the needs of new development, requires relocation of nursery provision on the site to a new location, potentially within proposed strategic allocations	Essential	TBC	TBC	Not committed	Developer contributions	Yes
E19	Education	Secondary school	South Uttlesford	Great Dunmow	Relocation of Helena Romanes School at south of Stortford Road and east of Buttleys Lane, creating additional capacity for secondary age pupils	Essential	£32,630,000	£32,630,000.00	Funded	Developer contributions, ECC capital programme, DfE	Yes
E20	Education	Secondary school	South Uttlesford	Takeley	Provision of new secondary school within Takeley site allocation to serve the wider needs of South Uttlesford	Essential	£42,140,000	£42,140,000.00	Not committed	Developer contributions	Yes
E21	Education	Secondary school	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Potential expansion of Forest Hall school to increase the capacity within the school by up to 2FE within current site or 4FE if using land outside the boundary	Essential	£16,030,000 for a 4FE expansion excluding land cost	£16,030,000.00	Not committed	Developer contributions	Yes
E22	Education	Special Education Needs Provision	North Uttlesford	Saffron Walden	Provision of SEND facilities in accordance with the ECC developers guidance and forthcoming ECC sufficiency strategy	Essential	£674,211	£674,211.00	Not committed	Developer contributions	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
E23	Education	Special Education Needs Provision	South Uttlesford	Great Dunmow	Provision of SEND facilities in accordance with the ECC developers guidance and forthcoming ECC sufficiency strategy	Essential	£562,993	£562,993.00	Not committed	Developer contributions	Yes
E24	Education	Special Education Needs Provision	South Uttlesford	Takeley	Provision of SEND facilities in accordance with the ECC developers guidance and forthcoming ECC sufficiency strategy	Essential	£1,155,133	£1,155,133.00	Not committed	Developer contributions	Yes
E25	Education	Special Education Needs Provision	Stansted Mountfitchet and Elsenham	Elsenham	Provision of SEND facilities in accordance with the ECC developers guidance and forthcoming ECC sufficiency strategy	Essential	£84,372	£84,372.29	Not committed	Developer contributions	Yes
E26	Education	Special Education Needs Provision	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Provision of SEND facilities in accordance with the ECC developers guidance and forthcoming ECC sufficiency strategy	Essential	£249,282	£249,281.76	Not committed	Developer contributions	Yes
Em1	Emergency services	Ambulance	North Uttlesford	Saffron Walden	To be determined as applications are submitted, consideration of options including: upgrading / refurbishment of existing premises, or redevelopment/relocation of existing ambulance stations to a more suitable location to meet the increased local demand; provision of additional medical pharmacy & IT equipment & digital software to manage the increased number of incidents; an increase in the number & type of ambulances.	Essential	£298,860	£298,860.00	Not committed	Developer contributions	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
Em2	Emergency services	Ambulance	South Uttlesford	Great Dunmow	To be determined as applications are submitted, consideration of options including: upgrading / refurbishment of existing premises, or redevelopment/relocation of existing ambulance stations to a more suitable location to meet the increased local demand; provision of additional medical pharmacy & IT equipment & digital software to manage the increased number of incidents; an increase in the number & type of ambulances.	Essential	£300,560	£300,560.00	Not committed	Developer contributions	Yes
Em3	Emergency services	Ambulance	South Uttlesford	Takeley	To be determined as applications are submitted, consideration of options including: upgrading / refurbishment of existing premises, or redevelopment/relocation of existing ambulance stations to a more suitable location to meet the increased local demand; provision of additional medical pharmacy & IT equipment & digital software to manage the increased number of incidents; an increase in the number & type of ambulances.	Essential	£525,640	£525,640.00	Not committed	Developer contributions	Yes
Em4	Emergency services	Ambulance	Stansted Mountfitchet and Elsenham	Elsenham	To be determined as applications are submitted, consideration of options including: upgrading / refurbishment of existing	Essential	£37,400	£37,400.00	Not committed	Developer contributions	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
					premises, or redevelopment/relocation of existing ambulance stations to a more suitable location to meet the increased local demand; provision of additional medical pharmacy & IT equipment & digital software to manage the increased number of incidents; an increase in the number & type of ambulances.						
Em5	Emergency services	Ambulance	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	To be determined as applications are submitted, consideration of options including: upgrading / refurbishment of existing premises, or redevelopment/relocation of existing ambulance stations to a more suitable location to meet the increased local demand; provision of additional medical pharmacy & IT equipment & digital software to manage the increased number of incidents; an increase in the number & type of ambulances.	Essential	£110,500	£110,500.00	Not committed	Developer contributions	Yes
Em6	Emergency services	Ambulance	Thaxted and Rural	Thaxted	To be determined as applications are submitted, consideration of options including: upgrading / refurbishment of existing premises, or redevelopment/relocation of existing ambulance stations to a more suitable location to meet the increased local	Essential	£166,260	£166,260.00	Not committed	Developer contributions	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
					demand; provision of additional medical pharmacy & IT equipment & digital software to manage the increased number of incidents; an increase in the number & type of ambulances.						
Em7	Emergency Services	Fire and Rescue	District Wide	All	Provision of fire hydrants within new development areas	Essential	TBC	TBC	Not committed	Developer contributions	Yes
Em8	Emergency services	Police	District Wide	All	Possible expansion of Police facilities to accommodate demands of increased resident population arising from new homes and employment sites, or infrastructure to allow reconfiguration of service to deliver efficiency gains	Important for placemaking	TBC	TBC	Not committed	Developer contributions	Yes
Em9	Emergency services	Police	District Wide	All	Provision within development of infrastructure to support police liaison and enforcement including ANPR cameras, police only parking bays, electric vehicle charging points for police use, community meeting space (see separate community centre requirements), as well as appropriate design to help ensure new development areas are safe such as 'secure by design' principles.	Important for placemaking	TBC	TBC	Not committed	Developer contributions	Yes
F1	Flooding and drainage	Flooding	North Uttlesford	Saffron Walden	Slade Phase 2 culvert repairs	Essential	£600-800k (figures are early estimates)	£700,000.00	Not committed	Development contribution, Government funding, ECC Capital Programme	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
F2	Flooding and drainage	Flooding	Thaxted and Rural	Thaxted	Thaxted trash screens	Essential	£80-100k region	£90,000.00	Not committed	Mix of ECC and s106 from committed developments	Yes, midpoint between estimates used for analysis.
F3	Flooding and Drainage	Surface water drainage	North Uttlesford	Saffron Walden	Provision of suitable drainage infrastructure to accommodate surface water (utilising sustainable drainage practices and reducing flood risk from surface water, likely to be delivered as part of development design)	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes
F4	Flooding and Drainage	Surface water drainage	South Uttlesford	Great Dunmow	Provision of suitable drainage infrastructure to accommodate surface water (utilising sustainable drainage practices and reducing flood risk from surface water, likely to be delivered as part of development design)	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes
F5	Flooding and Drainage	Surface water drainage	South Uttlesford	Takeley	Provision of suitable drainage infrastructure to accommodate surface water (utilising sustainable drainage practices and reducing flood risk from surface water, likely to be delivered as part of development design)	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes
F6	Flooding and Drainage	Surface water drainage	Stansted Mountfitchet and Elsenham	Elsenham	Provision of suitable drainage infrastructure to accommodate surface water (utilising sustainable drainage practices and reducing flood risk from surface water, likely to be delivered as part of development design)	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes

