

# Infrastructure Funding Statement 2020/ 2021

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## 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.*

## 1 . Introduction

*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.*

**1.3** 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 from CAPS system. Section 106 agreements categorised on the CAPS system as ACTIVE and CLOSED were reviewed to address this. Those categorised as NOFURT (no further action) SUPERC (superseded), NEGOLA or DROP were not reviewed.
- 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 CAPS system relies on manually inputted data and there is the potential for inaccuracies. The original documentation was referred to if the details were unclear on the CAPS system

## 3 . S106 Contributions

- Information from the Accountancy Department was also utilised to ensure accuracy is regards to payments received and spent.
- Any duplicates noted on the CAPS system were omitted.

### 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, affordable housing 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 are categorised as 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

#### Unspent S106 Contributions

**4.1** Monies received before 1 April 2021 that had not been allocated as of 1 April 2021

**4.2** The below table shows the amount of S106 money held by the Council on 31 March 2021.

Money held at 31 March 2021	
	£2, 656, 921.31

**4.3** The below table outlines the infrastructure type of unspent monies.

Infrastructure Type	Amount Held
Off-site recreation	£505, 489.16
Adult / Youth contribution	£83,722.72
LAP/LEAP/Open Space	£401,428.20
SUDS	£66,415.57
Community scheme	£28,378.74
Air Quality Management	£127,450.58
Affordable Housing	£210,027.06
Commuted Sums	£259,560.80
Wildlife mitigation/ management	£969,587.68
Tree Management	£4860.80

**4.4** The following table outlines the unspent monies which have been allocated for certain projects between 1 April 2020 and 31 March 2021.



## 4 . Results

Project	Amount
Mannings Farm Drybrook- 57 affordable homes	£44969.23
Land at Church Road, Longhope- wholly affordable housing development	£27,266
Northern Quarter- Mitigation, management, enhancement and Wildlife Corridor	£990,642.68
Vencil Resil site- Open Space and, LAP provision and maintenance	£68708.66
Watery Lane, Newent- Recreation Ground Community facility	£255,563.65
Dean Meadows, Mitcheldean- Equipment, maintenance of LAP and Open Space	£154,299.60
Valley Road, Cinderford- Adoption and maintenance of sustainable drainage systems	£66415.57
Gloucester Road, Tutshill- Mitigations of air pollutants produced by development (5 year period)	£47892
Land North of Gloucester Road Tutshill- Mitigations of air pollutants produced by development (5 year period)	£18,403.96
Marians Walk Berry Hill- affordable housing	£137,791.83
Lydney Trust Recreation Ground- Improvements	£179,960.93
Land North of Ross Road, Newent- Mitigations of air pollutants produced by development (5 year period)	£61,154.62
Chartist Way, Staunton- Maintenance of playground adjacent to site	£8627.55

## 4 . Results

Project	Amount
Whitegates, Newent- Maintenance, Management and equipment of play area within development	£42804.79
Angel Farm, Coleford - Future maintenance of LAP and LEAP	£57128.21
Angel Farm, Coleford- Future maintenance of Open Space	£21517

**4.5** The rest of the unspent monies are not earmarked for specific projects, however, must be used for the infrastructure type they were contributed for and within an appropriate distance of where the development is located, often but not necessarily, within the same Parish.

### Contributions agreed in 2020/21 through Section 106 Agreements

**4.6** The following table outlines financial contributions which have been agreed through signed S106 agreements this financial year.

Agreement	Contributions
Land at Dean Forest Farm, Unlawater Lane, Newnham	Affordable Housing contribution: Not to exceed £1000,000 12 Affordable Housing units Open Space
Land Adjacent to Highfield Road, Lydney	13 affordable housing units LAP LEAP Open Space Severn Estuary SAC contribution: £12587.31
Holms Farm, Holm Farm Estate, Lydney	Affordable units: 11

## 4 . Results

Agreement	Contributions
	Bat Mitigation Scheme Open Space

### Monies received 2020/21 from Section 106 Agreements

Contribution Type	Amount
Off Site Recreation	£188,588.48
Community Scheme	£9,000
Youth/ adult recreation	£21,583.02
Air Quality	£79,558.58
Wildlife Mitigation/ Management	£15,540

4.7 Additionally, during this period 60 affordable homes have been delivered.

### Spent Section 106 Contributions

4.8 The following table outlines payments which have been made to Parish/ Town Councils and other eligible groups towards infrastructure projects.

Recipient	Project	Amount
Ruspidge and Soudley Parish Council	Works to Ruspidge Memorial Hall	£1030
Newent Town Council	New community facility, Watery Lane	£11,400
Grass cutting services	Grass cutting at Vicarage Close Mitcheldean	£1801
Cinderford Town Council	Equipment for Miners Welfare Recreation Ground	£11,243.51

## 4 . Results

Recipient	Project	Amount
Greenway Garden Services	Supply and installation of gates, and flailing of scrub land at Vencil Resil	£207
Play equipment provider	Flat swing seats Vencil Resil Play Area	£85.96
West Dean Parish Council	Dean Forest Railway steam locomotive restoration	£10,000
West Dean Parish Council	Lydney Community Centre drop in sessions	£5000
West Dean Parish Council	Lydney Cricket Club- Furniture	£500
West Dean Parish Council	Yorkley Community Centre car park repairs	£10,000
West Dean Parish Council	Pillowell Methodist Church, sound equipment	£500
Fencing provider	Cinderford Northern Quarter Management Fencing	£9357.32
Play area inspector	Annual inspection of FoDDC play areas	£2100
Greenfield Garden Services	Multplay unit repairs at Augustus Way	£1980
Greenfield Garden Services	Chartist Way play area repairs	£651
Fence provider	Replacement fence at Smithville Close St Briavels	£456
Cleaning service provider	Cleaning of hard surface area in FoDDC play areas	£684

## 4 . Results

Recipient	Project	Amount
Repair services	Swing safety surface and loose step surface in FoDDC play areas	£884

