



HARBOROUGH DISTRICT COUNCIL
INFRASTRUCTURE FUNDING STATEMENT
2019/20

Publication Date: 16 December 2020

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1. INTRODUCTION

- 1.1 The Infrastructure Funding Statement (IFS) 2019/20 is the first to be published by Harborough District Council (HDC). It is an annual statement, usually to be published by the end of December, to provide a summary of all financial and non-financial contributions including, for example, affordable housing, community facilities, open space, sport and recreational provision, healthcare and Community safety and off site works which have been secured through Section 106 agreements, Community Infrastructure Levy (CIL) (where charged) and Section 278 agreements (where applicable) from new developments.
- 1.2 The IFS statement 2019/20 provides an overview of S106 agreements, the Council's internal processes in relation to S106 planning obligations and the contributions paid to the Council in financial year 2019/20*.
- 1.3 An IFS requires the Council to report the total amount of money to be provided by Section 106 agreements signed in 2019/20. The contributions would be paid by the developer, only if planning permission is implemented and specific 'trigger points' are reached, for example, either on the commencement of development or on first occupation. It also requires the Council, to report on the amount of contributions which have been paid to the Council from any S106 planning agreement during 2019/20. Any contributions paid to the Council before 2019/20 which remain unallocated are to be reported in the statement too.
- 1.4 In the Statement reference will be made to the following definitions:-
- **Secured** – contributions which have been secured in a signed and sealed legal agreement. The contributions will not yet have been received by HDC and if the planning permission is not implemented then there would be no requirement for the contributions.
 - **Received** – financial or non - financial contributions which have been received by HDC
 - **Allocated** – contributions which have been received by HDC and allocated to specific projects
 - **Spent/delivered** – financial or non-financial contributions which have been spent or delivered
 - **Financial Year**- unless stated otherwise, the financial year for this Infrastructure Funding Statement (IFS) is 01/04/2019 to 31/03/2020.
- 1.5 The IFS will be updated annually and published on the Council's website. This will ensure that the most up to date information on the amount of contributions received by the Council, from new developments, together with information about where monies have been spent is made available to the public and other interested parties.

2. Planning Obligations

- 2.1 A planning obligation is a legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal, to ensure a planning application is acceptable. Harborough District Council (together with Leicestershire County Council) enters into these agreements with developers to help ensure that obligations provide funds for the infrastructure needed to [mitigate...the impacts of development ...]
- 2.2 planning obligations should only be sought where they meet all of the 3 Community Infrastructure Levy (CIL) tests^:-
- 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.

The tests above are known as the “CIL Tests” after the Community Infrastructure Levy Regulations which made them statutory requirements.

- 2.3 The Council’s requirements for S106 planning obligations are set out in Policy INF1 of the Harborough Local Plan (adopted 2019) and additional guidance is provided in the Harborough District Council Planning Obligations Supplementary Planning Document SPD.

3.0 Community Infrastructure Levy (CIL)

- 3.1 Community Infrastructure Levy (CIL) is a mechanism to secure funding from new developments for general or strategic infrastructure requirements across the District to support new development. Currently Harborough does not have a CIL charge. The Council would need to carefully consider the option of introducing a CIL linked to the Local Plan to fund certain elements of future infrastructure potentially of a District wide significance.

If a CIL charge is made, the Council would also be required to report CIL contributions in future Infrastructure Funding Statements.

4.0 Section 278 Highways Agreements

4.1 Section 278 agreements under the Highways Act 1980 are legally binding agreements made between the Local Highways Authority (Leicestershire County Council) and a developer. To ensure the delivery of necessary highways works in relation to new developments for example to secure alterations or improvements to the highway. The County Council are responsible for the delivery of works or the collection and spending of monies towards highways works under Section 278 agreements. Enquiries about Section 278 agreements should be referred to the County Council.

5.0 Forecasting

5.1 National guidance suggests that Councils should consider reporting on estimated future forecasted contributions where possible. Depending on circumstances, HDC will consider if it may be possible to incorporate any forecasting of developer contributions within the Infrastructure Funding Statement(IFS) in future years.

6.0 S106 Contributions Received in 2019/20

6.1 Table no.1 shows the amount of S106 contributions paid to the Council during the financial year 2019/20. The table below shows the key types of contribution and the amounts of contributions received in the financial year 2019/20 which amounted to a total of **£2,870,320.79** in S106 (financial) contributions.

