



HARBOROUGH DISTRICT COUNCIL
INFRASTRUCTURE FUNDING STATEMENT
2020/21

18 November 2021

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1. Introduction

- 1.1 The Infrastructure Funding Statement (IFS) 2020/21 is the second 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 2020/21 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 2020/21.
- 1.3 An IFS requires the Council to report the total amount of money to be provided by Section 106 agreements signed in 2020/21. 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 2020/21. Any contributions paid to the Council before 2020/21 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 to be made.
 - **Received** – financial or non - financial contributions which have been received by HDC.
 - **Allocated** – contributions which have been received by HDC and allocated to specific infrastructure 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 01/04/2020 to 31/03/2021.
- 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.

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- 1.6 The Covid 19 pandemic has impacted on the wider economic activity and working practices. This has resulted in lower amounts of contributions being received, lower amounts spent and lower number of completed legal agreements, during the financial year 2020/21.

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 were 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 District 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.

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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 2020/21

6.1 Table 1, below, shows the amount of S106 contributions paid to the Council during the financial year 2020/21 (between 01/04/2020 to 31/03/2021 inclusive). It shows the key types of contribution and the amounts of financial contributions received in the financial year 2020/21 which amounted to a total of **£1,584,493.03** in S106 (financial) contributions.

Table 1 Financial Contributions Received 2020/21

Infrastructure type	Amount received
Affordable Housing	£569,677.98
Community facilities	£315,559.49
Health CCG	£171,737.40
Police	£166,876.62
Children & Young People	£58,909.08
Off-site recreation (Allotments; Greenways; Sports)	£263,789.64
Cemetery	£37,942.92

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Table No. 2: Affordable Housing Contributions (Commuted sums)

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
16/00034/OUT	06/04/2017	Self-Unlimited Shangton Care, Shangton	£334,971.98	19/03/2021
16/00640/FUL	08/08/2017	The Old Mill, 9 London Road, Great Glen	£90,000.00	21/11/2020
18/00420/FUL	11/02/2019	1 Main Street, Kibworth Harcourt	£144,706.00	22/01/2021
Total			£569,677.98	

Table No.3: Community Facilities Contribution

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
01/00181/OUT	05/10/2005	Farndon Rd, Parcel 4	£6,970.00	04/11/2020
01/00181/OUT	05/10/2005	Farndon Rd, Parcel 4	£8,962.56	04/11/2020
14/01088/OUT	04/06/2015	Land at Charity Farm, Bushby	£73,406.50	19/11/2020
15/00746/OUT	06/04/2016	Farndon Rd, Parcel 2	£85,959.58	26/11/2020
16/00034/OUT	06/04/2017	Shangton	£1,547.15	29/09/2020
16/00373/OUT	30/01/2018	Ashby Rd, Ullesthorpe	£13,285.22	21/09/2020
16/00925/OUT	29/06/2017	Leys Crescent, S. Kilworth	£3,212.04	07/01/2021
16/00925/OUT	29/06/2017	Leys Crescent, S. Kilworth	£7,633.05	03/03/2021
16/01143/OUT	22/01/2019	S. of Station Rd, N. Kilworth	£10,956.00	26/02/2021
17/00579/OUT	16/10/2017	Oaks Road, Great Glen	£66,786.75	11/12/2020
18/00687/FUL	20/02/2019	58 Cottage Road, Market Harborough	£25,725.00	25/08/2020
18/01320/FUL	22/01/2019	Knights Close, Husbands Bosworth	£11,115.64	22/01/2021
Total			£315,559.49	

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Table No. 4: Health Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
14/01088/OUT	04/06/2015	Charity Farm, Bushby	£117,374.50	19/11/2020
15/01340/OUT	09/08/2016	Crowfoot Way, Broughton Astley	£43,876.20	16/10/2020
17/00593/FUL	28/03/2018	Main Street, Claybrooke Magna	£4,373.30	16/11/2020
18/01320/FUL	18/12/2019	Knights Close, Husbands Bosworth	£6,113.40	22/01/2021
Total			£171,737.40	

Table No. 5: Police Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
15/01340OUT	09/08/2016	Crowfoot Way, Broughton Astley	£16,516.08	16/10/2020
13/01483/OUT	04/03/2016	Manor Farm, (Airfield Farm), M Harborough	£150,360.54	10/03/2021
Total			£166,876.62	

Table No. 6: Children & Young Peoples Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
04/00319/OUT	19/05/2005	Warwick Road, Kibworth KB1	£58,645.83	13/11/2020
16/00925/OUT	29/06/2017	Leys Crescent, S. Kilworth	£263.25	07/01/2021
Total			£58,909.08	

Table No. 7: Off-site Recreation Contributions – Allotments

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
16/00925/OUT	29/06/2017	Ley Crescent, S. Kilworth	£149.41	07/01/2021
16/01942/OUT	17/10/2017	Leicester Lane, Great Bowden	£2,591.27	11/12/2020
18/01320/OUT	18/12/2019	Knights Close, Husbands Bosworth	£730.45	22/01/2021
Total			£3,471.13	

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Table No. 8: Offsite Recreation Contributions - Greenways

