



HARBOROUGH DISTRICT COUNCIL
INFRASTRUCTURE FUNDING STATEMENT
2021/22

Publication Date: January 2023

Contents

1. Introduction	3.
2. Planning Obligations	4.
3. Community Infrastructure Levy (CIL)	4.
4. Section 278 Highways Agreements	4.
5. Section 106 Contributions Secured in 2021/22	5.
6. Section 106 Contributions Received in 2021/22	6.
7. Section 106 Contributions Spent/allocated in 2021/22	9.
8. Section 106 Contributions Unallocated	12

1. INTRODUCTION

- 1.1 The Infrastructure Funding Statement (IFS) 2021/22 published by Harborough District Council (HDC) is an annual statement of the financial and non-financial Section 106 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 2021/22 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 2021/22*. To ensure greater transparency on the receipt and use of developer contributions, in accordance with the CIL Regulations (2019) as amended, local authorities are now required to produce an Infrastructure Funding Statement (IFS) by 31st December each year (or more often if a local authority chooses to do so).
- 1.3 The main purpose of the IFS is to 'look back' over the previous financial year in terms of Section 106 agreements and CIL monies agreed, received, allocated and spent.
- 1.4 This IFS requires the Council to report the total amount of money to be provided by Section 106 agreements signed in 2021/22. The contributions will be paid by the developer, only if planning permission is implemented and specific 'trigger points' are reached, e.g. 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 2021/22. Any contributions paid to the Council before 2021/22 which remain unallocated are to be reported in the statement too.
- 1.5 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
 - **Spent/delivered** – financial or non-financial contributions which have been spent or delivered
 - **Allocated** – contributions which have been received by HDC and allocated to specific projects
 - **Financial Year**- unless stated otherwise, the financial year for this Infrastructure Funding Statement (IFS) is 01/04/2021 to 31/03/2022.
- 1.6 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. Depending on circumstances, HDC will consider if it may be possible to incorporate any forecasting of developer contributions and future infrastructure priorities, within the Infrastructure Funding Statement (IFS) in future years.

2. Planning Obligations

- 2.1 Planning obligations are legal obligations entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal and make it acceptable in planning terms. 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 support growth and development.
- 2.2 Planning obligations should only be used where it is not possible to address the impacts of development through a planning condition or by use of other statutory measures. They are legally binding and enforceable if planning permission is granted and they are tied to the land.
- 2.3 Planning obligations must meet the 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.

- 2.4 Harborough District Council 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 adopted Harborough District Council Planning Obligations Supplementary Planning Document (June 2022).

3.0 Community Infrastructure Levy (CIL)

- 3.1 The Community Infrastructure Levy (CIL) applies where local authorities have adopted a CIL Charging Schedule and is essentially a fixed financial contribution based on the size of development proposed. Unlike S106 agreements, money received through CIL is not tied to a particular development and can be spent more flexibly on new and enhanced infrastructure across the District.
- 3.2 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, e.g. 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 Section 106 Contributions secured (formally agreed) in 2021/22

- 5.1 A total of **£2,007,547.21** in financial contributions to Harborough District Council was secured through Section 106 agreements entered into during 2021/22. The sum is broken down in Table 1 which sets out the location of each development site and the type of contribution secured.
- 5.2 It is expected that these contributions will come forward in future years in a phased manner and it is important to note that the majority of the contributions will be index-linked and therefore this total should not be taken to be an exact sum that will be received by the District Council. There is also on-site affordable housing provision, entered into through two S106 agreements signed in 2021/22 as set out below in Table 2.

Table 1 – Section 106 funds secured through S106 agreements entered into in 2021/22