Reference	Infrastructure Category	Infrastructure Sub Category	Local Plan Spatial Area	Settlements	Description of Project/Proposal	Project Importance (Priority: Essential / Other)	Costs £ (Indicative)	Costs £ (for Infrastructure Gap analysis)	Status (Funded/Not committed/TBC)	Funding (where known)	Inclusion in Infrastructure Gap Calculations and notes
F7	Flooding and Drainage	Surface water drainage	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Provision of suitable drainage infrastructure to accommodate surface water (utilising sustainable drainage practices and reducing flood risk from surface water, likely to be delivered as part of development design)	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes
GI1	Green infrastructure, open space and sports	Green Infrastructure	District Wide	All	Green infrastructure opportunities: <ul style="list-style-type: none"> <li>- Improvements along the Rivers Cam and Slade</li> <li>- Chalk grassland enhancement</li> <li>- Improve roadside verge connection</li> <li>- Improved footpath network across the landscape</li> <li>- Greening Saffron Walden Town</li> <li>- Greening Stansted Mountfitchet and enhancing access to the GBI network</li> <li>- Woodland creation at River Roding / Pincey Brook</li> <li>- Enhance the River Chelmer corridor</li> <li>- Enhance the Harcamlow Way</li> <li>- Creation of a Nature Network and woodland corridor from Hatfield Forest to Thaxted</li> </ul>	Important for placemaking	TBC	TBC	Not Committed	Developer contributions and other funding sources	Yes
GI2	Green infrastructure, open space and sports	Green Infrastructure	North Uttlesford	Saffron Walden	Creation of a Country Park	Important for placemaking	£2,465,292	£2,465,292.00	Not Committed	Developer contributions and other funding sources	Yes

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GI3	Green infrastructure, open space and sports	Green Infrastructure	South Uttlesford	Great Dunmow	New Country Park at Easton Park	Important for placemaking	TBC	TBC	Not Committed	Developer contributions and other funding sources	Yes
GI4	Green infrastructure, open space and sports	Green Infrastructure	South Uttlesford	Great Dunmow, Takeley	Enhancement of the Flitch Way	Important for placemaking	TBC	TBC	Not Committed	Developer contributions and other funding sources	Yes
GI5	Green infrastructure, open space and sports	Green Infrastructure	South Uttlesford	N/A	Hatfield Forest conservation and restoration	Important for placemaking	£1,359 per dwelling	£0	Not Committed	Developer contributions	No, this is already charged through the Hatfield Forest SAMM payment
GI6	Green infrastructure, open space and sports	Open Space	North Uttlesford	Saffron Walden	Allotments / community orchards - 0.42Ha Multifunctional amenity greenspace - 3.38Ha Play areas - 0.23Ha Parks and Gardens - 0.21Ha Natural Greenspace - 2.93 Ha	Essential	£816,200 excluding parks and gardens and natural greenspace	£816,200.00	Not committed	Developer contributions	Yes
GI7	Green infrastructure, open space and sports	Open Space	South Uttlesford	Great Dunmow	Allotments / community orchards - 0.42Ha Multifunctional amenity greenspace - 3.39Ha Play areas - 0.23Ha Parks and Gardens - 0.21Ha Natural Greenspace - 2.95Ha	Essential	£817,800 excluding parks and gardens and natural greenspace	£817,800.00	Not committed	Developer contributions	Yes
GI8	Green infrastructure, open space and sports	Open Space	South Uttlesford	Takeley	Allotments / community orchards - 0.74Ha Multifunctional amenity greenspace - 5.94Ha Play areas - 0.41Ha Parks and Gardens - 0.37Ha Natural Greenspace - 5.16Ha	Essential	£1,539,200 excluding parks and gardens and natural greenspace	£1,539,200.00	Not committed	Developer contributions	Yes

