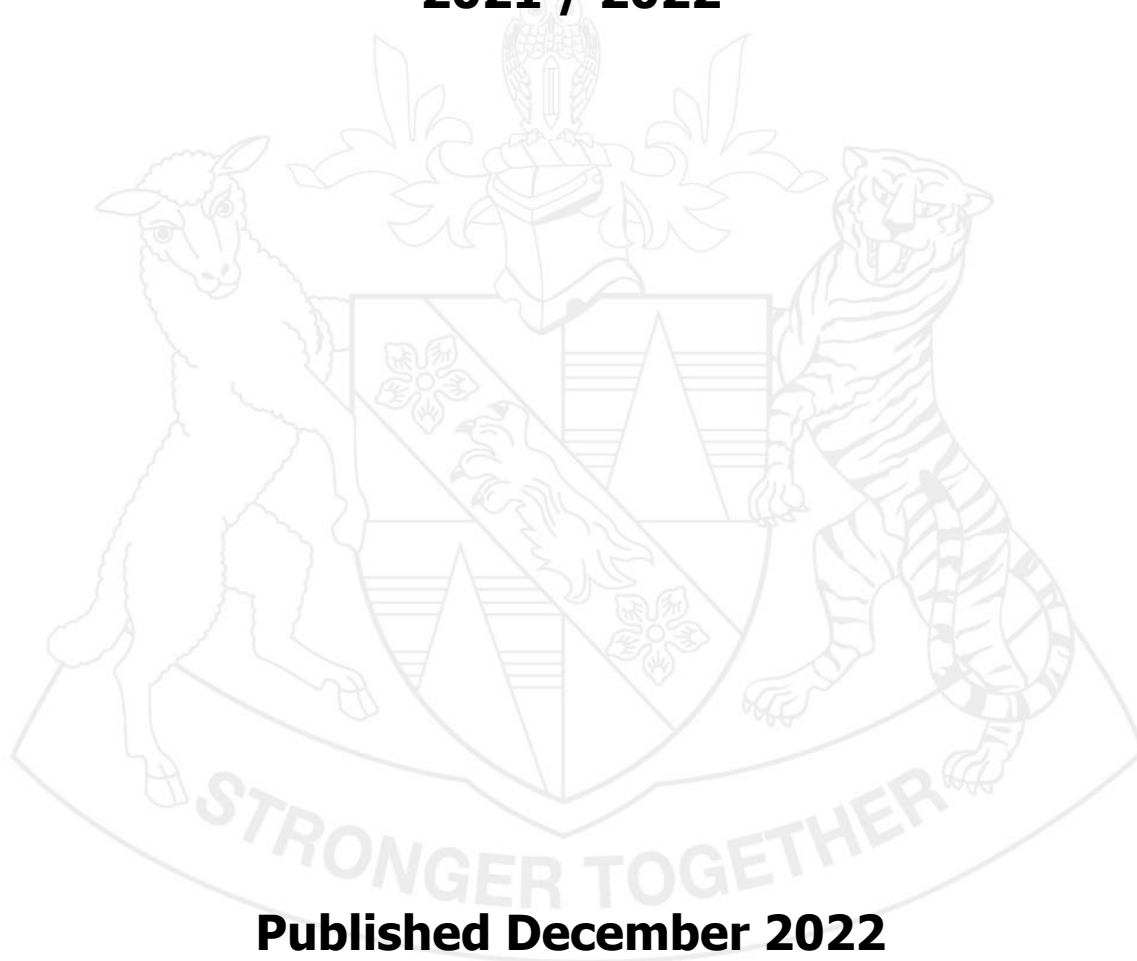


# Infrastructure Funding Statement

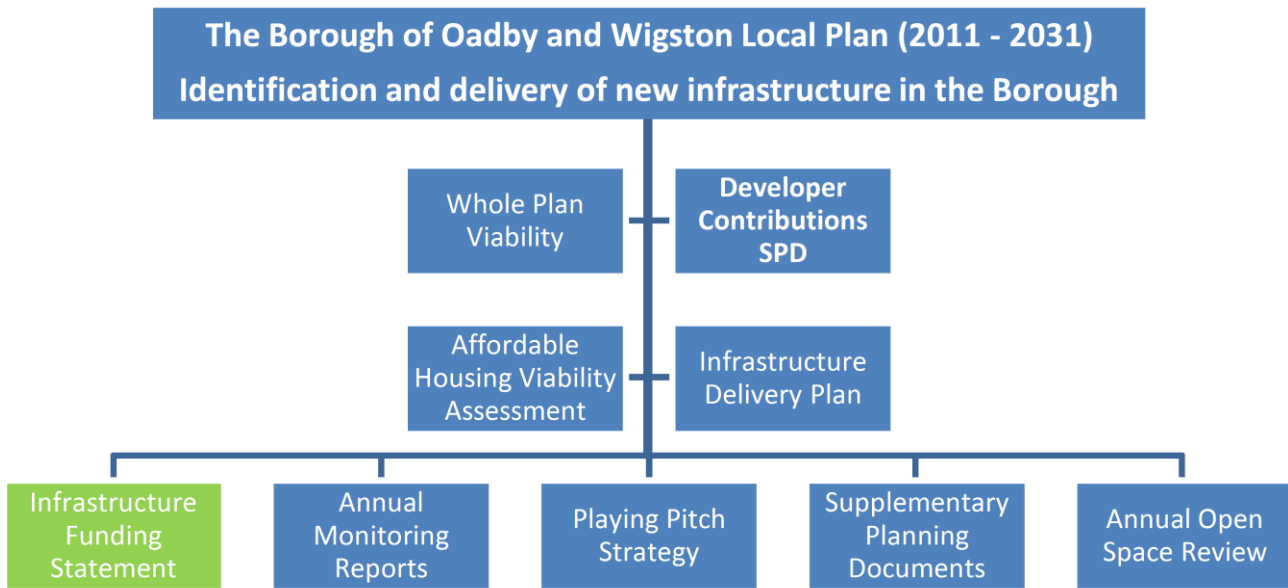
2021 / 2022



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# Underpinning the Council's Local Plan



**Figure 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.**

Note - Alongside the Council's other annual 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

- 1.1** Welcome to the Borough of Oadby and Wigston’s Infrastructure Funding Statement (IFS) for 2021/2022. As a result of recent changes to Government legislation, Oadby and Wigston Borough Council (OWBC) is required to produce an IFS on an annual basis. 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.
- 1.2** 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. This report does not include details of infrastructure delivered on-site as part of new developments in the Borough.
- 1.3** 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.



Picture 1: Wigston Direction for Growth.

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

**1.6** Section 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

### Key headlines in this report

**1.8** The Council had received and allocated but not spent £199,142.99 as at 31<sup>st</sup> March 2021.

**1.9** A further £135,234.98 was received by the Council during the monitoring year 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.

**1.10** A further £34,800.00 was spent by the Council during the monitoring year 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.

**1.11** The Council currently has £299,577.97 allocated to projects, however awaiting expenditure.