Infrastructure type	Amount received
Affordable Housing	£339,372.00
Community facilities	£1,109,518.72
Health CCG	£332,246.05
Police	£215,004.34
Off-site recreation (Allotments; Greenways; Sports)	£736,489.98
Cemetery	£137,689.70

Table No. 2: Affordable Housing Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
12/00044/FUL	18/01/2016	Land North of Lubbenham Hill Market Harborough	£119,164.00	13/05/2019
14/01684/REM	24/06/2014	Land North of Fairway Meadows Ullesthorpe	£220,208.00	21/08/2019

Table No.3: Community Facilities Contribution

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
12/00044/FUL	18/01/2016	Land North of Lubenham Hill Market Harborough	£53,218.00	13/05/2019
14/01637/OUT	11/02/2016	Beeby Road Scraftoft	£418,786.57	12/12/2019
14/01684/REM	24/06/2014	Land North of Fairway Meadows Ullesthorpe	£27,825.36	16/04/2019
15/01340/OUT	09/08/2016	Crowfoot Way Broughton Astley	£53,793.88	09/05/2019
15/01343/FUL	01/01/2010	Farndon Road Market Harborough	£13,287.61	04/09/2019
15/01471/OUT	08/07/2016	South of Main Street Lubenham	£18,361.00	03/04/2019
15/01801/OUT	19/07/2016	Welham Lane Great Bowden	£14,794.93	13/05/2019
16/00115/OUT	30/03/2017	Mill Lane Gilmorton	£7,385.29	23/01/2020

Table No.3: Community Facilities Contribution (Continued)

	Date of Agreement	Development Site	Amount £	Date Received
16/00166/OUT	25/01/2018	Land North of Fleckney Road Kibworth	£144,731.11	05/08/2019
16/00592/OUT	20/12/2017	Kilby Road Fleckney	£56,701.50	22/10/2019
16/00925/OUT	29/06/2017	Leys Crescent South Kilworth	£7,586.00	21/08/2019
16/01355/OUT	21/02/2018	Fleckney Road Fleckney	£56,701.50	22/10/2019
16/01942/OUT	17/10/2017	Leicester Lane Great Bowden	£19,108.41	29/07/2019
17/00885/OUT	30/01/2018	Land North of Kimcote Road Gilmorton	£16,421.42	20/08/2019
17/01269/OUT	27/07/2018	Angell Drive (Farndon Fields) Market Harborough	£21,476.14	03/07/2019
17/01483/FUL	09/08/2018	Peaker Park Rockingham Road	£21,720.00	08/11/2019
17/02020/FUL	20/02/2019	Land at Burnmill Farm Market Harborough	£47,040.00	13/12/2019
18/01656/FUL	10/04/2019	Land West of Lutterworth Road Gilmorton	£20,580.00	07/05/2019

Table No. 4: Health Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
14/01684/REM	24/06/2016	Land North of Fairway Meadow Ullesthorpe	£30,479.70	24/07/2019
15/01153/OUT	01/11/2016	Warwick Road Kibworth	£79,569.60	14/10/2019
15/01425/OUT	26/06/2016	Berry Close Great Bowden	£6,402.71	12/07/2019
16/00115/OUT	30/03/2017	Mill Lane Gilmorton	£11,107.38	23/01/2020
16/00166/OUT	25/01/2018	Land North of Fleckney Road Kibworth	£62,624.65	05/08/2019
16/00592/OUT	20/12/2017	Kilby Road Fleckney	£44,850.63	30/01/2020
16/01355/FUL	21/02/2018	Fleckney Road Fleckney (Saddington Parish)	£93,481.07	29/06/2019
17/01483/FUL	09/08/2018	Peaker Park Rockingham Road Market Harborough	£3730.31	21/10/2019

