

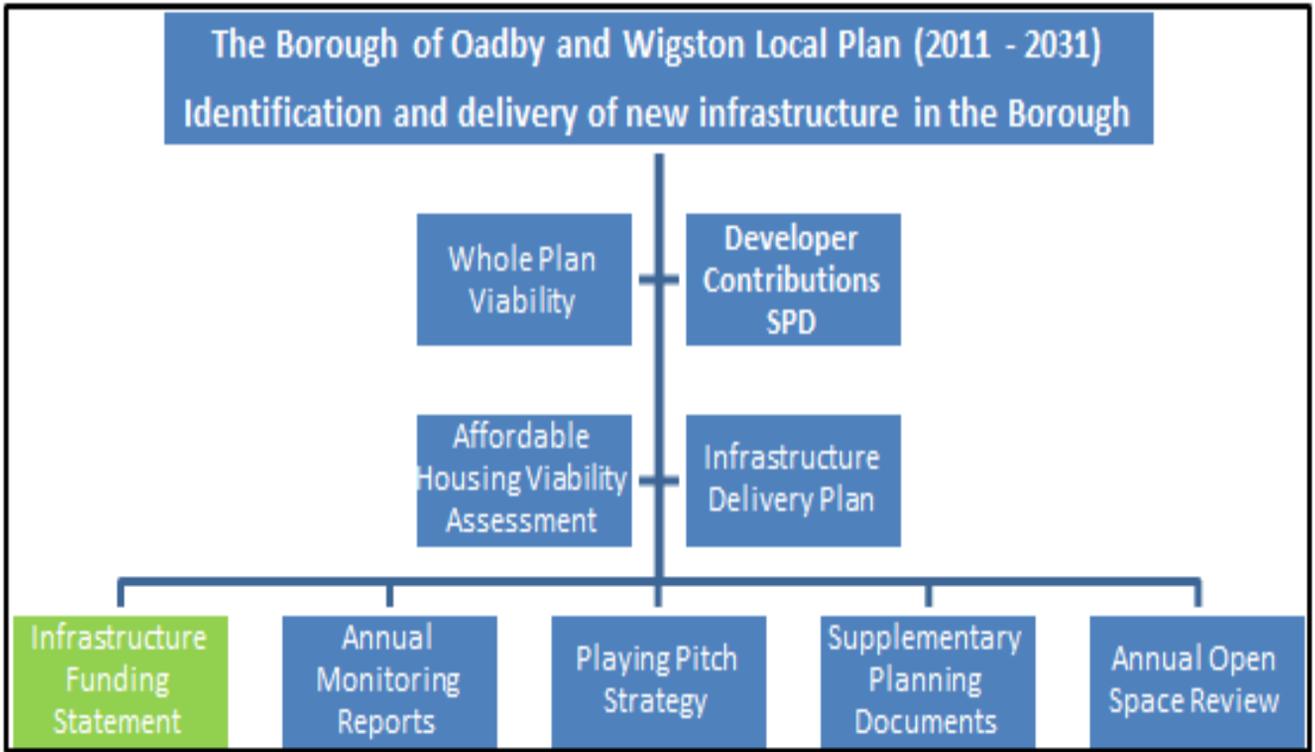
# Infrastructure Funding Statement

2019/2020

December 2020



**Oadby & Wigston**  
BOROUGH COUNCIL



**Fig. 1: The diagram above illustrates the Borough of Oadby and Wigston’s infrastructure delivery and monitoring documents and how they relate to the wider suite of documents that the Council publishes.**

Together with the Council’s range of Monitoring Documents, the Infrastructure Funding Statement will be used as the Council’s income and expenditure monitoring document to demonstrate transparency about the receipts that the Council receives, allocates and spends on infrastructure in the Borough.



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# 1. Introduction

## I. What is the Purpose of this Infrastructure Funding Statement?

- 1.1 Welcome to the Borough of Oadby and Wigston's first Infrastructure Funding Statement (IFS). As a result of recent changes to Government legislation, Oadby and Wigston Borough Council (OWBC) is now required to produce an IFS on an annual basis.
- 1.2 This document sets out all income and expenditure relating to off-site contributions received, allocated and / or spent on Community Infrastructure Levy (CIL) Regulation compliant infrastructure projects in the Borough to date, having been negotiated to mitigate the impact of new developments in the Borough via Section 106 (S106) agreements.
- 1.3 The information included in this report will be updated annually and published on the Council's website. This will ensure that all information relating to planning obligations the Council receives as off-site financial payments from new developments will be set out in one document and will be readily available for members of the public and all other interested parties to view at all times.
- 1.4 This report does not include details of infrastructure delivered on-site as part of new developments in the Borough.
- 1.5 Please note that all data included in this document was true and accurate at the time of publication. However, this document represents a snapshot at this time and it is liable to change for a multitude of reasons. If this is the case, this will be acknowledged and updated in future iterations of the Council's IFS.