Reference	Location	Type	Amount (£)
19/00853/FUL	Former Allotment De Verdon Rd Lutterworth	Allotments	3,477.00
19/00853/FUL	Former Allotment De Verdon Rd Lutterworth	Cemetery & burial	13,082.00
19/00853/FUL	Former Allotment De Verdon Rd Lutterworth	Community facilities	85,320.00
19/00853/FUL	Former Allotment De Verdon Rd Lutterworth	Greenway	19,706.40
19/00853/FUL	Former Allotment De Verdon Rd Lutterworth	Health	28,799.50
19/00853/FUL	Former Allotment De Verdon Rd Lutterworth	Natural & Semi Natural greenspace	93,110.05
19/00853/FUL	Former Allotment De Verdon Rd Lutterworth	Monitoring	3,478.00
19/00853/FUL	Former Allotment De Verdon Rd Lutterworth	Outdoor Sports facilities	117,576.0
19/01274/OUT	Land East of Paynes Lane Medbourne	Allotments	724.50
19/01274/OUT	Land East of Paynes Lane Medbourne	Cemetery & burial	2,725.00
19/01274/OUT	Land East of Paynes Lane Medbourne	Children and play	1,276.50
19/01274/OUT	Land East of Paynes Lane Medbourne	Community facilities	12,795.00
19/01274/OUT	Land East of Paynes Lane Medbourne	Health	6,447.75
19/01274/OUT	Land East of Paynes Lane Medbourne	Monitoring	1,750.00
19/01274/OUT	Land East of Paynes Lane Medbourne	Sports facilities	24,495.00
19/01596/FUL	Meadowside Rugby Road Swinford	Allotment	1,014.30
19/01596/FUL	Meadowside Rugby Road Swinford	Amenity Greenspace	3,381.00
19/01596/FUL	Meadowside Rugby Road Swinford	Cemetery & Burial	3,815.70
19/01596/FUL	Meadowside Rugby Road Swinford	Children and play	1,787.10
19/01596/FUL	Meadowside Rugby Road Swinford	Community facilities	17,913.00
19/01596/FUL	Meadowside Rugby Road Swinford	Greenways	5,747.70
19/01596/FUL	Meadowside Rugby Road Swinford	Health	8,622.04
19/01596/FUL	Meadowside Rugby Road Swinford	Monitoring	2,250.00
19/01596/FUL	Meadowside Rugby Road Swinford	Parks & Gardens	4,298.70
19/01596/FUL	Meadowside Rugby Road Swinford	Sports Facilities	34,293.00
20/00370/FUL	Uppingham road Thurnby	Cemetery & Burial	5,753.13
20/00370/FUL	Uppingham road Thurnby	Community facilities	28,178.00
20/00370/FUL	Uppingham road Thurnby	Health	9,145.44
20/00370/FUL	Uppingham road Thurnby	Monitoring	750.00
20/00370/FUL	Uppingham road Thurnby	Natural & Semi Natural greenspace	12,578.63
20/00891/OUT	Eady Drive Market Harborough 2022	Cemetery & Burial	63,595.00
20/00891/OUT	Eady Drive Market Harborough 2022	Community Facilities	298,550.00
20/00891/OUT	Eady Drive Market Harborough 2022	Greenways	95,795.00
20/00891/OUT	Eady Drive Market Harborough 2022	Health	76,842.89
20/00891/OUT	Eady Drive Market Harborough 2022	Indoor Sports	318,103.00
20/00891/OUT	Eady Drive Market Harborough 2022	Monitoring	1,500.00
20/00891/OUT	Eady Drive Market Harborough 2022	Outdoor Sports	472,610.00
20/01549/FUL	Tymecross Gardens Market Harborough	Community facilities	20,743.00
20/01549/FUL	Tymecross Gardens Market Harborough	Health	5,927.88
20/01549/FUL	Tymecross Gardens Market Harborough	Open space	59,080.00
20/01549/FUL	Tymecross Gardens Market Harborough	Monitoring	750.00

20/01549/FUL	Tymecross Gardens Market Harborough	Sports	39,760.00
Total			£2,007,547.21

Table 2 – Affordable housing required from S106 planning obligations signed in 2021/22

Reference	Location	Total Units
19/01596/FUL	Meadowside, Rugby Road, Swinford	6
20/01549/FUL	Tymecross Gardens, Market Harborough	27
Total		33

6.0 Section 106 contributions collected in 2021/22

6.1 A total of **£4,227,165.11** was collected/received by the Council through Section 106 planning obligations in 2021/22. Of this total the majority was collected/received towards Outdoor Sports (£1,218,431.37), Community facilities (£875,076.84), Cemetery (£431, 237.73) and Health (£415,587.29).

