

Blaby District Council **Statement**

Infrastructure Funding Statement

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Author Job Title	Monitoring Officer (Planning)	Service Area	Planning	Document Register Reference	A 1546

*Approved by and 'approval date' are in relation to the most recent version.

Review History			
Version*	Reviewed By (Job Title)	Review Completion Date	Brief Description of Changes (add 'no changes required' if applicable)
5	Anne Pawley		Updated S106 contributions for the period of 2023-2024

*Version number remains the same if no significant changes are made upon review.

Document Definition / Approval & Review

Defining the document type and how it is approved and reviewed

Blaby District Council statement ‘**A definite or clear expression of something in writing (something that is written which provides information in a formal or definite way)**’.

Key published documents are approved for publication in line with the approval matrix illustrated in the [Key Published Document Procedure](#).

Unless agreed by exception, key published documents must be reviewed at least **every 3 years** from the date of approval.

Significant updates/changes must also seek reapproval in line with the approval matrix.

Scope

To what and to whom this statement applies

The statement provides a summary of financial developer contributions the District Council secured, received and spent from S106 Legal Agreements during the financial period of 1st April 2023 to 31st March 2024.

It is of interest to members of the public living or working in Blaby District. Businesses operating within and are undertaking/have undertaken development within Blaby District. Blaby District Council staff across a variety of roles and service areas for example Housing Strategy, Public Open Space, Environmental Health. Partner Agencies working alongside Blaby District Council to support the delivery of infrastructure and Affordable Housing in the District.

Terms & Definitions

Definition of any acronyms, jargon, or terms that might have multiple meanings.

Term	Definition
CIL	Community Infrastructure Levy
S106	Section 106 Agreement
SPD	Supplementary Planning Document
DPD	Development Plan Document
IFS	Infrastructure Funding Statement

Statement Sections

Section 1 Introduction – The purpose of the statement and any relevant context

The purpose of this statement is to provide a summary of financial developer contributions the District Council secured, received and spent from S106 Legal Agreements during the financial period of 1st April 2023 to 31st March 2024.

Section 2 – Statement Narrative

This section sets out what a Section 106 Agreement is and the relevant legislation. The purpose of Section 106 Agreements and planning obligations. How Section 106 and obligations link to Blaby District Council and Leicestershire County Council Policies

Section 3 – S106 Financial Contributions

This section sets out all contributions and obligations that have been secured, received and spent through development in the District

Section 4 – Related Documents & Other References

Not applicable

Appendices

- developer-agreement-20230401
- developer-agreement-contribution-20230401
- developer-agreement-transaction-20230401

Blaby District Council

Infrastructure Funding Statement 2023/24

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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 2023 to 31st March 2024.

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 adopted a new Planning Obligations and Developer Contributions Supplementary Planning Document (SPD) on 24th September 2024. 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 2023/2024

Planning Ref	Site Address	Amount	Proposed Infrastructure
22/0248/OUT	Land off Wardens Walk, Leicester Forest East	£tbc	*** <u>Affordable Housing</u>
22/0248/OUT	Land off Wardens Walk, Leicester Forest East	£250 or 2% of each of the AH, Health, POS	*** <u>Monitoring Fees</u>
22/0248/OUT	Land off Wardens Walk, Leicester Forest East	£483.07 per dwelling	*** <u>Healthcare</u> To support the GP practices within the vicinity of the Development
22/0248/OUT	Land off Wardens Walk, Leicester Forest East	£tbc	*** <u>Open Space</u> Towards the provision, enhancement, refurbishment and/or development of open space and/or recreational facilities within the Parish, for which no or an insufficient area of Open Space has been provided
22/0248/OUT	Land off Wardens Walk, Leicester Forest East	£tbc	*** <u>Open Space Maintenance</u> For the maintenance of the On-Site Open Space
23/0091/FUL	5 and 7 Groby Road, Glenfield	£297.89	<u>Monitoring Fees</u>
23/0091/FUL	5 and 7 Groby Road, Glenfield	£14,894.72	<u>Healthcare</u>

*Please note this figure is not confirmed as planning permission is currently outline

Table 2 shows the amount of key types of S106 financial contributions paid to the Council during the financial year 2023/24 which amounted to a total of £187,657.52

Table 2 – S106 contributions received 1 April 2023-31 March 2024

Infrastructure Type	Amount received
Public Open Space	£127,105.81
Affordable Housing	£0.00
Healthcare	£60,551.71
Police	£0.00
Total	£187,657.52

Table 3 shows the key types of S106 financial contributions paid to Blaby District Council prior to 1 April 2023. 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 2023

Infrastructure Type	Amount held
Public open space	£886,363.69
Affordable Housing	£469,162.13
Healthcare	£715,013.23
Police	£649,622.53
Air Quality	£13,394.05
Rail Crossing	£8,497.59
Public Open Space Maintenance Commuted Sums	£239,764.28
Total	£2,981,817.50

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 2023 to 31 March 2024

Table 4 – S106 non-monetary contributions secured 1 April 2023 to 31 March 2024

Planning Ref	Infrastructure Type	Non-monetary contributions to be provided
22/0248/OUT	Affordable Housing	*14-15

