

Infrastructure Funding Statement 2021/22

Contents

1 Introduction	3
2 Developer Contributions	5
3 S106 Contributions	6
4 Results	7

1 . Introduction

1 Introduction

1.1 This Infrastructure Funding Statement is created to address requirements included within Paragraph 175 of the National Planning Practice Guidance which states:

For the financial year 2019/2020 onwards any local authority that has received developer contributions (section 106 planning obligations or Community Infrastructure Levy) must publish online an infrastructure funding statement by 31 December 2020 and by the 31 December each year thereafter. Infrastructure funding statements must cover the previous financial year from 1 April to 31 March (note this is different to the tax year which runs from 6 April to 5 April).

1.2 Paragraph 176 states the information which needs to be included within the statement:

Infrastructure funding statements must set out:

- *A report relating to the previous financial year on the Community Infrastructure Levy;*
- *A report relating to the previous financial year on section 106 planning obligations;*
- *A report on the infrastructure projects or the types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding neighbourhood portion).*

The infrastructure funding statement must set out the amount of levy or planning obligation expenditure where funds have been allocated. Allocated means a decision has been made by the local authority to commit funds to a particular item of infrastructure or project.

It is recommended that authorities report on the delivery and provision of infrastructure, where they are able to do so. This will give communities a better understanding of how developer contributions have been used to deliver infrastructure in their area.

The infrastructure funding statement must also set out the amount of levy applied to repay money borrowed, applied to administrative expenses, passed to other bodies, and retained by the local authority. Local authorities will need to choose when to report money passed to other bodies in an infrastructure funding statement, depending on how the date the money was transferred on relates to the date of reporting.

Authorities can also report on contributions (monetary or direct provision) received through section 278 highways agreements in infrastructure funding statements, to further improve transparency for communities.

It is recommended that authorities report on estimated future income from developer contributions, where they are able to do so. This will give communities a better understanding of how infrastructure may be funded in the future.

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 should be the most robust available at the time.

1 . Introduction

1.3 Additionally Paragraph 177 outlines that the statement must also state the following:

The infrastructure funding statement should set out future spending priorities on infrastructure and affordable housing in line with up-to-date or emerging plan policies. This should provide clarity and transparency for communities and developers on the infrastructure and affordable housing that is expected to be delivered. Infrastructure funding statements should set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by the levy or planning obligations. This will not dictate how funds must be spent but will set out the local authority's intentions.

This should be in the form of a written narrative that demonstrates how developer contributions will be used to deliver relevant strategic policies in the plan, including any infrastructure projects or types of infrastructure that will be delivered, when, and where.

1.4 Paragraph 179 defines infrastructure to include the following developer contributions:

- *Affordable housing*
- *Education (Primary, Secondary, Post-16 and Other)*
- *Health*
- *Highways*
- *Transport and travel*
- *Open space and leisure*
- *Community facilities*
- *Digital Infrastructure*
- *Green Infrastructure*
- *Flood and water management*
- *Economic development*
- *Land*
- *Section 106 monitoring fees*
- *Bonds (held or repaid to developers)*
- *Other*
- *Neighbourhood CIL*
- *Mayoral CIL*

2 . Developer Contributions

2 Developer Contributions

Section 106 Planning Obligations

2.1 Planning obligations are legal obligations which are entered to mitigate the impact of a development proposal. These are entered through Section 106 of the Town and country Planning Act 1990.

2.2 Obligations which are sought 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.

2.3 Contributions are provided on site through the provision of affordable housing or LEAPs or off site in the form of a financial payment(s).

Community Infrastructure Levy (CIL)

2.4 Another form of obligation is CIL. These fund more general strategic infrastructure requirements. Financial contributions are secured from developers on certain developments then the funds are used to provide, improve, replace, operate or maintain infrastructure in the area.