6.2 A full breakdown of the collected/received contributions is provided in Tables 3 to 15 below.

Table 3 – Affordable Housing (Off-Site) Contribution

Reference	Date of agreement	Development site	Amount £	Date received
16/00373/OUT	30/01/2018	Land at Ashby Road Ullesthorpe	£237,409.76	21/09/2021
Total			£237,409.76	

Table 4 – Amenity Greenspace Contributions

Reference	Date of agreement	Development site	Amount £	Date received
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£1,968.48	01/04/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£1,983.85	14/06/2021
Total			£3,952.33	

Table 5 - Cemetery Contributions

Reference	Date of agreement	Development site	Amount £	Date received
12/00044/FUL	26/07/2016	Land north of Uppingham Road Houghton on the Hill	£16,829.24	12/07/2021
13/01142/OUT	13/11/2014	Land off Broughton Way Broughton Astley	£78,186.21	30/09/2021
13/01483/OUT	04/03/2016	Manor farm (Airfield farm)	£107,591.32	01/04/2021

Reference	Date of agreement	Development site	Amount £	Date received
15/02006/OUT	12/09/2019	Overstone Park Kettering Road Market Harborough	£120,940.27	27/09/2021
16/00166/OUT	25/01/2018	Land North of Fleckney Road Kibworth Beauchamp	£40,148.84	20/08/2021
16/01459/OUT	18/09/2017	Fisher Farm Foxton	£2,133.78	25/02/2021
17/00212/OUT	20/03/2018	Winckley Close Houghton on the Hill	£4,544.20	14/06/2021
17/00885/OUT	30/01/2018	Land North of Kimcote Road Gilmorton	£4,164.98	16/06/2021
17/02020/FUL	20/02/2019	Land at Burnmill Farm	£11,628.80	01/03/2022
16/00592/OUT	20/12/2017	Kilby Road Fleckney	£31,638.30	01/07/2021
16/01682/OUT	28/08/2017	Land east of Pincet Lane Station Road North Kilworth	£2,282.35	20/12/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£2,456.54	01/04/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£2,475.72	14/06/2021
19/00461/FUL	05/10/2020	Ambulance Station Leicester Road Market Harborough	£3,100.94	16/08/2021
19/00461/FUL	05/10/2020	Ambulance Station Leicester Road Market Harborough	£3,116.24	27/09/2021
Total			£431,237.73	

Table 6 - Children & Young Peoples Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
12/00044/FUL	18/01/2016	Land North of Lubenham Hill Market Harborough	£151,432.08	05/05/2021
17/01269/OUT		Angell Drive Market Harborough	£5,015.75	10/05/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£1,048.38	14/06/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£1,040.26	01/04/2021
Total			£158,536.47	

Table 7 - Community Facilities Contribution

Reference	Date of Agreement	Development Site	Amount £	Date Received
13/01483/OUT	04/03/2016	Manor Farm (Airfield Farm) Market Harborough	£410,236.36	22/04/2021
14/01088/FUL	04/06/2015	Land at Charity Farm Bushby	£73,626.93	09/08/2021
14/01439/FUL	12/04/2018	Uppingham Road	£20,598.83	12/07/2021
15/01391/OUT	16/02/2017	Dunmore Road Market Harborough	£27,274.04	27/10/2021
15/01665/OUT	17/01/2017	Coventry Road Lutterworth	£99,308.24	16/07/2021
15/01975/OUT	26/07/2017	Land North of Uppingham Road Houghton Houghton on the Hill	£20,930.83	27/08/2021
16/00592/OUT	20/12/2017	Kilby Road Fleckney	£57,857.60	09/08/2021
16/01143/OUT	22/01/2019	Land South of Station Road North Kilworth	£11,584.89	06/01/2022
16/01682/OUT	29/08/2017	Land East of Pincet Lane & Station Road North Kilworth	£5,656.20	20/12/2021
17/00885/OUT	30/01/2018	Kilmcote Road Gilmorton	£16,850.27	16/06/2021
17/01256/OUT	17/09/2018	Ullesthorpe Road Gilmorton	£15,406.73	14/04/2021

Reference	Date of Agreement	Development Site	Amount £	Date Received
17/01269/OUT	27/07/2018	Angell Drive Market Harborough	£21,660.26	10/05/2021
17/02020/FUL	20/09/2019	Land at Burnmill Farm	£46,066.06	10/09/2021
17/02146/FUL	10/02/2020	Land off High Street Fleckney	£3,866.50	16/08/2021
18/00687/FUL	20/02/2019	Land at 58 Coventry Road Market Harborough	£26,113.59	05/11/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth road North Kilworth	£18,039.51	14/06/2021
Total			£875,076.84	