## II. How does the Infrastructure Funding Statement relate to the Council's other statutory publications?

- 1.6 S.106 agreements are used to mitigate the impacts of new development and to ensure the Borough of Oadby and Wigston's planning policy requirements (as set out in the Council's adopted Local Plan ) and other Supplementary Planning Documents and evidence based documents are met.
- 1.7 The Council also develops a range of monitoring documents annually, including:
  - The Annual Monitoring Report
  - The Residential Land Availability Assessment
  - The Strategic Housing Land Availability Assessment
  - The Housing Implementation Strategy
  - The Employment Land Availability Assessment

## III. Key Headlines in this Report

- 1.8 **£403,713.14** of receipts allocated and spent on the new Thythorn Hill Community and Sports Hall on Horsewell Lane, Wigston.
- 1.9 **£2,389.24** towards Bus Shelters in Wigston.
- 1.10 **£3,916.83** towards Shop Front Improvements in South Wigston.



## 2. Section 106 Obligations – Collection, Allocation and Expenditure

### I. The Council's S.106 Procedure for Securing Developer Contributions

- 2.1** In the context of S.106 Agreements, the types of planning obligations that are agreed to mitigate the impact of new developments include:
- Site-specific on and / or off site financial contributions – these are secured and must be used for defined, CIL compliant, purposes, such as, open space provision, affordable housing, and, community facilities in the shape of a community hall or changing facilities linked to a new park with sports pitches.
- 2.2** A planning obligation is secured by either a deed of agreement or a unilateral undertaking made under planning legislation (Section 106 of the Town and Country Planning Act 1990 (as amended)) in association with a planning permission for new development.
- 2.3** National Planning Policy stipulates that planning obligations should only be used where it is not possible to address the unacceptable impact of the new development through a planning condition. CIL Regulation 122(2) states that the use of planning obligations should only be sought where they meet all of the following three tests:
- They are necessary to make a development acceptable in planning terms
  - They are directly related to a development
  - They are fairly and reasonably related in scale and kind to the development.

- 2.4** Council's cannot ask for contributions via S.106 agreements in certain circumstances:

*'Planning obligations for affordable housing should only be sought for residential developments that are major developments ... For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more ... Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home'.*

Planning Practice Guidance 2019, Paragraph 023 'Planning Obligations'

**Source:**

<https://www.gov.uk/guidance/planning-obligations>



## II. Monitoring Fees

- 2.5 The Council monitors all of its own Planning Obligations (as well as non-signatories) and will work with developers to ensure that financial contributions and non-financial obligations are delivered on-time. The Council consider that the monitoring fees applied to all legal agreements that incorporate monetary or non-monetary planning obligations to be paid to or to be to the benefit of the Borough Council are justified because they reflect the average amount of Officer time taken per legal agreement; as well as, the average cumulative cost to the Council per hour.

**Table 1. Monitoring Fees Charged by Oadby and Wigston Borough Council**

No. of Dwellings (net additional units)	Estimated No. of Hours Monitoring at £50.00 per hour	Monitoring fee (£) to be paid to OWBC
0 - 11	Nil	Not applicable.
12 - 25	0 – 5 hours	£250.00
26 - 50	6 – 10 hours	£500.00
51 - 100	11 – 15 hours	£750.00
101 +	16 – 20 hours	£1,000.00

**Table 1. Monitoring fees charged by Oadby and Wigston Borough Council, determined by the size of the development and the number of hours, on average, of Officer time taken to monitor the developer contributions procedure.**

- 2.6 For all other non-domestic new development(s) where monetary or non-monetary planning obligations are to be sought by the Borough Council as per their inclusion within the relevant legal agreement, a standard monitoring fee of £250.00 per legal agreement is applied.
- 2.7 For more information about how the Council secures and monitors its planning obligations, please visit [https://www.oadby-wigston.gov.uk/pages/supplementary\\_planning\\_documents](https://www.oadby-wigston.gov.uk/pages/supplementary_planning_documents)



### III. S106 Contributions Received in Previous Years up to 31<sup>st</sup> March 2019 (net)

- 2.8 Table 2 below illustrates all of the net contributions received and allocated up to 31<sup>st</sup> March 2019. The Table illustrates that in total, the net S106 total stood at **£786,269.22** and was allocated towards a range of infrastructure project types in the Borough.

