



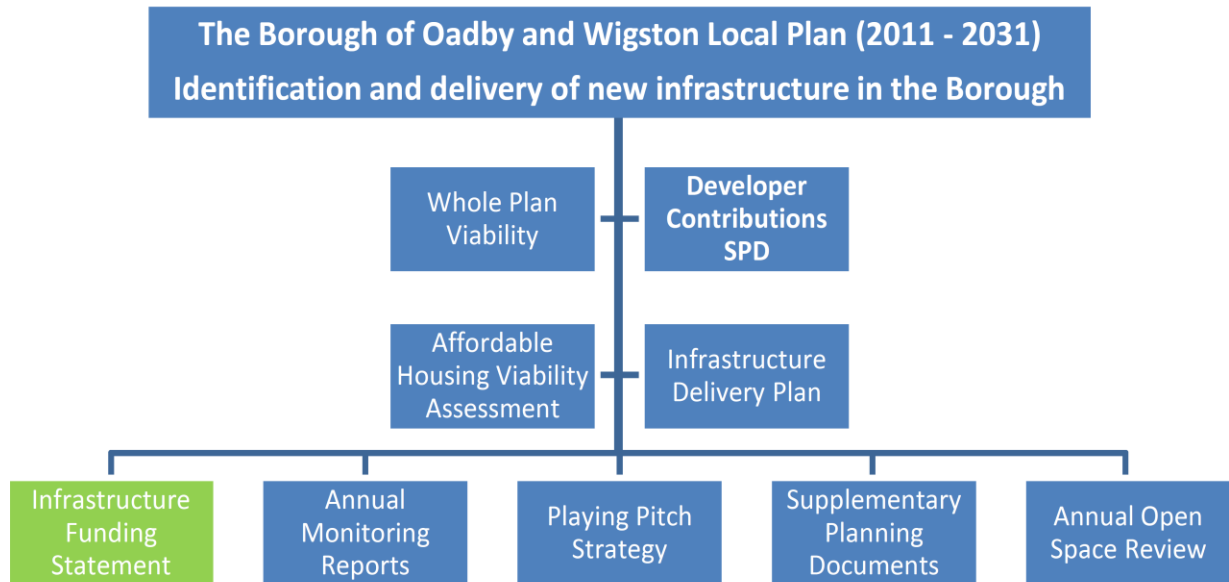
Infrastructure Funding Statement 2022-2023

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Underpinning the Council's Local Plan

Figure 1. The diagram 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.



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.

Contents

Underpinning the Council’s Local Plan	1
1. Introduction	3
How does the Infrastructure Funding Statement relate to the Council’s other statutory publications?	4
Key headlines in this report	4
2. Section 106 obligations – collection, allocation and expenditure	5
The Council’s Section 106 procedure for securing developer contributions.....	5
Monitoring fees.....	6
S106 contributions received and allocated (not spent) in previous years up to 31st March 2022 (net)	6
S106 contributions received in financial year 2022 / 2023 (net).....	7
S106 contributions spent in financial year 2022 / 2023 (net)	8
Off-site net residual monies available to spend 1 st April 2023	8
3. Projects delivered off-site by S106 contributions 2022 / 23	10
4. Section 106 contributions secured for future years	10

1. Introduction

- 1.1** Welcome to the Borough of Oadby and Wigston's Infrastructure Funding Statement (IFS) for 2022/2023. As a result of 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 in 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.

Figure 2. Wigston Direction for Growth



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

- 1.4** 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.
- 1.5** The Council also develops a range of monitoring documents annually, including:
- The Authority Monitoring Report
 - The Residential Land Availability Assessment
 - The Strategic Housing and Economic Land Availability Assessment
 - The Housing Implementation Strategy
 - The Employment Land Availability Assessment

Key headlines in this report

- 1.6** The Council has received and allocated but not spent £299,577.97 as at 31st March 2022.
- 1.7** A further £163,955.74 was received by the Council during the monitoring year 1st April 2022 to 31st March 2023.
- 1.8** A further £9,514.20 was spent by the Council during the monitoring year 1st April 2022 to 31st March 2023.
- 1.9** The Council currently has £454,019.51 allocated to projects, however awaiting expenditure.
- 1.10** There is a further £237,619.89 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, for example, 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 Councils 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'

The Council does not currently charge the Community Infrastructure Levy (CIL). If a CIL were to be introduced, this report would set out the same details for CIL expenditure that it does for S106 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.