2.5 The district currently does not operate CIL therefore this is not included within the statement.

3 . S106 Contributions

3 S106 Contributions

Assumptions

3.1 In order to create this statement the following assumptions have been made:

- Each Section 106 agreement is different. To produce a useful summary of the agreements similar contributions have been grouped together
- Affordable housing requirements that have been expressed as a percentage within the agreement have been calculated as units based upon the proposed number of units within the development
- Outline planning permissions generally do not indicate the final amount of development. In some instances the number of dwellings are not specified within the decision, and may subsequently be varied. Indicative numbers may however be referred to in the design and access statement or other application documents. For outline applications the amount of development, and the number of affordable housing units, are therefore often indicative.
- In some instances a contribution is expressed as a monetary contribution per dwelling within the Section 106 agreement. The figures for these contributions are based upon the contribution required per dwelling and the number of dwellings proposed. These figures are therefore also indicative.

Methodology

3.2 The following methodology has been used to collect the required information.

- A list of closed and active Section 106 agreements were obtained. Contributions were grouped into categories.
- Contributions relating to administration, bonds, planning and management or legal costs, which did not result in a planning gain, were not included in the review
- Details of each Section 106 agreement: The information relies on manually inputted data and there is the potential for inaccuracies. The original documentation was referred to if the details were unclear.
- Financial information was checked against the planning records to ensure accuracy in regards to payments received and spent.

3.3 The contributions are categorised as follows:

- Affordable housing units: In some instances, the number of affordable units required are specified in the section 106 agreement. For the purposes of this review, other contributions expressed as a percentage were calculated to provide an indicative figure.
- Non numeric contributions: For example, the provision of a play space, open space, the transfer of land to the local authority or other public bodies, the direct provision of infrastructure, footpaths, highways improvements, facilities, etc.
- Monetary contributions: These may be affordable housing, youth/recreation, play space/open space, transport (including sustainable and community transport), library services, education, community/health, footpaths, drainage, parking or other (any other contributions excluding legal and administrative charges)

4 . Results

4 Results

Monies received and not allocated as of 1 April 2022-

4.1 The table below shows the amount of S106 money held by the Council on 31 March 2022 for certain types of project.

Off site recreation		-£508,304.42
Adult youth		-£790,816.53
LAP LEAP etc		-£219,932.16
SUDS		-£66,415.57
Community schemes		-£27,378.74
Air Quality		-£127,450.58
Affordable Housing		-£170,057.83
Wildlife management		-£936,662.47
Tree management		-£4,860.80
Other		-£258,895.80
		-£3,110,774.90
Summary of affordable housing provision below:		
Infrastructure Funding Statement 2021/22		£
Amount of commuted sums monies allocated for specific projects:		
Marians Walk Berry Hill, wholly affordable housing scheme	£137,791.00	
Land at Church Road, Longhope wholly affordable housing scheme	£27,287.00	£165,078.00
Other sum received for affordable housing		£5,000.00
Total Commuted sums monies		£170,078.00

4 . Results

4.2 The following table outlines financial contributions which have been agreed through signed S106 agreements this financial year, those received and those paid out.

Agreed, received and paid out 2021 2022	Purpose	Total agreed	Received	Paid out
Watery Lane Newent 1338/20	off site recreation	29610		
Lydney A 0745/18	SAC mitigation	72000		
Netherend Farm 1995/18	AH (225529) SAC 9198	234727		
Lower Lane B Hill 1482/14	youth adult		631361	
Driffield Road Allaston 1284/13	youth adult 2961 per dwelling	592200	tba	
Highfield Hill Lydney	SAC mitigation 210 per dwelling		tba	
?	?			13511

4.3 The following table outlines the unspent monies which have been allocated for certain projects on 31 March 2022.

Ref	Scheme	Description	Actual 31st March 2022 £
<u>REVENUE</u>			
<u>Adopted Sites - Commuted Sums</u>			
RES301	CS 02 Trash Screen Agreement, Tinman's Green, Redbrook	Commuted Sums	(14,843.00)
RES302	CS 03 Highfield Hill Tfr. Public open space, Lydney	Commuted Sums	(73,254.72)
RES303	CS 07 Cedar Way, Mile End. Public open space	Commuted Sums	(8,417.00)