**Table 2. S106 Monies Received and Allocated up to 31st March 2019 (net)**

Infrastructure Type	S106 monies received and allocated (£)
Public Open Space, Sport and Recreation	£251,519.35
Bus Shelters	£5,435.00
Shopfront Improvements	£24,151.23
Air Quality Monitoring	£26,075.00
Community Facilities	£479,088.64
Affordable Housing	£0.00
<b>TOTAL</b>	<b>£786,269.22</b>

Table 2. This Table illustrates the net total of S106 monies received and allocated for spend by Oadby and Wigston Borough Council as of 31<sup>st</sup> March 2019. In total, the Council received **£786,269.22**

### IV. S106 Contributions Received in 2019/20 (net)

- 2.9 Table 3 illustrates all of the net contributions received, allocated and unspent between 1st April 2019 up until 31st March 2020. The Table illustrates that in total, the net S106 total stood at £0.00. This reflects the size and nature of growth that typically comes forward in the Borough and that many of the contributions that are delivered come forward as 'in kind' on-site contributions.



**Table 3. Off-Site S106 Monies Received and Allocated between 1st April 2019 up until 31st March 2020 (net)**

Infrastructure Type	S106 monies received and allocated (£)
Public Open Space, Sport and Recreation	£0.00
Bus Shelters	£0.00
Shopfront Improvements	£0.00
Air Quality Monitoring	£0.00
Community Facilities	£0.00
Affordable Housing	£0.00
<b>TOTAL</b>	<b>£0.00</b>

Table 3. This Table illustrates the net total of Off-Site S106 monies received and allocated for spend by Oadby and Wigston Borough Council between 1<sup>st</sup> April 2019 up until 31<sup>st</sup> March 2020. In total, the Council received £0.00

#### V. S106 Contributions Spent in 2019/20 (net)

- 2.10 Table 4 illustrates all of the net spend between 1st April 2019 up until 31st March 2020. The Table illustrates that in total, the net total spend stood at **£439,302.18** and contributed towards a range of infrastructure projects in the Borough.

**Table 4. S106 Monies Spent between 1st April 2019 up until 31st March 2020 (net)**

Infrastructure Type	S106 monies spent (£)
Public Open Space, Sport and Recreation	£9,897.00
Bus Shelters	£2,389.24
Shop Front Improvements	£3,916.83
Air Quality Monitoring	£19,385.97
Community Facilities	£403,713.14
Affordable Housing	£0.00
<b>TOTAL</b>	<b>£439,302.18</b>

Table 4 illustrates that £439,302.18 was the net S106 spend between 1<sup>st</sup> April 2019 up until 31<sup>st</sup> March 2020.



## VI. Table 5: Off-Site Net Residual Monies Available to Spend 1st April 2020 onwards

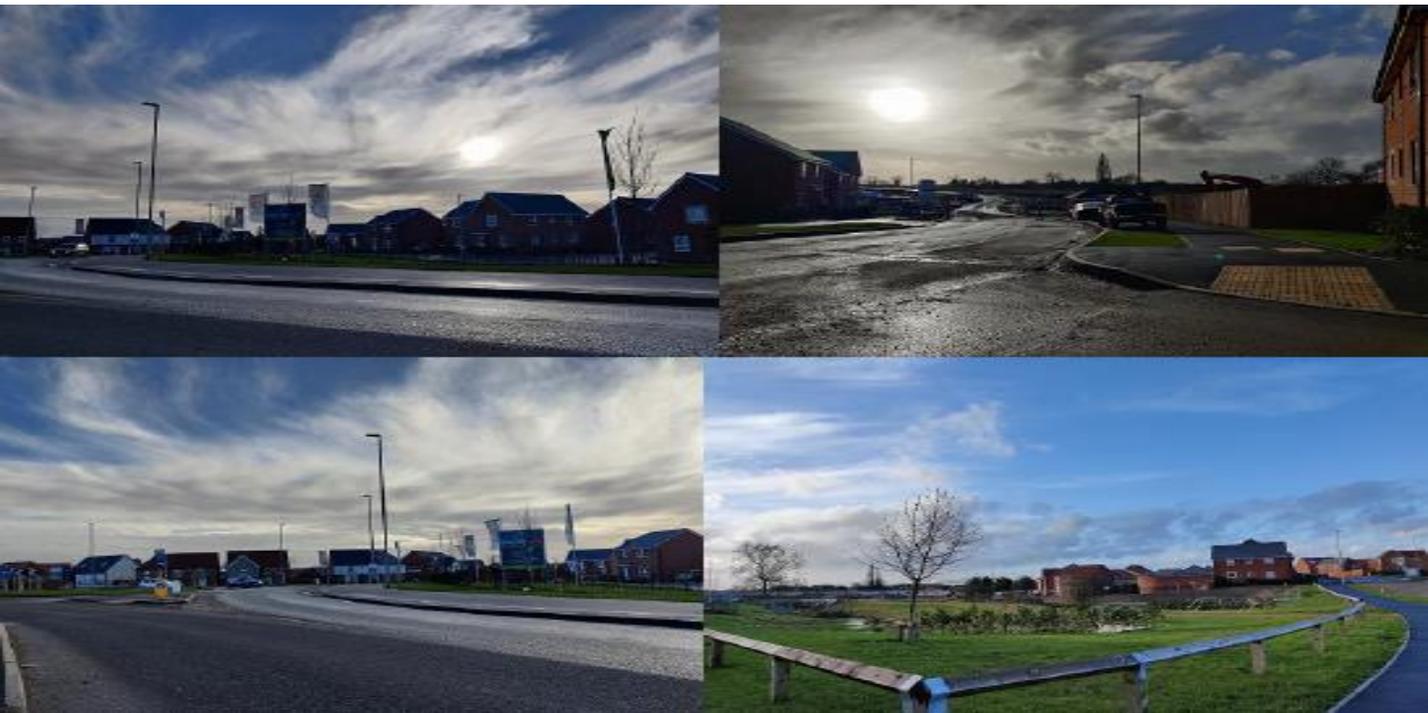
2.11 Table 5 below highlights the net residual off-site monies received and allocated to spend as of 1<sup>st</sup> April 2020.