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GI9	Green infrastructure, open space and sports	Open Space	Stansted Mountfitchet and Elsenham	Elsenham	Allotments / community orchards - 0.07Ha Multifunctional amenity greenspace - 0.58Ha Play areas - 0.04Ha Parks and Gardens - 0.04Ha Natural Greenspace - 0.5 Ha	Essential	£83,773 excluding parks and gardens and natural greenspace	£83,773.00	Not committed	Developer contributions	Yes
GI10	Green infrastructure, open space and sports	Open Space	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Allotments / community orchards - 0.19Ha Multifunctional amenity greenspace - 1.5Ha Play areas - 0.1Ha Parks and Gardens - 0.09Ha Natural Greenspace - 1.3Ha	Essential	£412,800 excluding parks and gardens and natural greenspace	£412,800.00	Not committed	Developer contributions	Yes
GI11	Green infrastructure, open space and sports	Playing Pitches	North Uttlesford	Saffron Walden	Circa 3 to 4 football pitches and accompanying ancillary provision (clubhouse/potential changing rooms).  1 x mini 5v5 1 x mini 7v7 1 x youth 9v9 1x youth 11v11  Contributions sought for cricket, rugby union, 3G and hockey pitches.	Essential	£1,120,000	£1,120,000.00	Not committed	Developer contributions	Yes
GI12	Green infrastructure, open space and sports	Playing Pitches	South Uttlesford	Great Dunmow	Circa 3 to 4 football pitches and accompanying ancillary provision (clubhouse/potential changing rooms).  1 x mini 5v5 1 x mini 7v7 1 x youth 9v9 1x youth 11v11  Contributions sought for	Essential	£930,000	£930,000.00	Not committed	Developer contributions	Yes

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					cricket, rugby union, 3G and hockey pitches.						
GI13	Green infrastructure, open space and sports	Playing Pitches	South Uttlesford	Takeley	<p>Circa 5 to 6 football pitches and accompanying ancillary provision (clubhouse/potential changing rooms).</p> <p>1x mini 5v5 2x mini 7v7 1 x youth 9v9 1 x youth 11v11 1 x adult</p> <p>Contributions sought for cricket, rugby union, 3G and hockey pitches.</p> <p>Potential to co-located with new secondary school, however this is subject to design.</p>	Essential	£1,390,000	£1,390,000.00	Not committed	Developer contributions	Yes
GI14	Green infrastructure, open space and sports	Playing Pitches	Stansted Mountfitchet and Elsenham	Elsenham	Improve local sites (TBC in Strategy & Action Plan)	Essential	£250,542	£250,542.00	Not committed	Developer contributions	Yes
GI15	Green infrastructure, open space and sports	Playing Pitches	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Improve local sites (TBC in Strategy & Action Plan)	Essential	£651,536	£651,536.00	Not committed	Developer contributions	Yes
GI16	Green infrastructure, open space and sports	Sports Hall	District Wide	All	Improvements to existing facilities by means of improving the quality and capacity (additional sports hall space required 1.08 courts)	Essential	£930,917	£930,917.00	Not committed	Developer contributions and/or other alternative funding source	Yes
GI17	Green infrastructure, open space and sports	Sports Hall	North Uttlesford	Newport	Improvements to the Anglian Leisure Joyce Frankland including remedy the roof leak.	Important for placemaking	TBC	TBC	Funded	UDC, 1 Life Parkwood	Yes