4 . Results

RES304	CS 11 Mile End, Blakeney	Commuted Sums	(38,948.00)
RES305	CS 12 Chartists Way, Staunton	Commuted Sums	(38,878.00)
RES306	CS 13 Sovereign Chase, Staunton	Commuted Sums	(7,122.00)
RES307	Squirrels Drybrook	Commuted Sums	(34,299.08)
RES308	Cyril Hart Way (Woodlands Road)	Commuted Sums	(43,134.00)
<u>S106 Contributions</u>			
RES309	Tinman's Green Redbrook,	Tree Management Agreement	(4,860.80)
RES310	127 Whitegates	Children's Play Area - maintenance	(30,810.00)
RES311	Dean Meadows	LAP maintenance	(64,632.29)
RES312	Dean Meadows	Open space maintenance	(50,359.62)
RES313	Vencil Resil	LAP and Open space maintenance	(65,448.11)
RES314	Valley Road, Cinderford	SUDS	(66,415.57)
RES315	Cinderford Northern Quarter/ HCA Ecology Monitoring	future management costs of the mitigation areas	(921,122.47)
Revenue Total			(1,462,544.66)

4 . Results

<u>CAPITAL</u>			
CAP801	St Whites Road (Peacock Lane), Cinderford	Off site youth & adult recreation facilities	(28,994.64)
CAP802	Watery Lane, Onslow Road, Newent	Off site recreation contribution	(277,209.59)
CAP804	Whitegates Culver Street, Newent	Child Play Area equipment contribution	(31,035.71)
CAP805	Meek Road (Onslow Road, Newent Phase 2)	LEAP provision	(24,840.50)
CAP806	Dean Meadows, Mitcheldean	Youth/Adult and LAP Provision	(53,321.69)
CAP808	Valley Road, Cinderford	Youth/Adult and Off-site provision	(34,104.20)
CAP809	Whitcroft gardens/Vencil Resil	LAP provision	(3,165.55)
CAP811	Land South of Yorkley Court	Community Schemes	(27,378.74)
CAP812	Beech Way, Littledean	Youth/Adult contribution	(14,204.81)
CAP813	Land off Chartist Way, Staunton (Scheme 224)	Off-site Recreation contribution	(22,139.26)
CAP814	Gloucester Road Tutshill	Air Quality management contribution	(47,892.00)
CAP815	Land East of Drury Lane, Redmarley	Open space maintenance	(7,465.70)
SCM220	Land at Highfield Hill, Lydney P0361/15/OUT	Off site recreation contribution	(179,960.93)

4 . Results

SCM228	Par Four Lane, Lydney	Severn Estuary SAC Contribution	(15,540.00)
SCM216	Gloucester Rd, Tutshill	Air monitoring	(18,403.96)
SCM215	Land North of Ross Road, Newent	Air Quality Contribution	(61,154.62)
SCM234	Land North of Lower Lane, Berry Hill	Youth/Adult contribution	(631,360.51)
	Affordable Housing		(170,057.83)
Capital Total			(1,648,230.24)
Total	Capital plus revenue above		(3,110,774.90)

SUMMARY	TOTALS £
off site rec	(508,304.42)
adult youth	(790,816.53)
LAP LEAP etc	(219,932.16)
SUDS	(66,415.57)
Community sch	(27,378.74)
Air Qual	(127,450.58)
Affordable Hsg	(170,057.83)
Wildlife man	(936,662.47)
Tree management	(4,860.80)
Commuted sums	(258,895.80)
TOTAL	-3,110,774.90

4 . Results

Affordable housing delivery		No of homes
Land Adjacent To Hartpury Village Hall, Over Old Road, Hartpury		4
Land Adjacent To, Poplars Cottage, Tibberton Lane, Huntley		4
Holms Farm , Holms Farm Estate, Lydney		11
Land Off Lydney Bypass & Naas Lane, Lydney		48
Land On The North West Side Of, Watery Lane, Newent		40
Netherend Farm, Woolaston		5
Total affordable homes were secured through S106 agreements during 2021/22		112
Affordable homes completed with developer contributions through planning obligations		101