Table 8 - Health Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
14/01088/OUT	04/06/2015	Charity Farm Bushby	£117,726.97	09/08/2021
15/01391/OUT	16/02/2017	Land at Dunmore Road Market Harborough	£2,411.16	27/10/2021
15/02006/OUT	12/02/2019	Overstone Park Kettering Road Market Harborough	£102,843.77	27/09/2021
16/00166/OUT	25/01/2018	North of Fleckney Road Kibworth Beauchamp	£62,779.52	20/08/2021
16/00592/OUT	20/12/2017	Kilby Road Fleckney DWH	£48,660.73	01/07/2021
16/01682/FUL	29/08/2017	Land East of Pincet Lane and Station Road North Kilworth	£12,927.22	20/12/2021
17/02020/FUL	20/02/2019	Land at Burnmill Farm	£26,894.54	10/09/2021
17/02020/FUL	20/02/2019	Land at Burnmill Farm	£27,739.52	01/03/2022
18/00687/FUL	20/02/2019	58 Coventry Road Market Harborough	£6,446.48	15/11/2021
19/00461/FUL	05/10/2020	Ambulance Station Leicester Road Market Harborough	£7,157.38	14/09/2021
Total			£415,587.29	

Table 9 - Off-site Recreation Contributions – Allotments -

Reference	Date of agreement	Development site	Amount £	Date Received
12/00044/FUL	18/01/2016	Land North of Lubenham Hill Market Harborough	£6,880.28	05/05/2021
13/01483/OUT	04/03/2016	Manor Farm (Airfield Farm) Market Harborough	£25,861.53	22/04/2021
15/01975/OUT	26/07/2016	Land North of Uppingham Rd Houghton on the Hill	£4,047.59	12/07/2021
16/00166/OUT		Land North of Fleckney Road Kibworth Beauchamp	£9,649.62	26/08/2021
16/00592/OUT	210/12/2017	Kilby Road Fleckney	£7,604.14	01/07/2021
17/00212/OUT	20/03/2018	Winckley Close Houghton on the Hill	£1,206.88	05/05/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£1185.45	01/04/2021
Total			£56,435.49	

Table 10 - Off-site Recreation Contributions – Greenways

Reference	Date of agreement	Development site	Amount £	Date Received
16/00166/OUT	25/01/2018	Land North of Fleckney Road Kibworth Beauchamp	£72,601.96	20/08/2021
16/01459/OUT	18/09/2017	Fisher Farm Foxton	£3,215.30	25/02/2022
16/01682/OUT	29/08/2017	Land East of Pincet Lane & Station Road North Kilworth	£4,540.18	20/12/2021
17/00212/OUT	20/03/2018	Winckley Close Houghton on the Hill	£6,839.03	14/06/2021
17/00885/OUT	30/01/2018	Land North of Kimcote Road Gilmorton	£6,274.72	16/06/2021
17/01269/OUT	27/07/2018	Angell Drive Market Harborough	£16,131.74	10/05/2021
17/02020/FUL	20/02/2019	Land at Burnmill Farm Market Harborough	£17,516.80	01/03/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£4,476.90	14/06/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£4,442.22	01/04/2021
19/00461/FUL	05/10/2020	Ambulance Station Leicester Road Market Harborough	£4,671.04	16/08/2021
19/00461/FUL	05/10/2020	Ambulance Station Leicester Road Market Harborough	£4,694.00	27/09/2021
Total			£145,403.89	

Table 11 - Off-site Recreation Contributions – Outdoor Sports

Reference	Date of agreement	Development site	Amount £	Date Received
13/01483/OUT	04/03/2016	Manor Farm (Airfield Farm)	£105,665.45	26/07/2021
15/011391/FUL	16/02/2017	Land Dunmore Road market Harborough	£84,279.04	27/10/2021
15/01975/OUT		Land north of Uppingham Road Houghton on the Hill	£158,069.51	26/07/2021
16/00166/OUT	25/01/2018	Land north of Fleckney Road Kibworth Beauchamp	£326,249.35	20/08/2021
16/00592/OUT	20/12/20	Kilby Road Fleckney	£257,092.42	01/07/2021
16/01459/OUT	29/08/2017	Fisher Farm Foxton	£9,856.73	25/02/2021
16/01682/FUL	29/08/2017	Land east of Pincet Lane and Station Road North Kilworth	£18,547.36	20/12/2021
17/00212/OUT	20/03/2018	Winckley Close Houghton on the Hill	£40,804.32	14/06/2021
17/00885/OUT	30/01/2018	Land North of Kimcote Road Gilmorton	£37,436.87	16/06/2021
17/01269/OUT	27/07/2018	Angell Drive Market Harborough	£96,248.21	10/05/2021
17/02020/FUL	20/02/2019	Land at Burnmill Farm	£104,512.00	01/03/2022
17/02146/FUL	10/02/2017	Land off High Street Fleckney	£8,590.47	16/08/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£19,961.90	01/04/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£20,117.74	10/05/2021
Total			£1,287,431.37	