**1.12** There is a further £476,659.52 of S106 contributions awaiting receipt by the Council.

## 2. Section 106 obligations – collection, allocation and expenditure

### The Council's Section 106 procedure for securing developer contributions

**2.1** In the context of S106 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'

### 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.

<b>No. of dwellings (net additional units)</b>	<b>Estimated no. of hours monitoring at £50.00 per hour</b>	<b>Monitoring fee (£) to be paid to OWBC</b>
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**

Note - Table 1. Monitoring fees charged by Oadby and Wigston Borough Council has been 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)

### S106 contributions received and allocated (not spent) in previous years up to 31<sup>st</sup> March 2021 (net)

**2.8** Table 2 below illustrates the net contributions received and allocated (but not yet spent) up to 31<sup>st</sup> March 2021. The table illustrates that S106 contributions received and allocated totalled £199,142.99.

<b>Infrastructure Type</b>	<b>Residual S106 monies (£net) allocated to spend</b>
<b>Public Open Space, Sport and Recreation</b>	£176,519.35
<b>Bus Shelters</b>	£2,389.24
<b>Shop Front Improvements</b>	£20,234.40
<b>Air Quality Monitoring</b>	£0.00
<b>Community Facilities</b>	£0.00
<b>Affordable Housing</b>	£0.00
<b>TOTAL</b>	£199,142.99

**Table 2. S106 Monies received and allocated (not spent) up to 31<sup>st</sup> March 2021 (net)**



Note - 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 2021.

