

Blaby District Council

Infrastructure Funding Statement

2019/20

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 2019 to 31st March 2020. As this is a new requirement this first report also includes previous year's detail of unspent money held by the District Council at 31st March 2019.

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 Planning Obligations and Developer Contributions Supplementary Planning Document (SPD) on 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. All figures were correct at the time of publishing.

S106 Financial Contributions

Table 1 shows the key types of S106 financial contributions paid to Blaby District Council prior to 1 April 2019, these figures demonstrate funds the District Council were unspent and holding at this time

Table 1 - S106 contributions held at 31 March 2019

Infrastructure Type	Amount held
Public open space	£1,408,067.92
Affordable Housing	£328,137.83
Healthcare	£1,463,286.82
Police	£757,776.83
Air Quality	£28,356.89
Economic Development	£0
Public Open Space Maintenance Commuted Sums	£467,002.22

Table 2 shows the amount of key types of S106 financial contributions paid to the Council during the financial year 2019/20 which amounted to a total of £472,981.64

Table 2 – S106 contributions received 1 April 2019-31 March 2020

Infrastructure Type	Amount held
Public open space	£213,505.20
Affordable Housing	£186,459.08
Healthcare	£59,907.88
Police	£13,109.48
Air Quality	£0.00
Economic Development	£0.00

Table 3 – Public open space paid contributions 2019/2020

Planning Ref	Site Address	Amount Received
11/0739/1/px	Land adj 45 Sharnford Road, Sapcote	£4,037.60
15/1255/ful	122 Little Glen Road, Glen Parva	£9,532.15
17/0323/ful	Land at Broughton Road, Croft	£54,556.32
15/1447/ful	33 Hinckley Road, Stoney Stanton	£7,290.47
16/0315/ful	Land South of Gillam Butts, Counteshorpe	£66,360.96
12/0862/1/px	66 Huncote Road, Narborough	£8,728.66
17/0302/ful	Land at Keepers Farm off Saville Road, Blaby	£62,849.04
15/1514/ful	2 Woodbank, Glen Parva	£150.00

Table 4 – Affordable Housing paid contributions 2019/2020

Planning Ref	Site Address	Amount Received
17/0247/out	Land South of Hinckley Road, Sapcote	£40,712.29
14/0917/1/ox	Land off Barry Close, Kirby Muxloe	£65,268.39
19/0862/rm	Parcel R26, Tweed Street, Lubbesthorpe	£80,478.40
19/0865/rm	Parcel R5 (2), Tay Road, Lubbesthorpe	

Table 5 – Healthcare paid contributions 2019/2020

Planning Ref	Site Address	Amount Received
11/0272/1/ox	Land to the West of Sapcote Road, Stoney Stanton	£46,468.85
15/0115/out	Land off Denman Lane, Huncote	£13,439.03

Table 6 – Police paid contributions 2019/2020

Planning Ref	Site Address	Amount Received
15/0115/out	Land off Denman Lane, Huncote	£13,109.48

The below table shows the amount of key types of S106 financial contributions spent in the District during the financial year 2019/2020 amounting to a total of £1,391,255.36.

Table 7 – S106 contributions spent 1 April 2019-31 March 2020

Infrastructure Type	Amount spent
Public open space	£488,416.84
Affordable Housing	£10,000.00
Healthcare	£892,838.52
Police	£0.00
Air Quality	£0.00
Economic Development	£0.00
Public open space maintenance commuted sums	£20,142.50

Table 8 – projects where S106 public open space contributions were spent in the District 2019/2020

Project	Amount of S106 spent
Replacement steps, Whistle Way, Forest Road, Narborough	£4,950.00
Multiplay Unit, Leysland Open Space, Countesthorpe	£16,439.25
Castle Play Frame rear of Breton Close Open Space, Kilby	£5,044.33
Replacement path, Kirby Muxloe Recreation Ground, Kirby Muxloe	£10,108.93
Park benches, picnic benches and signage, Countesthorpe Country Park, Countesthorpe	£8,446.00
Play and exercise equipment, Poors Meadow and Park View, Sharnford	£58,045.08
Multi play unit Oakfield Park, Blaby	£17,733.00
Landscaping scheme existing Cemetery, Foston Road, Countesthorpe	£6,135.49
New car park area and signage, Ellis Park, Glenfield	£64,803.91
Birdsmouth fencing, Willoughby Road Playing Field, Countesthorpe	£1,118.80
Towards installation of footpath and driveway, Cemetery, Foston Road, Countesthorpe	£154,964.08
Swirl wheelchair roundabout, Victory Park, Cosby	£9,405.02
Galvanised fencing, Gynsill Lane Sports Ground, Glenfield	£5,354.87
Picnic table, Leysland Open Space, Countesthorpe	£602.00
CCTV, Dorothy Avenue Playing Fields, Glen Parva	£7,819.00
Multi Play Unit, Dale Acre Open Space, Countesthorpe	£13,900.00
New Car Parking Area, Gynsill Lane Sports Ground, Glenfield	£2,451.55
Play Equipment, Leysland Open Space, Countesthorpe	£42,617.06
Small Items of Play Equipment, Leysland Open Space, Countesthorpe	£976.00
A new Scout Hut, Sapcote	£55,812.18
Noticeboard, Cemetery, Foston Road, Countesthorpe	£1,330.29
Two litter bins, Leysland Open Space, Countesthorpe	£360.00