Table No. 5: Police Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
12/00044/FUL	18/01/2016	Land North of Lubbenham Hill Market Harborough	£19,343.00	31/05/2019
14/01088/OUT	04/06/2015	Land Charity farm Bushby	£39,585.50	29/10/2019
14/01637/OUT	11/02/2016	Land off Beeby Road Scraftoft	£27,184.00	12/12/2019
14/01684/REM	24/06/2014	Land North of Fairway Meadows Ullesthorpe	£11,508.00	24/07/2019
15/01343/FUL	06/04/2016	Land off Farndon Road Market Harborough 2016 Avant Homes	£2,885.68	06/11/2019
15/01425/OUT	28/06/2016	Berry Close Great Bowden	£11,233.84	12/07/2019
15/01665/OUT	17/01/2017	Land at Coventry Road Lutterworth	£76,641.92	13/12/2019
16/00166/OUT	25/01/2018	Land North of Fleckney Road Kibworth	£26,622.40	05/09/2019

Table No. 6: Off-site Recreation Contributions – Allotments -

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
14/01684/REM	24/06/2016	Land North of Fairway Meadow Ullesthorpe	£1,795.24	16/04/2019
16/01355/FUL	21/02/2018	Fleckney Rd Fleckney	£4,951.89	29/06/2019
17/00212/OUT	20/03/2018	Winckley Close	£1,192.21	02/09/2019
17/02020/FUL	20/02/2019	Burnmill Farm Market Harborough	£3,091.20	13/12/2019
14/00669/OUT	24/06/2015	Pulford Drive Scraftoft	£11,339.34	06/03/2020
16/00925/OUT	29/07/2017	Leys Crescent South Kilworth	£1,344.72	10/03/2020

Table No. 7: Off site Recreation Contributions - Greenways-

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
17/00885/OUT	30/01/2018	Kimcote Road Gilmorton	£6,028.33	17/06/2019
17/0212/OUT	20/03/2018	Winckley Close Houghton on the Hill	£6,755.58	04/09/2019
16/00115/OUT	30/03/2017	Mill Lane Gilmorton	£10,832.49	28/10/2019
17/01483/FUL	09/08/2018	Rockingham Rd	£4,276.42	21/10/2019
17/02020/FUL	20/20/2019	Burnmill Farm Market Harborough	£17,516.80	13/12/2019
17/01483/FUL	09/08/2018	Rockingham Rd	£4,266.15	27/01/2020
16/00925/OUT	29/07/2017	Leys Crescent S.Kilworth	£7,620.11	10/03/2020

Table No. 8: Off site Recreation Contributions – Outdoor Sports -

12/00044/FUL	18/01/2016	Lubenham Hill	£275,142.90	13/05/2019
18/01656/FUL	10/04/2019	Lutterworth Rd Gilmorton	£6,130.00	07/05/2019
17/00885/OUT	30/01/2018	Kimcote Rd Gilmorton	£35,966.86	17/06/2019
17/01212/OUT	20/03/2018	Winckley Close	£40,308.22	04/09/2019
15/01471/OUT	08/07/2016	Main Street Lubenham	£63,227.80	03/12/2019
17/02020/FUL	20/02/2019	Burnmill Farm Market Harborough	£104,512.00	13/12/2019
16/01942/OUT	17/10/2017	Leicester Rd Great Bowden	£25,857.32	23/12/2019
17/00579/OUT	16/10/2017	Oaks Rd Great Bowden	£58,869.85	17/02/2020
16/00925/OUT	29/06/2017	Leys Crescent	£45,464.55	10/03/2020

Table No. 9: Cemetery Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
14/01684/REM	24/06/2016	Land North of Fairway Meadow Ullesthorpe	£7,463.55	16/04/2019
12/00044/FUL	18/01/2016	Lubbenham Hill Market Harborough	£27,666.92	13/05/2019
16/00115/OUT	30/03/2017	Mill Lane Gilmorton	£5,917.54	17/05/2019
15/01804/OUT	19/07/2016	Welham La. Great Bowden	£3,459.93	13/05/2019
17/00885/OUT	30/01/2018	Kimcote Rd Gilmorton	£4,001.44	17/06/2019
16/01355/FUL	21/02/2018	Fleckney Rd Fleckney	£27,011.40	29/06/2019
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17/00212/OUT	20/03/2018	Winckley Close Houghton on the Hill	£4,485.00	04/09/2019
17/01483/FUL	09/08/2018	Peaker Park Rockingham Rd	£2,838.97	21/10/2019
15/00746/OUT	06/04/2016	Farndon Rd Market Harborough	£3,516.80	06/11/2019
15/01471/OUT	08/07/2016	Main Street Lubenham	£6,731.80	03/12/2019
17/02020/FUL	20/02/2019	Burnmill Farm Market Harborough	£11,628.80	13/12/2019
17/00579/OUT	16/10/2017	Oaks Road Great Glen	£6,011.35	17/02/2020
15/01391/OUT	16/02/2017	Dunmore Rd Market Harborough	£3,506.38	13/11/2019
15/01425/OUT	28/06/2016	Berry Close	£15,558.94	05/02/2020
17/01483/FUL	09/08/2018	Peaker Park Rockingham Rd	£2,832.15	17/02/2020
16/00925/OUT	29/06/2017	Leys Crescent S. Kilworth	£5,058.73	10/03/2020