*Calculated based on outline application max number of housing approved

The following amount of S106 contributions were allocated on infrastructure projects during 2023/2024 but remained unspent at 31 March 2024

Table 5 - S106 allocated unspent contributions at 31 March 2024

Infrastructure Type	Total amount of S106 committed
Public Open Space	£79,428.97
Affordable Housing	£0
Healthcare	£0
Police	£58,051.70
Total	£137,480.67

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 2023/2024

Table 6 – S106 contributions spent and transferred 1 April 2023-31 March 2024

Infrastructure Type	Amount spent/transferred
Public Open Space	£371,491.08
Affordable Housing	£151,580.00
Healthcare	£33,366.96
Police	£58,051.70
Air Quality	£6,548.00
Public Open Space Maintenance Commuted Sums	£69,534.48
Total	£690,572.22

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 2023 to 31 March 2024

Table 7 - S106 contributions allocated to public open space projects in 2023/2024 and unspent at 31 March 2024

Project	Amount of S106 committed
Extending Public Access, Thorpe Meadows Station Road, Littlethorpe	£14,911.09
Car Park Fencing, Interpretation Boards and Vehicular Access Upgrades, Jubilee Park, Enderby	£5,726.00
Cemetery Extension, Sapcote Cemetery, Donkey Lane, Sapcote	£58,791.88
Total	£79,428.97

Table 8 - S106 allocated contributions to affordable housing projects in 2023/2024 and unspent at 31 March 2024

Project	Amount of S106 committed
No funds allocated to Affordable Housing projects within the timeframe of 2023/2024	£0
Total	£0

Table 9 - S106 allocated contributions to police projects in 2023/2024 and unspent at 31 March 2024

Project	Amount of S106 committed
Start Up Equipment, Vehicles, Additional Radio Call Capacity, PND Additions, Additional Call Handling, Additional Premises, Hub Equipment	£58,051.70
Total	£58,051.70

The following tables show the money (received under planning obligations) which was spent by the authority during the reported year of 1 April 2023 to 31 March 2024 on items of infrastructure

Table 10 – projects where S106 public open space contributions were spent in the District 2023/2024

Project	Amount of S106 spent
Granite Area Markers, Narborough Cemetery, School Lane, Narborough	£416.67
Installation of 2 x Vehicle Height Restrictors; Gynsill Lane Sports Ground and Branting Park, Glenfield	£8,161.15
3 x Open Space Noticeboards; Gynsill Lane Sports Ground, Glebe Allotment, Millenium Green	£4,337.76
2 x Play Panels, Leysland Play Area, Countesthorpe	£2,494.29
New Sports Pavilion, Shakespeare Park, Braunstone	£17,213.35
Purchase of Land, Adj Recreation Ground, Winston Avenue, Croft	£75,000.00
4 x Standpipes, New Cemetery Extension, Foston Road, Countesthorpe	£20,220.48
Demolition of Scout Hut, Sapcote Recreation Ground, Sapcote	£7,299.55
Demolition of Public Toilets, Sapcote Recreation Ground, Sapcote	£9,700.00
New Play Equipment, Northfield Park, Blaby	£112,459.87
New Play Equipment, Shakespeare Park, Avon Road, Braunstone	£3,545.71
Fencing and Gates for Playground Extension, Victory Park, Cosby	£6,838.14
2 x Benches; Memorial Garden, Dorthy Avenue and Edward Drive Open Space, Glen Parva	£3,905.00
MUGA, Dorothy Avenue Playing Fields, Glen Parva	£57,250.00
New and Replacement Linear Footpath, Whistle Way, Narborough	£28,628.91
Improvements, The Square public open space, Countesthorpe	£7,097.04
Improvements, Jubilee Park, Enderby	£6,923.16
Total	£371,491.08

Table 11 – projects where S106 healthcare contributions were spent in the District 2023/2024

Project	Amount of S106 spent
Towards a new GP Surgery, Desford Lane, Ratby	£33,366.96
Total	£33,366.96

Table 12 - projects where S106 affordable housing contributions were spent in the District 2023/2024

Project	Amount of S106 spent
Affordable Housing, The Villers (Henson Park), Whetstone	£76,580.00
Supported Housing Apartments, Grove Road, Blaby	£75,000.00
Total	£151,580.00

Table 13 - projects where S106 Air Quality Monitoring contributions were spent in the District 2023/2024

Project	Amount of S106 spent
Installation of Zephyrs, Narborough Road South/The Osiers, Enderby	£6,548.00
Total	£6,548.00

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 2023/2024

Table 14 – S106 Monitoring Costs of the District Council 2023/2024

District Council Monitoring Costs	Amount
Received	£68,421.58
Spent	£68,421.58

The following financial contributions were held and remained unspent at 31st March 2024

Table 15 – S106 contributions held at 31 March 2024

Contribution Type	Amount held
Public open space	£558,822.76
Affordable Housing	£317,582.13
Healthcare	£742,197.98
Police	£591,570.83
Air Quality	£6,846.05
Rail Crossing	£8,497.59
Public Open Space Maintenance	£170,229.80
Total	£2,395,747.14

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.