Table 1. Monitoring Fee Charged by Oadby and Wigston Borough Council

Number of dwellings (net additional units)	Estimated number of hours monitoring at £50.00 per hour	Monitoring fee (£) to be paid to OWBC
0 - 9	Nil	Not applicable.
10 - 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

To note - Monitoring fees charged by Oadby and Wigston Borough Council have 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

S106 contributions received and allocated (not spent) in previous years up to 31st March 2022 (net)

- 2.8 Table 2 below illustrates the net contributions received and allocated (but not yet spent) up to 31st March 2022. The table illustrates that S106 contributions received and allocated totalled £299,577.97.

Table 2. S106 Monies received and allocated (not spent) up to 31st March 2022 (net)

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

S106 contributions received in financial year 2022 / 2023 (net)

2.9 Table 3 illustrates all of the net S106 contributions received between 1st April 2022 and 31st March 2023. The table illustrates that in total, the net S106 contributions received stood at £163,955.74. 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.

Table 3. Off-Site S106 Monies Received and Allocated between 1st April 2022 and 31st March 2023 (net)

Infrastructure Type	S106 monies received and allocated (£)
Public Open Space, Sport and Recreation	£118,352.75
Bus Shelters	£0.00
Shopfront Improvements	£0.00
Air Quality Monitoring	£0.00
Community Facilities	£45,602.99
Affordable Housing	£0.00
TOTAL	£163,955.74

S106 contributions spent in financial year 2022 / 2023 (net)

2.10 Table 4 illustrates all of the net spend between 1st April 2022 and 31st March 2023. The table illustrates that in total, the net total spend stood at £9,514.20 and contributed towards air quality monitoring in the Borough.

Table 4. S106 Monies Spent between 1st April and 31st March 2023

Infrastructure Type	S106 monies spent (£)
Public Open Space, Sport and Recreation	£0.00
Bus Shelters	£0.00
Shop Front Improvements	£0.00
Air Quality Monitoring	£9,514.20
Community Facilities	£0.00
Affordable Housing	£0.00
TOTAL	£9,514.20

Off-site net residual monies available to spend 1st April 2023

2.11 Table 5 below highlights the net residual off-site monies available to spend in the Borough as of 1st April 2023. As illustrated, the net residual monies stand at £454,019.51.

Table 5. Off-site net residential monies available to spend as at 1st April 2023

Infrastructure Type	Residual S106 monies (£net) allocated to spend
Public Open Space, Sport and Recreation	£365,442.64
Bus Shelters	£14,855.46
Shop Front Improvements	£20,234.40
Air Quality Monitoring	£7,884.02
Community Facilities	£45,602.99
Affordable Housing	£0.00
TOTAL	£454,019.51

Figure 3. Stoughton Grange Development



3. Projects delivered off-site by S106 contributions 2022 / 23

- 3.1 Table 6 includes details of all projects delivered off-site by using S106 Contributions during the 2022/2023 financial year. This Table should be read in association with Table 4.

Table 6. Projects Delivered Off-site by S106 Contributions in 2022/2023

S106 monies spent	Details project delivered	Infrastructure type
£9,514.20	South Wigston Air Quality Monitoring	Air Quality Monitoring

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.

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

Infrastructure Type	Future S106 monies (£)
Public Open Space, Sport and Recreation	£207,619.89
Bus Shelters	£0.00
Shop Front Improvements	£0.00
Air Quality Monitoring	£30,000.00
Community Facilities	£0.00
Affordable Housing	£0.00
TOTAL	£237,619.89

To note - some off-site contributions expected in previous IFS reports have now been superseded by contributions to be delivered on site.

- 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.