Table 12 - Off-site Recreation Contributions – Parks and Gardens

Reference	Date of agreement	Development site	Amount £	Date Received
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£2,502.26	01/04/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£2,521.80	14/06/2021
12/00044/FUL	18/01/2016	Land North of Lubenham Hill Market Harborough	£47,354.45	05/05/2021
Total			£52,378.51	

Table 13 Off site Semi Natural and Natural Greenspace

Reference	Date of agreement	Development site	Amount £	Date Received
16/01459/FUL	18/09/2017	Fisher Farm Foxton	£3,213.49	25/02/2022
17/02146/FUL	10/02/2020	High Street Fleckney	£11,808.87	16/08/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£34,609.99	16/04/2021
18/01444/FUL	16/05/2019	The Stables South Kilworth Road North Kilworth	£34,880.20	14/06/2021
Total			£84,512.55	

Table 14 Off site recreation (Typology not specified)

Reference	Date of agreement	Development site	Amount £	Date Received
15/01975/OUT	12/04/2018	Land North of Uppingham Road	£87,929.79	12/07/2021
17/01256/OUT	17/09/2018	Ullesthorpe Road Gilmorton	£57,980.84	14/04/2021
17/01269/OUT	27/07/2018	Angell Drive Market Harborough	£132,307.40	10/05/2021
Total			£278,218.03	

Table 15 Police Contributions

Planning Ref No.	Date of Agreement	Development Site	Amount £	Date Received
15/01975/OUT	26/07/2016	Land North of Uppingham Road Houghton on the Hill	£11,283.53	27/08/2021
15/02006/OUT	12/02/2019	Overstone Park Kettering Road Market Harborough	£163,013.00	14/04/2021
16/00166/OUT	25/01/2018	Land North of Fleckney Road Kibworth Beauchamp	£26,688.32	20/08/2021
Total			£200,984.85	

7.0 S106 Contributions Spent in 2021/22

7.1 The Infrastructure Funding Statement also reports on the total amount of money under any planning obligations that has been received before the reported year which has not been allocated by the Council and the total amount of money under any planning obligation which were spent or allocated during the reported year.

- 7.2 A total of **£2,203,454.62** of S106 funds were spent/allocated in financial year 2021/22. Table 16 below shows the amount of S106 financial contributions spent by type of infrastructure and 231 affordable dwellings units were delivered during the financial year 2021/22.

Table 16 – Section 106 funds spent in 2021/22

Type of Infrastructure	Amount
Affordable Housing	231 units delivered
Allotments	£872.00
Canal towpath	£163,829.78
Cemetery	£79,140.95
Children and Young People	£2,631.80
Community facilities	£984,249.97
Greenways	£13,495.00
Police	£934,285.12
Sport	£24,950.00
TOTAL	£2,203,454.62

Section 106 Money received by the Council but not spent in 2021/22

- 7.3 A total of **£3,964,201.40** has been received through planning obligations before 1st April 2021, and has not yet been allocated by the District Council.
- 7.4 A breakdown by contribution type is set out in Table 17 below. As and when decisions are made to allocate these various S106 contributions, this will be set out in future iterations of the IFS as per the information in Table 12 above.

Table 17 – Non - allocated Section 106 funds

Contributions for	Amount
Amenity Greenspace	£18,965.61
Allotments	£98,425.02
Cemetery	£346,549.11
Children and Young people	£222,400.90
Community facilities	£821,306.10
Greenways	£278,819.35
Off site recreation	£367,083.60
Parks and gardens	£62,976.84
Semi Natural Green spaces	£395,712.97
Sport	£1,351,961.90
Total	£3,964,201.40