7.0 S106 Contributions Spent in 2019/20 - Table No.10 shows the amount of S106 financial contributions spent and non -financial' contributions i.e. affordable dwellings delivered/provided during the financial year 2019/20. The table below shows the key categories/types of contribution and either the amount of the financial contribution or, as in the case of affordable housing the number of dwellings secured. The table also includes contributions spent by key external partners i.e. Health CCG and Police.

Infrastructure type	Amount Spent
Affordable Housing	207 affordable dwellings
Community facilities	£3,067,013.27
Health CCG	£218,753.60
Off site recreation	£552,796.42
Police	£20,140.40

8.0 S106 Contributions Secured for Future Years

8.1. Harborough District Council has secured S106 contributions from the following developments which will be paid in future years, should the development be implemented as planned. The contributions would be paid by the landowner/developer at the particular trigger points as stated in each S106 legal agreement, for example, commencement of development or first occupation. The tables below show each type of contribution and either the amount of the financial contribution or, as in the case of affordable housing the number of dwellings secured within the individual S106 agreement.

Table No. 11: Affordable Housing Secured for Future Years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure (Non financial contribution)
18/01656/FUL	10/04/19	Land West of Lutterworth Rd Gilmorton		22 affordable dwellings to be constructed on site (60% as rented & 40% as intermediate)
18/01444/FUL	16/05/19	South Kilworth Rd North Kilworth		7 affordable dwellings (3 affordable rented dwellings and 4 shared ownership dwellings) on site
18/00579/OUT	22/05/19	Arnesby Rd Fleckney		45 (max) affordable dwellings. (60% as rented & 40% as intermediate) on site
18/00904/OUT	22/05/2019	Church Causeway Church Langton		5no x 2 bedroom houses & 1no x 2 bedroom bungalow on site
18/01320/FUL	05/06/2019	Hope Farm Hungarton		provision of one affordable dwelling
17/02146/FUL	10/02/2020	High Street Fleckney		16 affordable housing 60% (10) as rented & 40% (6) intermediate/shared ownership

Table No. 12: Allotments contributions secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01444/FUL	16/05/19	South Kilworth Rd North Kilworth	£1,159.20	additional allotment within vicinity of the development site
18/00579/OUT	22/05/19	Arnesby Rd Fleckney	£7,245.00	Towards additional allotments if not provided within the application land
18/01320/FUL	18/12/19	Knights Close Welford Rd Husbands Bosworth	£1,449.00	Enhancement of Welford Road allotments

Table No.13: Cemeteries Contributions secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01656/FUL	10/04/19	Land West of Lutterworth Rd Gilmorton	£10,175.00	towards burial spaces In Gilmorton or 2Km of the site of the development
18/01444/FUL	16/05/19	South Kilworth Rd North Kilworth	£4,823.04	towards burial spaces/access to them at St Andrews Churchyard N. Kilworth or 2 Km of the site of the development
18/00579/OUT	22/05/19	Arnesby Rd Fleckney	£27,255.00	towards burial spaces at St Nicholas Church Fleckney
18/01320/FUL	18/12/19	Knights Close Welford Rd Husbands Bosworth	£5,451.00	towards burial spaces at husband Bosworth cemetery