Table 9 – projects where S106 healthcare contributions were spent in the District 2019/2020

Project	Amount of S106 spent
Conversion of a non clinical room to a phlebotomy room, Northfield Practice, Blaby	£1,938.97
Extension of Countesthorpe Health Centre, Countesthorpe	£326,480.96
Expansion of Hazelmere Medical Centre, Blaby	£161,192.56
Extension to Glenfield Surgery, Glenfield	£186,000.06
Alterations and expansion of Warren Lane Surgery, Leicester Forest East	£216,903.29
Keeler diagnostic equipment, Northfield Surgery, Blaby	£322.68

Table 10 - projects where S106 affordable housing contributions were spent in the District 2019/2020

Project	Amount of S106 spent
Bridle Close, Croft	£10,000.00

Table 11 - projects where S106 economic development contributions were transferred to other parties in the District 2019/2020

Project	Amount of S106 transferred
Employment and Training Co-Ordinator	£204,169.61
Public Realm Signage, Premises & Gateway Improvements, enhancement of local connectivity	£2,835,689.05
Mitigation Measures for Aylestone Village and Narborough Road Local Centres	£283,568.90

The following amount of S106 contributions were allocated on infrastructure projects during 2019/2020 but remained unspent at 31 March 2020

Table 12 - S106 allocated unspent contributions at 31 March 2020

Infrastructure Type	Total amount of S106 committed
Public Open Space	£250,909.48
Affordable Housing	£0
Healthcare	£0
Police	£0
Public Open Space Maintenance Commuted Sums	£363,366.40

Table 13 - S106 contributions allocated to public open space projects in 2019/2020 and unspent at 31 March 2020

Project	Amount of S106 committed
Installation of a Gate and Bird Mouth Fencing, New Cemetery, Foston Road, Countesthorpe	£991.37
All Weather Footpath, Blaby Oaks, Blaby	£21,000.00
Play Area Path, Oliver Park, Whetstone	£7,467.00
Play Area Path, Trinity Park, Whetstone	£6,383.00
Replacement Swings and Safety Surfacing, Warwick Road Recreation Ground, Whetstone	£5,061.00

Replacement Play Equipment, Trinity Road Park, Whetstone	£19,691.00
Replacement Play Equipment, Oliver Park, Whetstone	£45,993.00
Replacement Noticeboards, Various Open Space, Enderby	£1,801.00
Outdoor Gym Equipment, Oliver Park, Whetstone	£15,545.00
Outdoor Gym Equipment, Trinity Road Park, Whetstone	£15,995.00
Village Noticeboards, Various Open Space, Whetstone	£3,831.11
Play Equipment and Associated Fees, Sapcote Recreation Ground, Sapcote	£107,151.00

Table 14 - S106 allocated contributions to affordable housing projects in 2019/2020

Project	Amount of S106 committed
No funds allocated to affordable housing projects within the timeframe of 2019/2020	£0

Table 15 - S106 allocated contributions to healthcare projects in 2019/2020

Project	Amount of S106 committed
No funds allocated to healthcare projects within the timeframe of 2019/2020	£0

Table 16 - S106 allocated contributions to police projects in 2019/2020

Project	Amount of S106 committed
No funds allocated to healthcare projects within the timeframe of 2019/2020	£0

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 17 – S106 secured contributions 2019/2020

Planning Ref	Site Address	Amount	Proposed Infrastructure
19/0160/rm	Land South of Hinckley Road, Sapcote	£120,000.00	<u>Open Space</u> MUGA
17/1176/out	Land off Cambridge Road, (Whittle Estate – Plot 1), Whetstone	**19 dwellings	<u>Affordable Housing</u>
17/1176/out	Land off Cambridge Road, (Whittle Estate – Plot 1), Whetstone	*tbc	<u>Healthcare</u> Towards the expansion, development or enhancement of the Limes Medical Centre, Narborough or Hazelmere Medical Centre Blaby

17/1176/out	Land off Cambridge Road, (Whittle Estate – Plot 1), Whetstone	*tbc	<u>Open Space</u> Towards the provision, enhancement and/or development of open space and recreational facilities within the Parish
19/0862/rm 19/0865/rm	Parcel R26 Tweed Street, Lubbesthorpe Parcel R5 (2) Tay Road, Lubbesthorpe	£80,478.40	<u>Affordable Housing</u>

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

**Please note this figure is estimated and based on the approved outline planning permission

Under The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 Local 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 2019/2020

Table 18 – S106 Monitoring Costs of the District Council 2019/2020

District Council Monitoring Costs	Amount
Received	£53,757.75
Spent	£53,757.75

The following financial contributions were held and remained unspent at 31st March 2020

Table 19 – S106 contributions held at 31 March 2020

Contribution Type	Amount held
Public open space	£954,126.50
Affordable Housing	£217,118.51
Healthcare	£1,321,807.33
Police	£770,886.31
Air Quality	£0
Economic Development	£0
Public Open Space Maintenance	£363,366.40