## S106 contributions received in financial year 2021 / 2022 (net)

**2.9** Table 3 illustrates all of the net S106 contributions received between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022. The table illustrates that in total, the net S106 contributions received stood at £135,234.98. This reflects the size and nature of growth that typically comes forward in the Borough and that many of the contributions delivered come forward as 'in kind' on-site contributions.

<b>Infrastructure Type</b>	<b>S106 monies received and allocated (£)</b>
<b>Public Open Space, Sport and Recreation</b>	£105,370.54
<b>Bus Shelters</b>	£12,466.22
<b>Shopfront Improvements</b>	£0.00
<b>Air Quality Monitoring</b>	£17,398.22
<b>Community Facilities</b>	£0.00
<b>Affordable Housing</b>	£0.00
<b>TOTAL</b>	£135,234.98

**Table 3. Off-Site S106 Monies Received and Allocated between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 (net)**

Note - Table 3. This table illustrates the net total of S106 monies received by Oadby and Wigston Borough Council between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022. In total, the Council received £135,234.98.

## S106 contributions spent in financial year 2021 / 2022 (net)

**2.10** Table 4 illustrates all of the net spend between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022. The table illustrates that in total, the net total spend stood at £34,800.00 and contributed towards the maintenance of infrastructure projects from previous financial years in the Borough.

<b>Infrastructure Type</b>	<b>S106 monies spent (£)</b>
<b>Public Open Space, Sport and Recreation</b>	£34,800.00
<b>Bus Shelters</b>	£0.00
<b>Shop Front Improvements</b>	£0.00
<b>Air Quality Monitoring</b>	£0.00
<b>Community Facilities</b>	£0.00
<b>Affordable Housing</b>	£0.00
<b>TOTAL</b>	£34,800.00

**Table 4. S106 Monies Spent between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022 (net)**

Note - Table 4 illustrates that £34,800.00 was the net S106 spend between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2022.



## Off-site net residual monies available to spend 1<sup>st</sup> April 2022

**2.11** Table 5 below highlights the net residual off-site monies available to spend as of 1<sup>st</sup> April 2022.

Infrastructure Type	Residual S106 monies (£net) allocated to spend
<b>Public Open Space, Sport and Recreation</b>	£247,089.89
<b>Bus Shelters</b>	£14,855.46
<b>Shop Front Improvements</b>	£20,234.40
<b>Air Quality Monitoring</b>	£17,398.22
<b>Community Facilities</b>	£0.00
<b>Affordable Housing</b>	£0.00
<b>TOTAL</b>	<b>£299,577.97</b>

**Table 5: Off-Site net residual monies available to spend as at 1<sup>st</sup> April 2022**

Table 5 illustrates that the net residual monies stands at **£299,577.97** is available to spend in the Borough as at 1<sup>st</sup> April 2021.



Picture 2 - Stoughton Grange development in Oadby. The majority of the developer contributions will be delivered on-site 'in kind' by the developer in the next monitoring year.

### 3. Projects delivered off-site by S106 contributions 2021 / 22

**3.1** There were no specific projects delivered off-site using S106 contributions during the financial 2021 / 22. However, there was a spend of £34,800 on the maintenance of previous projects.

### 4. Section 106 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 that meets through the year 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.

<b>Infrastructure Type</b>	<b>Residual S106 monies (£)</b>
<b>Public Open Space, Sport and Recreation</b>	£230,077.52
<b>Bus Shelters</b>	£26,582.00
<b>Shop Front Improvements</b>	£0.00
<b>Air Quality Monitoring</b>	£0.00
<b>Community Facilities</b>	£170,000.00
<b>Affordable Housing</b>	£50,000.00
<b>TOTAL</b>	£476,659.52

**Table 7. S106 contributions secured for future years but not yet received**

Note - Table 7 illustrates that the Council has secured £476,659.52 in S106 contributions, but have not received these to date.

**4.2** The contributions will be paid by the respective Developers to the Council once the relevant threshold and / or trigger has been met. The relevant thresholds and / or triggers are set out the legal agreement associated to that development.