Table No.14: Community Facilities Contributions secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01656/FUL	10/04/19	Land West of Lutterworth Rd Gilmorton	£41,160.00	Extension of playing field pavilion
18/01444/FUL	16/05/19	South Kilworth Rd North Kilworth	£17,640.00	towards St Andrews Church new community toilet/catering facilities/Village Hall extension
18/00579/OUT	22/05/19	Arnesby Rd Fleckney	£110,250.00 (max)	Fleckney Village Hall project
18/00904/OUT	22/05/2019	Church Causeway Church Langton	£12,495.00	towards extension/upgrading of existing community premises
18/01320/FUL	18/12/19	Knights Close Welford Rd Husbands Bosworth	£22,050.00	towards improvement or development to benefit Husband Bosworth residents of the development
17/02146/FUL	10/02/2020	High Street Fleckney	£38,220.00	towards replacement Scout hut

Table No.15: Greenways Contribution secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01656/FUL	10/04/19	Land West of Lutterworth Rd Gilmorton	£15,327.00	On site signage/enhancements sustainable travel infrastructure
18/01444/FUL	16/05/19	South Kilworth Rd North Kilworth	£8,721.60	Signage to existing sustainable travel network in/around N. Kilworth
18/00579/OUT	22/05/19	Arnesby Rd Fleckney	£41,055.00	Improvements to existing transport network for cycling walking horse riding
18/01320/FUL	18/12/19	Knights Close Welford Rd Husbands Bosworth	£8,211.00	towards improvement or development to existing cycle network footpaths and bridleways around Husbands Bosworth

Table No.16: Health Contribution secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01656/FUL	10/04/19	Land West of Lutterworth Rd Gilmorton	£12,620.27	Wycliffe medical centre & Masharani centre
18/00904/OUT	22/05/2019	Church Causeway Church Langton	£2,869.79	Towards additional clinical accommodation at Market Harborough medical practice and two shires surgery
18/01320/FUL	18/12/19	Knights Close Welford Rd Husbands Bosworth	£12,127.10	towards additional equipment of consulting rooms and staff at new GP surgery at Husband Bosworth

Table No. 17: Natural and Semi-natural Greenspace Contribution secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01444/FUL	16/05/19	South Kilworth Rd North Kilworth	£67,951.20	Enhancement of North Kilworth Bogs
17/02146/FUL	10/02/2020	High Street Fleckney	£116,729.60	towards natural/semi-natural greenspace 1.6km of the development site

Table No. 18 Parks and Gardens Contributions secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01444/FUL	16/05/19	South Kilworth Rd North Kilworth	£4,912.80	Enhancement of Millennium Green or other suitable site in North Kilworth
17/02146/FUL	10/02/2020	High Street Fleckney	£34,370.47	Commuted sum

Table No.19: Play Area Contribution secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01656/FUL	10/04/19	Land West of Lutterworth Rd Gilmorton		0.0387 hectares locally equipped play area on site to be provided only if off site play area contribution cannot be agreed between developer and Parish Council.
		South Kilworth Rd North Kilworth	£2,042.40	Enhance the playground in North Kilworth

Table No.20: Public Open Space Contributions secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01656/FUL	10/04/19	Land West of Lutterworth Rd Gilmorton		Open space to be provided in the site
18/00579/OUT	22/05/19	Arnesby Rd Fleckney		2.9325ha land for natural and semi natural provision on site
18/00904/OUT	22/05/2019	Church Causeway Church Langton	£77,965.79	towards any or all of the following allotments/cemeteries/burial grounds/greenways/sports facilities/natural & semi natural greenspaces
18/01320/FUL	18/12/19	Knights Close Welford Rd Husbands Bosworth	£574,750.00 per hectare	towards long term management/maintenance of the public open space land ,if it is transferred to the Council or the parish Council
17/02146/FUL	10/02/2020	High Street Fleckney	£24,185.85	0.9ha amenity space

Table No.21: Sports Facilities Contribution secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
18/01656/FUL	10/04/19	Land West of Lutterworth Rd Gilmorton	£12,260.00	towards enhancement of sports provision at Gilmorton recreation ground.
18/01444/FUL	16/05/19	South Kilworth Rd, north Kilworth	£39,192.00	Enhancement of outdoor sports facilities in North Kilworth
18/00579/OUT	22/05/19	Arnesby Road Fleckney		0.552ha land for outdoor sports provision on site
18/01320/FUL	18/12/19	Knights Close Welford Rd Husbands Bosworth	£48,990.00	towards improvement of sports facilities in Husband Bosworth
17/02146/FUL	10/02/2020	High Street Fleckney	£84,916.00	towards facilities at Lodge Rd sports ground or Leicester Road sports ground