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GI18	Green infrastructure, open space and sports	Sports Hall	North Uttlesford	Newport	Improve the quality of the (3-court) sports hall and extend the number of hours available to the community at Dame Bradbury School	Important for placemaking	TBC	TBC	Funded	Dame Bradbury School, AE	Yes
GI19	Green infrastructure, open space and sports	Sports Hall	North Uttlesford	Saffron Walden	Maintain and invest in the sports facilities at Saffron Walden County High Sports Centre to ensure they remain high quality and attractive to users. Remedy the roof leak. Extend the number of hours available to the community as demand increases.	Important for placemaking	TBC	TBC	Funded	Saffron Walden County High Sports Centre	Yes
GI20	Green infrastructure, open space and sports	Sports Hall	North Uttlesford	Saffron Walden	Continue to invest to maintain facilities at Turpins Indoor Bowls Centre	Important for placemaking	TBC	TBC	Funded	Turpins Indoor Bowls Centre	Yes
GI21	Green infrastructure, open space and sports	Sports Hall	North Uttlesford	Saffron Walden	Continue to invest in the Lord Butler Leisure Centre to maintain quality. Complete the remedial RAAC concrete works on the squash courts	Important for placemaking	TBC	TBC	Funded	UDC, 1 Life Parkwood	Yes
GI22	Green infrastructure, open space and sports	Sports Hall	South Uttlesford	Felsted	Continue to invest to maintain the 3-court, 4-court sports hall, 4-lane 23m pool, 33-station health/fitness suite and 2 squash courts at Felsted School. Maintain good school/ community relationship and sustain (and improve) levels of community use should the opportunity arise	Important for placemaking	TBC	TBC	Funded	Felstead School	Yes
GI23	Green infrastructure, open space and sports	Sports Hall	South Uttlesford	Great Dunmow	Continue to invest in the Great Dunmow Leisure centre which includes a 6-lane 25m swimming pool, 4-court sports hall and a 55-station health and fitness gym, to	Important for placemaking	TBC	TBC	Funded	UDC, 1 Life Parkwood	Yes

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					maintain quality. Increase the number of studios on site to meet current and future demand						
GI24	Green infrastructure, open space and sports	Sports hall	South Uttlesford	Great Dunmow	Explore options to understand if community use can be established at the 4-court sports hall at Helena Romanes School & Sixth Form	Important for placemaking	TBC	TBC	Funded	UDC, The school	Yes
GI25	Green infrastructure, open space and sports	Sports Hall	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Continue to invest in the 37 station Mountfitchet Romeera Leisure Centre to maintain quality. Consider the option to add a learner/ teaching pool to the facility to increase venue capacity	Important for placemaking	TBC	TBC	Funded	UDC, 1 Life Parkwood	Yes
GI26	Green infrastructure, open space and sports	Suitable Alternative Natural Green Space (SANGs)	South Uttlesford	Great Dunmow	Provision of SANGs in accordance with Natural England's SANG Guidelines (subject to further discussions)	Essential	£1,820,328.68 plus £3,147,970.27 15 year maintenance	£4,968,298.95	Not committed	Developer contributions and developer costs	Yes
GI27	Green infrastructure, open space and sports	Suitable Alternative Natural Green Space (SANGs)	South Uttlesford	Takeley	Provision of SANGs in accordance with Natural England's SANG Guidelines (subject to further discussions)	Essential	£1,967,694.85 plus £3,402,816.74 15 year maintenance	£5,370,511.59	Not committed	Developer contributions	Yes
GI28	Green infrastructure, open space and sports	Suitable Alternative Natural Green Space (SANGs)	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Provision of SANGs in accordance with Natural England's SANG Guidelines (subject to further discussions)	Essential	£968,499.81 plus £1,674,867.10 15 year maintenance	£2,643,366.91	Not committed	Developer contributions	Yes
GI29	Green infrastructure, open space and sports	Swimming Pool	District Wide	All	Improvements to existing facilities by means of improving the quality and capacity (additional swimming pool provision required 0.78 lane)	Important for placemaking	£876,290	£876,290.00	Not committed	Developer contributions and/or other alternative funding source	Yes
H1	Health and wellbeing	Hospital	Outside Uttlesford	N/A	Construction of a new Princess Alexandra hospital northwest of the new Junction 7a on the M11. This is part of HIP (Health Infrastructure Plan). Outside of	Important for placemaking	TBC	TBC	Funded	NHS	Yes

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					Uttlesford but will absorb some demand from the District.						
H2	Health and wellbeing	Primary care	North Uttlesford	Saffron Walden	Gold Street Surgery - Relocation of the existing surgery to District Council Offices nearby to provide additional capacity and improve facilities	Essential	TBC	TBC	Not committed	NHS, Developer contributions, UDC	Yes
H3	Health and wellbeing	Primary care	South Uttlesford	Felsted	Provision of a new primary care facility on site secured on the Land West of Bury Farm, Felsted	Important for placemaking	TBC	TBC	Not committed	Developer contributions	Yes
H4	Health and wellbeing	Primary care	South Uttlesford	Great Dunmow	New Primary Care facility within the proposed strategic allocation sites	Essential	TBC	TBC	Not committed	Developer contributions	Yes
H5	Health and wellbeing	Primary care	South Uttlesford	Takeley	Provision of a new primary care facility in Takeley, either in the Warish Hall Farm site or within the proposed strategic allocation at Land North east of Takeley	Essential	TBC	TBC	Funded	Developer contributions	Yes
H6	Health and wellbeing	Primary care	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Increasing capacity for local Primary Care facilities, by means of reconfiguration or refurbishment	Essential	TBC	TBC	Not committed	Developer contributions	Yes
T1	Transport and movement	Bus	North Uttlesford	Saffron Walden	Service provision - Increase the frequency of the Citi 7 service to Cambridge; increase access to the service by re-directing services so that they incorporate both the town centre and the Peaslands Road – Borough – Lane corridor	Important for placemaking	£2,000,000	£2,000,000.00	Not committed	Essex County Council Capital Funding/ Developer contributions/ or other funding sources	Yes

