

Blaby District Council

Infrastructure Funding Statement 2021/22

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Introduction

Under the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019, every authority has a duty to prepare and publish at least annually an Infrastructure Funding Statement if they issue a Community Infrastructure Levy (CIL) notice or receive money or in-kind works from a Section 106 agreement. This Statement therefore provides a summary of financial developer contributions the District Council has secured, received and spent from S106 Legal Agreements during the financial period of 1st April 2021 to 31st March 2022.

Section 106 Agreements (S106)

A Section 106 (S106) Agreement is a legal contract of obligations entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) by a person with an interest in the land such as a developer and/or landowner and the local planning authority.

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

These tests are set out as statutory tests in regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Blaby District Council are not currently a CIL charging authority.

Blaby District Council Policies

The District Council has an adopted Planning Obligations and Developer Contributions Supplementary Planning Document (SPD), 2nd February 2010. The document conforms to the Blaby District Council Local Plan (Core Strategy) Development Plan Document adopted on 21 February 2013 and the Blaby District Council Delivery Development Plan Document (DPD) adopted on 4 February 2019.

The SPD outlines the District Council's strategy for securing relevant developer contributions in relation to new development and is a material consideration when assessing planning applications. These include and not limited to financial contributions towards infrastructure in the District for improvements of public open space, sport and recreation facilities, the provision of affordable housing, flooding alleviation and Healthcare and Police Facilities.

Leicestershire County Council

Leicestershire County Council enter into S106 agreements with Blaby District Council and other parties. Their Planning Obligations Policy dated 10 July 2019 sets out the County Council's role, requirements and approach to the type and level of infrastructure they seek through planning obligations within Leicestershire. Obligations commonly sought by Leicestershire County Council include schools, roads and transportation, social care, libraries and waste management facilities.

Leicestershire County Council obligations are not included in the District Council's statement, as the County Council are required to produce their own Annual Infrastructure Funding Statement relating to obligations they have secured through S106 Agreements.

Annual Infrastructure Funding Statement

The Infrastructure Funding Statement will be updated annually and published on the Council's website, allowing the public and other interested parties access to information on where S106 contributions have been secured, received and spent within the District each financial year.

The IFS also comprises of three Comma Separated Values (CSV) files indicating transactions for all S106 agreements where funds have been secured, received and spent during this financial year, these full CSV reports can be viewed on the Council's website, however, the reports do not include information on infrastructure that has been delivered on site.

CSV1 Developer Agreements

Overview of all S106 legal agreements that secure contributions from a development for infrastructure or affordable housing within Blaby District

CSV2 Developer Agreement Contributions

Detail of the amount and purpose of each obligation secured within S106 Legal Agreements

CSV3 Developer Agreement Transactions

The status of the contribution showing transaction detail to include 'secured', 'received', 'allocated', 'transferred', 'spent' and 'returned' sums

The following tables provide a summary of the information contained within the full CSV files and have been compiled in collaboration with internal services at the Council.

S106 Financial Contributions

The following S106 contributions have been secured through developments, these will be paid and delivered in future years if the permission is implemented and on the payment trigger being achieved.

Table 1 – S106 secured contributions 2021/2022

Planning Ref	Site Address	Amount	Proposed Infrastructure
20/0531/FUL	Former Council Depot, Warwick Road, Littlethorpe	£250.00	Monitoring Fees
21/0686/RM	Parcels R2(2) & R2(3), Tay Road, Lubbesthorpe	£25,880.00	Affordable Housing
21/0157/RM	Parcel R10, Beggars Lane, Lubbesthorpe	£56,060.00	Affordable Housing
17/1253/RM	Land off Nursery Rise, Glenfield	£109,892.02	Open Space*

*amendment to spending criteria resulting in refund of part held funds

Table 2 shows the amount of key types of S106 financial contributions paid to the Council during the financial year 2021/22 which amounted to a total of £248,686.01

Table 2 – S106 contributions received 1 April 2021-31 March 2022

Infrastructure Type	Amount received
Public open space	£94,245.28
Affordable Housing	£56,533.99
Healthcare	£61,746.60
Police	£27,662.55
Air Quality	£0
Rail Crossing	£8,497.59
Total	£248,686.01

Table 3 shows the key types of S106 financial contributions paid to Blaby District Council prior to 1 April 2021. These figures demonstrate unallocated and unspent funds the District Council were holding at this time.

Table 3 - S106 contributions held and unallocated at 31 March 2021

Infrastructure Type	Amount held
Public open space	£818,133.83
Affordable Housing	£582,236.94
Healthcare	£859,258.13
Police	£770,886.31
Air Quality	£13,394.05
Economic Development	£0
Public Open Space Maintenance Commuted Sums	£319,492.36
Total	£3,363,401.62

Table 4 shows details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year of 1 April 2021 to 31 March 2022

Table 4 – S106 non-monetary contributions secured 1 April 2021 to 31 March 2022

Planning Ref	Infrastructure Type	Non-monetary contributions to be provided
20/0531/FUL	Affordable Housing	32 units
21/0686/RM	Affordable Housing	26 units
21/0157/RM	Affordable Housing	27 units