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
16/00925/OUT	29/06/2017	Ley Crescent, S. Kilworth	£846.67	07/01/2021
16/01942/OUT	17/10/2017	Leicester Lane, Great Bowden	£14,629.47	11/12/2020
17/00593/FUL	28/03/2018	Main Street, Claybrooke Magna	£5,912.54	16/11/2020
17/00579/OUT	16/10/2017	Oak Road, Great Glen	£49,740.22	11/12/2020
18/01320/OUT	18/12/2019	Knights Close, Husbands Bosworth	£4,139.25	22/01/2021
Total			£75,268.15	

Table No. 9: Offsite Recreation Contributions – Outdoor Sports

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
16/01942/OUT	17/10/2017	Leicester Lane, Great Bowden	£26,185.53	11/12/2020
16/01942/OUT	17/10/2017	Leicester Lane, Great Bowden	£34,486.44	11/12/2020
16/00925/OUT	29/06/2017	Leys Crescent, S. Kilworth	£5,051.61	07/01/2021
17/00579/FUL	16/10/2017	Oaks Road, Great Glen	£59,353.88	11/12/2020
17/00593/FUL	28/03/2018	Main Street, Claybrooke Magna	£35,276.51	16/11/2020
18/01320/FUL	18/12/2019	Knights Close, Husbands Bosworth	£24,696.39	22/01/2021
Total			£185,050.36	

Table No. 10: Cemetery Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
15/01340/OUT	09/08/2016	Crowfoot Way, Broughton Astley	£9,987.03	16/10/2020
16/01942/OUT	17/10/2017	Leicester Lane, Great Bowden	£9,712.00	11/12/2020
17/00593/FUL	28/03/2018	Main Street, Claybrooke Magna	£4,421.99	16/11/2020
17/01269/OUT	27/07/2018	Angell Drive, Market Harborough	£11,074.00	18/07/2020
18/01320/OUT	18/12/2019	Knights Close, Husbands Bosworth	£2,747.90	22/01/2021
Total			£37,942.92	

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7.0 S106 Contributions Spent during 2020/21

7.1 Table 11, below, shows the amount of S106 financial contributions spent and non-financial contributions secured, i.e., affordable dwellings delivered/provided during the financial year 2020/21. Table 11 shows the key categories/types of contribution and either the amount of the financial contribution made or, as in the case of affordable housing, the number of dwellings secured. The table also includes contributions spent by key external partners, for example, Clinical Commissioning Groups (CCGs) and the Police. Spend figures are relatively lower than usual, due to the constraints lockdown/s have placed on delivery of associated developments due to the Covid 19 pandemic.

Table No.11 – S106 contributions spent in 2020-21

Infrastructure type	Amount Spent
Affordable Housing	207 dwellings provided
Community facilities	£7,200.00
Health CCG	No spend due to Pandemic
Offsite recreation (outdoor sports, parks & gardens, greenways)	£141,825.78
Police	£57,429.86

8.0 S106 Contributions Secured during 2020/21

8.1. Harborough District Council has secured S106 contributions from the developments listed in Tables 12 to 19 below, 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 of the development. 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.

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Table No. 12: Affordable Housing Secured for Future Years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure (Non-financial contribution)
19/01336/FUL	11/09/2020	Fisher Farm, Main St, Foxton	-	2no x 2-bedroom bungalows.

Table No.13: Cemeteries Contributions secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
19/01336/FUL	11/09/2020	Fisher Farm, Main St, Foxton	£1,998.00	New burial plots or infrastructure to be provided within 4Km distance of development.
19/00461/FUL		Leicester Rd, Market Harborough	£6,004.00	Provision of new burial plots or other enhancements to existing cemeteries within 2 km of development.

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

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
19/01336/FUL	11/09/2020	Fisher Farm, Main St, Foxton	£13,035.00	To be used for new build extension or upgrading of existing community facilities in Foxton parish.

Table No.15: Greenways Contribution secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
19/01336/FUL	11/09/2020	Fisher Farm, Main St, Foxton	£3,010.70	Connectivity signage to access to PROW/Cycleway/walking/bridleways within 1.6Km distance of development.
19/00641/FUL	05/10/2020	Leicester Rd, Market Harborough	£9,044.00	Enhance the existing sustainable travel network within 1.6 km of development.

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Table No.16: Health Contribution secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
19/00461/FUL	05/10/2020	Leicester Rd, Market Harborough	£6,894.00	To enhance the capacity of the at the MH medical practice and the South Leicester medical group to account for the additional patients generated by the development.

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

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
19/01336/FUL	11/09/2020	Fisher Farm, Main St, Foxton	£3,009.00	Habitat improvement to adjacent watercourse or similar in Foxton within 1.6km of the development.

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

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
19/01336/FUL	11/09/2020	Fisher Farm, Main St, Foxton	£2,251.70	Enhancement of facilities at memorial gardens or Welland Park.

Table No.19: Sports Facilities Contribution secured for future years

Planning Ref No.	Date of Agreement	Development Site	Amount £	Proposed Infrastructure
19/01336/FUL	11/09/2020	Fisher Farm, Main St, Foxton	£17,963.00	Provision of floodlights at Foxton tennis club and improvement of outdoor sports facilities at Foxton recreation ground.