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T2	Transport and movement	Bus	South Uttlesford	Great Dunmow	PT.01 - Provide a new bus service from the strategic allocation linking to the town centre and Easton Park.	Essential	£2,900,000	£2,900,000.00	Not committed	Developer contributions (incl. existing S106 £700k) and/or other funding sources	Yes
T3	Transport and movement	Bus	South Uttlesford	Great Dunmow	PT.03 - Increase the frequency of the no. 324 Stebbing to Bishops Stortford via Great Dunmow Takeley, etc service from 1 bus every two hours to 1 bus every 30 minutes.	Essential	£500,000	£500,000.00	Not committed	Developer contributions / ECC capital / Bus companies	Yes
T4	Transport and movement	Bus	South Uttlesford	Great Dunmow	PT.04 - Extend route of the no.323 service to serve the development and help achieve the increase in service frequency.	Essential	£400,000	£400,000.00	Not committed	Developer contributions / ECC capital / Bus companies	Yes
T5	Transport and movement	Bus	South Uttlesford	Great Dunmow	PT.05 - Introduce modal filters to provide greater priority for buses and reduce journey times.	Essential	£250,000	£250,000.00	Not committed	Department of Transport funding, Essex County Council Capital Funding	Yes
T6	Transport and movement	Bus	South Uttlesford	Takeley	PT.02 - New bus service between the development site and Stansted Airport.	Essential	£2,000,000	£2,000,000.00	Not committed	Developer contributions / ECC capital / Bus companies	Yes
T7	Transport and movement	Bus	South Uttlesford	Takeley	PT.03 - Provide Real Time Information at key stops.	Essential	£15,000 per stop	£15,000	Not committed	Developer contributions / ECC capital / Bus companies	Yes
T8	Transport and movement	Bus	Stansted Mountfitchet and Elsenham	Elsenham	Provide a new bus stop (including shelter, seating and Real Time Information) at both the Rail Station bus stops adjacent to the new development.	Essential	£30,000	£30,000.00	Not committed	Developer contributions / ECC capital / Bus companies	Yes
T9	Transport and movement	Bus	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	PT.01 - Increase the frequency of the no.301 to at least one bus every 30 minutes.	Essential	£200,000	£200,000.00	Not committed	Developer contributions / ECC capital / Bus companies	Yes

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T10	Transport and movement	Bus	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	PT.02 - Provide Real Time information and timetables at existing stops, and a new stop at the northern edge of Site 015 RES.	Essential	£15,000 per stop	£15,000.00	Not committed	Developer contributions / ECC capital / Bus companies	Yes
T11	Transport and movement	Highways	District Wide	All	Strategic Road Network - A moderate intervention on the Birchanger roundabout – J8 of the M11. This intervention would utilise existing highway or highway land and would provide extra capacity on the B1256 exit (to Takeley) to relieve queuing on the junction.	Important for placemaking	Up to approx. £2,000,000	£2,000,000.00	Not committed	Developer contributions	Yes
T12	Transport and movement	Highways	North Uttlesford	Saffron Walden	Saffron Walden Estate road - Policy requirement for a new multi-modal through route to serve as the main access through the strategic sites within Saffron Walden	Essential	TBC	TBC	Not committed	Part of development cost	Yes
T13	Transport and movement	Highways	North Uttlesford	Saffron Walden	Junction improvements (TM.06) - Reconfiguration (Fairycroft Road – Common Hill – Hill Street): Remove left turn movement from Fairycroft Road to Common Hill and from Hill Street to Common Hill (except for buses) to enable the creation of a priority give-way junction in place of the current roundabout	Essential	£35,000	£35,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T14	Transport and movement	Highways	North Uttlesford	Saffron Walden	Junction Improvements (TM.07) – Traffic Signals (London Road – Audley Road): Provision of signals at the junction of	Essential	£500,000	£500,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes

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					Audley Road and London Road						
T15	Transport and movement	Highways	North Uttlesford	Saffron Walden	Junction Improvements (TM.08)) – Traffic Signals (London Road – Newport Road): Provision of signals at the junction of Audley End Road / Newport Road / London Road / Borough Road.	Essential	£120,000	£120,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T16	Transport and movement	Highways	North Uttlesford	Saffron Walden	Junction Improvements (TM.09) – Traffic Signals (Radwinter Road): Provision of signals at the junction of Radwinter Road and Leverett Way.	Essential	£150,000 - £500,000 subject to further feasibility assessment	£325,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes, midpoint between broad estimate used for analysis
T17	Transport and movement	Highways	North Uttlesford	Saffron Walden	Junction Improvements (TM.10) – Traffic Signals (Thaxted Road – Peaslands Road): Provision of signals at the junction of Thaxted Road and Peaslands Road (set to be delivered through committed scheme) but also include left turn filter for westbound traffic	Essential	£115,000	£115,000.00	Not committed	Developer contributions / potentially other funding such as bids	No
T18	Transport and movement	Highways	North Uttlesford	Saffron Walden	Junction Improvements (TM.13) – Traffic Signals (Windmill Hill): Provision of signals at the junction of Windmill Hill (B184) and Bridge Street. Provide priority access to New Pond Lane (for access to Swan Meadow). Minimise inter-green time for northbound traffic	Essential	£150,000 - £500,000 subject to further feasibility assessment	£325,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes, midpoint between broad estimate used for analysis