Table 5: Off-Site Net Residual Monies Available to Spend 1st April 2020 onwards

Infrastructure Type	Residual S106 monies (£net) allocated to spend
Public Open Space, Sport and Recreation	£241,622.35
Bus Shelters	£3,045.76
Shop Front Improvements	£20,234.40
Air Quality Monitoring	£6,689.03
Community Facilities	£75,375.50
Affordable Housing	£0.00
TOTAL	£346,967.04

Table 5 illustrates what net residual monies are available to spend in the Borough as of 1<sup>st</sup> April 2020 from Off-Site S106 developer contributions and what types of infrastructure they are allocated to be spent on.

The photograph below is of Wigston Meadows, a new residential development currently being developed by David Wilson Homes and Barratt Homes, to the south-east of Wigston. The majority of the developer contributions will be delivered on-site 'in kind' by the developer.



### 3. Projects Delivered Off-Site by S106 Contributions 2019/20

3.1 Table 6 includes details of all projects delivered off-site by using S106 Contributions during 2019/20 and corresponds with Table 5.

**Table 6. Projects Delivered Off-Site by S106 Contributions 2019/20**

<b>S106 Contributions Spent (£ net)</b>	<b>Details of Project Delivered</b>	<b>Infrastructure Type</b>
£6,086.00	Provision of new play equipment at William Gunning Park, South Wigston	Public Open Space, Sport and Recreation
£3,811.00	Shelter for Dog Walking Area, South Wigston	Public Open Space, Sport and Recreation
£403,713.14	Thythorn Hill Community and Sports Centre, Horsewell Lane, Wigston	Community Facilities
£2,389.24	Bus Shelters in Wigston	Bus Shelters
£19,385.97	South Wigston Air Quality Monitoring Station	Air Quality Monitoring
£3,916.83	South Wigston Shop Front Improvements	Shop Front Improvements
<b>£439,302.18</b>		

Table 6 provides a summary of the types of infrastructure projects that were delivered off-site in 2019-20 using S106 contributions.

The photograph below is of Thythorn Hill Sports and Community Centre on Horsewell Lane in Wigston. This facility was built by Oadby and Wigston Borough Council, partly utilising S106 contributions. It opened its doors to the community in November 2019.



## 4. S106 Contributions Secured for Future Years

- 4.1 **Table 7** includes details of all off-site S106 contributions that the Council has secured, but has yet to receive . These obligations are monitored by the Council's S106 Monitoring Group which meets quarterly and that helps to inform the Council's ongoing infrastructure delivery planning and negotiations on S106 Agreements to mitigate the impact of new developments in the Borough.

**Table 7. S106 Contributions Secured for Future Years but not yet Received**

Infrastructure Type	Residual S106 monies (£)
Public Open Space, Sport and Recreation	£345,933.23
Bus Shelters	£26,582.00
Shop Front Improvements	£0.00
Air Quality Monitoring	£0.00
Community Facilities	£385,000.00
Affordable Housing	£0.00
<b>TOTAL</b>	<b>£757,515.23</b>

Table 7 illustrates what S106 contributions have been secured as part of major development proposals in the Borough to date.

- 4.2 These contributions will be paid by the respective Developers to the Council either once development has commenced on site or once a specified number of homes has been delivered on the site, as specified in the legal agreement associated to that development.

The image below is an aerial photograph of the Borough of Oadby and Wigston (Source. Google Earth 3D, 2020).



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