The following amount of S106 contributions were allocated on infrastructure projects during 2021/2022 but remained unspent at 31 March 2022

Table 5 - S106 allocated unspent contributions at 31 March 2022

Infrastructure Type	Total amount of S106 committed
Public Open Space	£70,594.09
Affordable Housing	£151,580.00
Healthcare	£675,134.82
Police	£0.00
Total	£897,308.91

The below table shows the amount of key types of S106 financial contributions spent, including transferred to another person to spend in the District during the financial year 2021/2022

Table 6 – S106 contributions spent and transferred 1 April 2021-31 March 2022

Infrastructure Type	Amount spent/transferred
Public open space	£181,162.14
Affordable Housing	£207,000.00
Healthcare	£230,662.57
Police	£49,051.65
Air Quality	£0.00
Economic Development	£0.00
Public open space maintenance commuted sums	£38,114.04
Total	£705,990.40

The following tables show money (received under planning obligations) which was allocated by the authority but not spent during the reported year of 1 April 2021 to 31 March 2022

Table 7 - S106 contributions allocated to public open space projects in 2021/2022 and unspent at 31 March 2022

Project	Amount of S106 committed
3 x Lighting Columns, Trinity Road Park, Whetstone	£6,593.00
New Play Equipment, Shakespeare Park, Braunstone	£3,545.71
Total	£10,138.71

Table 8 - S106 allocated contributions to affordable housing projects in 2021/2022

Project	Amount of S106 committed
Henson Park, Whetstone	£76,580.00
Grove Road, Blaby	£75,000.00
Total	£151,580.00

Table 9 - S106 allocated contributions to healthcare projects in 2021/2022

Project	Amount of S106 committed
Old School Surgery, Stoney Stanton	£631,610.96
The Limes Medical Centre, Narborough	£43,523.86
Total	£675,134.82

Table 10 - S106 allocated contributions to police projects in 2021/2022

Project	Amount of S106 committed
No funds allocated to police projects within the timeframe of 2021/2022	£0

The following tables show the money (received under planning obligations) which was spent by the authority during the reported year of 1 April 2021 to 31 March 2022 on items of infrastructure

Table 11 – projects where S106 public open space contributions were spent in the District 2021/2022

Project	Amount of S106 spent
Archaeological Watching Brief for New Play Equipment, Sapcote Recreation Ground, Sapcote	£12,290.00
Bespoke Entrance Gates, Ellis Park, Glenfield	£3,416.06
Play Equipment and Noticeboard, Ellis Park, Glenfield	£16,565.22
Palisade Fencing, Narborough Cemetery, Narborough	£1,017.73
Birds Mouth Fencing, Cemetery, Foston Road, Countesthorpe	£416.52
Replacement Fence and Gate, Sharnford Community Hall, Park View, Sharnford	£4,050.00
Replacement Churchyard Path, St Helens Church, Sharnford	£14,700.00
Entrance Gates, Victory Park, Cosby	£4,080.00
Picnic Table, Willoughby Road Playing Fields, Countesthorpe	£2,686.90
Replacement Pirate Galleon Ship, Carey Hill Park, Sharnford	£36,913.00
Dog Exercise Area, Gynsill Lane Sports Ground, Glenfield	£8,729.17
Play Trail, Ellis Park, Glenfield	£6,360.94
Event Lighting, New Road Open Space, Stoney Stanton	£2,475.00
Blaby Oaks All-Weather Footpath connecting Countesthorpe Country Park, Countesthorpe to Oakfield Park, Blaby	£51,000.00
Total	£164,700.54

Table 12 – projects where S106 healthcare contributions were spent in the District 2021/2022

Project	Amount of S106 spent
Expansion of The Limes Medical Centre, Narborough	£143,958.20
Expansion of Hazelmere Medical Centre, Blaby	£6,420.00
Total	£150,378.20

Table 13 - projects where S106 affordable housing contributions were spent in the District 2021/2022

Project	Amount of S106 spent
Warwick Road, Littlethorpe	£207,000.00
Total	£207,000.00

Table 14 - projects where S106 Air Quality Monitoring contributions were spent in the District 2021/2022

Project	Amount of S106 transferred
No funds spent on Air Quality Monitoring within the timeframe of 2021/2022	£0
Total	£0

Under The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019, Local Planning Authorities are permitted to charge a fee for the costs of monitoring planning obligations. The following monitoring costs of the District Council were received and spent during 2020/2021

Table 15 – S106 Monitoring Costs of the District Council 2021/202

District Council Monitoring Costs	Amount
Received	£55,617.23
Spent	£55,617.23

The following financial contributions were held and remained unspent at 31st March 2022

Table 16 – S106 contributions held at 31 March 2022

Contribution Type	Amount held
Public open space	£622,797.87
Affordable Housing	£431,770.93
Healthcare	£690,342.16
Police	£749,497.21
Air Quality	£13,394.05
Rail Crossing	£8,497.59
Public Open Space Maintenance	£281,378.32
Total	£2,797,678.13

It is acknowledged that data on developer contributions is imperfect, represents estimates at a given point in time, and can be subject to change. However, the data published is the most robust available at the time of publishing.