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T19	Transport and movement	Highways	North Uttlesford	Saffron Walden	Signage of strategic movements (TM.25) - Promote the use of Peaslands Road – Mount Pleasant Road – Borough Lane – Debden Road for strategic east-west movements	Essential	£10,000 - £25,000 subject to further feasibility assessment	£17,500.00	Not committed	Developer contributions / potentially other funding such as bids	Yes, midpoint between broad estimate used for analysis
T20	Transport and movement	Highways	North Uttlesford	Saffron Walden	One Way Traffic (TM.15) - Make Borough Lane one-way (westbound) between Debden Road and Newport Road	Essential	£40,000	£40,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T21	Transport and movement	Highways	North Uttlesford	Saffron Walden	One Way Traffic (TM.17) - Make Debden Road one-way (southbound) between London Road and Borough Lane	Essential	£35,000	£35,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T22	Transport and movement	Highways	North Uttlesford	Saffron Walden	Junction improvements (TM.27) - Provision of signals at the junction of East Street and Audley Road	Essential	£125,000 - £500,000 subject to further feasibility assessment	£312,500.00	Not committed	Developer contributions / potentially other funding such as bids	Yes, midpoint between broad estimate used for analysis
T23	Transport and movement	Highways	North Uttlesford	Saffron Walden	Saffron Walden High Street, Slade Bridge - to replace the current bridge deck which is in a weakened condition and requires replacing, and to carry out repairs to the adjoining bridge arches	Important for placemaking	TBC	TBC	TBC	Developer contributions / potentially other funding such as bids	Yes
T24	Transport and movement	Highways	South Uttlesford	Great Dunmow	Church End Bridge - There might be a requirement to upgrade the existing highway structure on the B1057. The structure is suitable for the car development traffic – but intervention may be required to provide a bus route over the structure.	Essential	£250,000	£250,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T25	Transport and movement	Highways	South Uttlesford	Great Dunmow	HC.01 - B1008/ B1057: Widening to provide turn pockets/ flare at all approaches together with	Essential	£750,000	£750,000.00	Not committed	Developer contributions / potentially other	No

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					the signalisation of the junction.					funding such as bids	
T26	Transport and movement	Highways	South Uttlesford	Great Dunmow	HC.02 - B1256 /Braintree Road: Signalisation of the junction.	Essential	£750,000 - £1,000,000 subject to further feasibility assessment	£875,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes, midpoint between broad estimate used for analysis
T27	Transport and movement	Highways	South Uttlesford	Great Dunmow	HC.03 - B1256 / Station Road: Signalisation of the junction.	Essential	£750,000 - £1,000,000 subject to further feasibility assessment	£875,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes, midpoint between broad estimate used for analysis
T28	Transport and movement	Highways	South Uttlesford	Great Dunmow	HC.04 - Dunmow South Interchange (southern junction): Chelmsford Road Northbound and A120 off-slip approach arms widened to allow for separate left-turn lane.	Essential	£750,000	£750,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T29	Transport and movement	Highways	South Uttlesford	Great Dunmow	HC.05 - Parsonage Downs / B1008: Parsonage Downs approach arm widened with left-turn flare.	Important for placemaking	£750,000	£750,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T30	Transport and movement	Highways	South Uttlesford	Great Dunmow	HC.06 - Flich Industrial Estate / Chelmsford Road: Estate approach arm widened with left-turn flare.	Important for placemaking	£750,000	£750,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T31	Transport and movement	Highways	South Uttlesford	Great Dunmow	HC. 07 - B1256 / Blackwater Drive: B1256 approach arms widened to two-lane entry.	Important for placemaking	£750,000	£750,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T32	Transport and movement	Highways	South Uttlesford	Takeley	B1256 / Tilekiln Green (HC.01): Tilekiln Green approach widened to add left-turn flare together with the signalisation of the junction.	Essential	£750,000 - £1,000,000 subject to further feasibility assessment	£875,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes, midpoint between broad estimate used for analysis

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T33	Transport and movement	Highways	South Uttlesford / Stansted Mountfitchet and Elsenham	Stanstead Mountfitchet, Takeley, Great Dunmow	Strategically planned improvements to M11 Junction 8	Important for placemaking	TBC	TBC	Not committed	TBC	No
T34	Transport and movement	Highways	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	HC.01 - B1383 / Gipsy Lane: Widening to provide turn pockets / flare at all approaches together with the signalisation of the junction at Gipsy Lane.	Essential	£750,000 - £1,000,000 subject to further feasibility assessment	£875,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes, midpoint between broad estimate used for analysis
T35	Transport and movement	Highways	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	A120 / B1383 Junction improvements, Uttlesford growth may result in minor changes to this project which is being delivered to serve development in Bishops Stortford North	Essential	£5,000,000	£5,000,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T36	Transport and movement	Public transport	South Uttlesford	Takeley	PT.01 - Increase the frequency of services, particularly those to Stansted Airport and Bishop's Stortford.	Essential	£500,000	£500,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T37	Transport and movement	Public transport	Thaxted and Rural and North Uttlesford	Great Chesterford	Information (PT.01) - Provision of RTI displays within development. Train service information should also be provided.	Essential	£10,000	£10,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T38	Transport and movement	Railways	District Wide	All	Increase rail capacity on the West Anglia Line to accommodate an additional 4,200 peak hour passengers by 2043	Important for placemaking	TBC	TBC	TBC	Network Rail	Yes
T39	Transport and movement	Walking and cycling	North Uttlesford	Saffron Walden	Contra flow cycle lane (Debden Road) (CY.32) - Provide a contra-flow cycle lane between London Road and Mount Pleasant Road (Dependant on scheme TM.17)	Important for placemaking	£125,000	£125,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes

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T40	Transport and movement	Walking and cycling	North Uttlesford	Saffron Walden	Pedestrian Crossings (WK.04) – major junctions (town wide): Provide raised tables and widen the crossing points for pedestrians	Important for placemaking	£300,000	£300,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T41	Transport and movement	Walking and cycling	South Uttlesford	Great Dunmow	WC.01 - Develop continuous traffic free cycle route between the development and the town centre via the River Chelmer.	Essential	£1,500,000	£1,500,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T42	Transport and movement	Walking and cycling	South Uttlesford	Great Dunmow	WC.02 - Develop shared use path via Church Street in Church End, then south-west along Church Street to the bottom of Lime Tree Hill before heading south over the playing fields to the Great Dunmow Recreation Ground and The Causeway.	Essential	£2,000,000	£2,000,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T43	Transport and movement	Walking and cycling	South Uttlesford	Great Dunmow	WC.03 - Provide signalised crossing of Church End and narrow the carriageway to one lane to enable a segregated shared-use path connection to an off-road route parallel to the river.	Essential	£250,000	£250,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T44	Transport and movement	Walking and cycling	South Uttlesford	Great Dunmow	WC.04 - Reduce the speed limit on Broadway from 60mph to 30mph in stretches where proposed strategic allocations are and introduce street lighting and speed reduction features.	Essential	£50,000	£50,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T45	Transport and movement	Walking and cycling	South Uttlesford	Takeley	Cycle route to Stansted Airport interchange - Delivery of a cycle route along Parsonage Road and into, and across, the airport site. The route is	Essential	£5,500,000	£5,500,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes

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					circa 1.8km long and will require a number of at grade crossings of airport access roads						
T46	Transport and movement	Walking and cycling	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Provide a fully segregated and continuous cycle link between the sites and the station.	Essential	£2,000,000	£2,000,000.00	Not committed	Developer contributions / Department of Transport Active Travel Funding	Yes
T47	Transport and movement	Walking and cycling, public transport	North Uttlesford	Saffron Walden	A mobility/ transport hub - The multi-modal mobility/transport hubs will provide travel choice information with access to bus services, bike scheme hire, cycle parking and potentially the electric car-club. The 'hub' will have connections to the walking and cycling infrastructure on the site and be located close to local services.	Essential	£50,000	£50,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T48	Transport and movement	Walking and cycling, public transport, roads	North Uttlesford	Saffron Walden	Provision of shared mobility scheme including e-car clubs, e-bike hire and other interventions within proposed strategic allocations	Essential	£500,000	£500,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T49	Transport and movement	Walking and cycling, public transport, roads	South Uttlesford	Great Dunmow	Create multi-modal mobility/transport hubs to provide travel choice information with access to bus services, bike scheme hire, cycle parking and potentially the electric car-club. The 'hub' will have connections to the walking and cycling infrastructure on the site and be located close to local services.	Important for placemaking	£50,000	£50,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes

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T50	Transport and movement	Walking and cycling, public transport, roads	South Uttlesford	Great Dunmow	Provision of shared mobility scheme including e-car clubs, e-bike hire and other interventions within proposed strategic allocations	Essential	£500,000	£500,000.00	Not committed	Developer contributions / potentially other funding such as bids	Yes
T51	Transport and movement	Walking and cycling, public transport, roads	South Uttlesford	Takeley	A mobility hub will be provided on the strategic allocation.	Essential	£50,000	£50,000.00	Not committed	Developer contributions	Yes
T52	Transport and movement	Walking and cycling, public transport, roads	South Uttlesford	Takeley	A mobility hub will be provided on the employment allocation A120 Stortford Road.	Essential	£50,000	£50,000.00	Not committed	Developer contributions	Yes
T53	Transport and movement	Walking and cycling, public transport, roads	South Uttlesford	Takeley	Takeley through-route - Policy requirement for a new multi-modal through route between Stortford Road and Parsonage Road, to serve as the main access through the strategic site	Essential	TBC	TBC	Not committed	Part of development cost	Yes
T54	Transport and movement	Walking and cycling, public transport, roads	South Uttlesford	Takeley	Provision of shared mobility scheme including e-car clubs, e-bike hire and other interventions within proposed strategic allocations	Essential	£1,000,000	£1,000,000.00	Not committed	Developer contributions	Yes
T55	Transport and movement	Walking and cycling, public transport, roads	Stansted Mountfitchet and Elsenham	Elsenham	Provision of shared mobility scheme including e-car clubs, e-bike hire and other interventions within proposed strategic allocations	Essential	£170,000	£170,000.00	Not committed	Developer contributions	Yes
T56	Transport and movement	Walking and cycling, public transport, roads	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Provision of shared mobility scheme including e-car clubs, e-bike hire and other interventions within proposed strategic allocations	Essential	£250,000	£250,000.00	Not committed	Developer contributions	Yes

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U1	Utilities	Broadband and Telecomms	District Wide	All	Multiple commercial broadband projects by Open Reach and Gigaclear- Both are conducting an 'aggressive' campaign to increase 5G provision across Essex.	Important for placemaking	TBC	TBC	Funded	Mobile operator, developer, ECC	Yes
U2	Utilities	Broadband and Telecomms	District Wide	All	Essex and Herts Innovation Core-Scheme for Essex and Herts- aims to provide full fibre broadband to GP surgeries. Homes within 200m of the GP surgery will benefit. Out of 54 sites, 15 will be in Uttlesford.	Important for placemaking	£1,500,000	£1,500,000.00	Funded	Open Reach to NHS premises	Yes
U3	Utilities	Broadband and Telecomms	District Wide	All	DCMS - project Gigabit-National project- £5 billion investment on fibre. Essex expected to be served by BDUK issued vouchers for urban areas and a cross regional framework contract (type C) for rural areas.	Important for placemaking	£5,000,000,000	£5,000,000,000.00	Funded	Government funding	Yes
U4	Utilities	Broadband and Telecomms	District Wide	All	Super Fast for Rural Businesses - This will help rural businesses gain access to super fast broadband	Important for placemaking	£9,000,000	£9,000,000.00	Funded	Government funding	Yes
U5	Utilities	Broadband and Telecomms	District Wide	All	Super Fast Essex Phase 3 - serving 4,600 premises with superfast broadband	Important for placemaking	£1,700,000	£1,700,000.00	Funded	Government funding, ECC	Yes
U6	Utilities	Broadband and Telecomms	District Wide	All	DCMS Shared Rural Network programme to level up mobile coverage across the UK working with the four mobile network operators	Important for placemaking	£1 Billion	£1,000,000,000.00	Funded	Government funding	Yes

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U7	Utilities	Electricity Supply	North Uttlesford	Saffron Walden	Network reinforcement to accommodate the needs of new development - additional connection to Saffron Walden Primary sub station	Essential	£500,000 - £1,300,000	£900,000.00	Not Committed	Developer costs	Yes
U8	Utilities	Electricity Supply	South Uttlesford	Great Dunmow	Network reinforcement to accommodate the needs of new development - additional circuits	Essential	£800,000 - £2,100,00	£505,000.00	Not Committed	Developer costs	Yes
U9	Utilities	Electricity Supply	South Uttlesford	Takeley	Network reinforcement to accommodate the needs of new development - new primary substation and associated connections	Essential	£6,000,000	£6,000,000.00	Not Committed	Developer costs	Yes
U10	Utilities	Electricity Supply	Stansted Mountfitchet and Elsenham	Elsenham	Network connections to serve new development	Essential	TBC	TBC	Not Committed	Developer costs	Yes
U11	Utilities	Electricity Supply	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Network connections to serve new development	Essential	TBC	TBC	Not Committed	Developer costs	Yes
U12	Utilities	Waste Water	North Uttlesford	Saffron Walden	Upgrades to Sewerage system capacity to provide for new dwellings and employment sites	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes
U13	Utilities	Waste Water	South Uttlesford	Great Dunmow	Upgrades to Sewerage system capacity to provide for new dwellings and employment sites	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes
U14	Utilities	Waste Water	South Uttlesford	Takeley	Upgrades to Sewerage system capacity to provide for new dwellings and employment sites	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes
U15	Utilities	Waste Water	Stansted Mountfitchet and Elsenham	Stansted Mountfitchet	Minor upgrades to Sewerage system capacity to provide for new dwellings	Essential	TBC	TBC	Not Committed	Developer charges by Water Companies	Yes

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U16	Utilities	Water Supply	District Wide	All	Provision of increased Water Supply Capacity to meet demands of new development through delivery of Strategic Resource Options	Essential	TBC	TBC	Funded	Developer charges by water companies	Yes
W1	Waste management	Landfill	South Uttlesford	Little Canfield	Strategic site allocations - L(n)7R (Little Bullocks Farm)- Inert land fill site	Important for placemaking	TBC	TBC	TBC	TBC	Yes
W2	Waste management	Recycling	South Uttlesford	Little Canfield	Strategic site allocations - W32 (Crumps Farm)- Inert waste recycling facility	Important for placemaking	TBC	TBC	TBC	TBC	Yes
W3	Waste management	Recycling	Stansted Mountfitchet and Elsenham	Elsenham	Strategic site allocations - W8 - Inert waste recycling facility	Important for placemaking	TBC	TBC	TBC	TBC	Yes
W4	Waste management	Recycling	North Uttlesford	Newport Quarry	Strategic site allocations - L(i)17R (Newport Quarry)- Inert waste recycling facility	Important for placemaking	TBC	TBC	TBC	TBC	Yes
W5	Waste management	Recycling	South Uttlesford	Great Dunmow	Remobilisation of Great Dunmow Waste Transfer station	Important for placemaking	TBC	TBC	TBC	TBC	Yes