



INFRASTRUCTURE FUNDING STATEMENT

2021/2022

*Annual Statement regarding Developer Contributions obtained
through s106 Agreements*

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1.0 Introduction

- 1.1 Following revisions to the Community Infrastructure Levy (Amendment) (England) Regulations 2019 No. 1103 on the 1st September 2019, the Council is required to produce an Infrastructure Funding Statement as it is a contribution receiving authority.
- 1.2 Producing an Infrastructure Funding Statement will provide transparency regarding s106 Agreements signed by the Council; a s106 Agreement is a legal agreement attached to a planning permission to mitigate the impact of an approved development. It can secure the provision of on-site infrastructure or financial payments for off-site infrastructure.
- 1.3 s106 Agreements can secure different types of infrastructure such as affordable housing, public open space, education and highways and transport. As Allerdale is within a two-tier authority system, Cumbria County Council is the responsible authority for education, flooding, social care and highways and transport. In most instances, Cumbria County Council is a signatory to s106 Agreements where there is a contribution towards these types of infrastructure.
- 1.4 As a contribution receiving authority, the County Council is required to produce its own Infrastructure Funding Statement¹; it is recommended that their Infrastructure Funding Statement is read in conjunction with this Statement to ensure a full understanding of contributions received and spent within Allerdale.
- 1.5 If contributions have been sought as part of a s106 Agreement which relate to the responsibilities of Cumbria County Council and the County Council is not a signatory, Allerdale Borough Council has the responsibility to collect the contribution from the applicant and pass it to the County Council for them to spend.
- 1.6 s106 Agreements can also be used to:
 - restrict a development or use of land in a specified way;
 - require specified operations or activities to be carried out in, on, under or over the land; and
 - require land to be used in a specified way.
- 1.7 The Statement will identify new activity relating to relevant s106 Agreements in this reporting year which is from 1st April 2021 until 31st March 2022. This will include identifying:
 - new agreements entered into by the Council in 2021/2022;
 - money which has been received but not yet allocated or spent;
 - money which has spent in 2021/2022;
 - non-financial agreements secured through a s106 Agreement; and
 - affordable homes which have been delivered.

¹ www.cumbria.gov.uk/elibrary/Content/Internet/535/18042/4419511462.pdf

1.8 All this data is available in an Excel format and can be viewed on the Council's website at <https://www.allerdale.gov.uk/en/planning-building-control/planning-policy>.

1.9 It should be noted that not all the money secured through s106 Agreements will have been received by the Council due to the need to wait for certain trigger points in the timescale of development (e.g. on commencement of development and phasing). As this Statement only relates to contributions agreed, received and spent in the period from 1st April 2010-31st March 2022, there are some contributions which will not be included in this Statement as they do not meet the criteria for inclusion. They will be included in future Infrastructure Funding Statements when they have had relevant activity.

2.0 Developer Contributions Agreed in 2021/2022 *(Refer to Table 1)*

2.1 Five s106 Agreements were entered into by the Council in the period between 1st April 2021 and 31st March 2022.

2.2 One of the Agreements included financial agreements between the Council and the applicants. £19,412 was agreed for off-site open space works within the Broughton Moor Recreation Landscape Area related to planning application FUL/2020/0010. It is expected that this money could fund the construction of a pathway and the provision of gates, fencing, planting, access points and benches, and repairs to the existing play equipment.

2.3 Chapter 6 includes a summary of the non-financial s106 Agreements made to Allerdale Borough Council within this monitoring year period.

3.0 Developer Contributions Received in 2021/2022 *(Refer to Table 2)*

3.1 The Council received no money in 2021/2022 towards s106 Agreement contributions.

4.0 Developer Contributions Spent in 2021/2022 *(Refer to Table 3)*

4.1 The Council spent £20,000 of the developer contributions it has received. This money was from the development at Scholars Green in Wigton and was transferred to Wigton Town Council to support the upgrade at Barton Laws, Wigton where work involved building new football changing rooms and making improvements to the playing pitch.

5.0 Developer Contributions Outstanding (i.e. not spent or allocated) *(Refer to Table 4)*

5.1 There are two contributions which are classified as 'outstanding' as the Council has yet to spend the money or allocate it for a project.

- 5.2 As a result of the housing development at Strawberry How in Cockermouth (2/2014/0381), £25,000 was received by the Council in July 2018 to upgrade Bellbrigg Lonning Play Area in Cockermouth. There is the intention to spend the money by the end of the 2022/2023 financial year, with tendering for the project works to be issued by the end of December 2022.
- 5.3 A total of £12,500 has now been received over three separate payments from the development at The Globe Hotel, Main Street, Cockermouth (2/2009/0781). The Council has yet to identify a project on which to spend this money, although it will be used to make car parking improvements in Cockermouth town centre.
- 5.4 Whilst not developer contributions, it should be noted that the Council currently has £100,214.48 associated with decommissioning bonds from three wind farms in Allerdale.

6.0 Non-financial agreements

- 6.1 As mentioned in Chapter 2, a number of s106 Agreements were signed by the Council which did not include any financial contribution requirements.
- 6.2 Five of the Agreements related to the provision of affordable housing as a result of proposed housing development in Allerdale. The largest commitment to the provision of affordable housing is the development at Harbour Place, Workington (FUL/2021/0166). Upon completion, this scheme will provide 107 units for people aged 55 years and over; 28 of the units will be made available for rent, with the remaining 79 units designated as Extra Care Units.
- 6.3 A 123 dwelling development at High Harrington (FUL/2020/0250) is required to make provision for eight affordable rent units and four discounted sale units, whilst a scheme for a 66 dwellings at Broughton Moor (FUL/2020/0010) is required to provide six rented units and seven units for discounted sale.
- 6.4 Four discounted sale units will be delivered through a housing development at Abbeytown (FUL/2020/0024) with six further discounted sale units to be delivered in Wigton (RMA/2019/0015).
- 6.5 The applicants for the developments at Abbeytown, Wigton and Broughton Moor are also required to enter into an agreement with a Management Company to maintain the public open spaces within the developments.
- 6.6 For the housing scheme at High Harrington, the applicants are legally required to submit a revised viability appraisal to the Council after the occupation of the 100th dwelling and prior to the occupation of the 110th dwelling; this will allow the Council to re-assess the affordable housing contribution.

7.0 Delivery of affordable houses (Refer to Table 5)

- 7.1 In the period of 1st April 2021-31st March 2022, 42 affordable homes were delivered in Allerdale. This comprised of three (7%) houses for discounted

sale, 29 (69%) houses for affordable rent and ten for Low Cost Home Ownership (24%).

- 7.2 The houses were delivered across the district with 34 in the Cockermouth Housing Market Area and eight in the Wigton Housing Market Area.

Table 1 – Developer Contributions Agreed in 2021/2022

Planning Permission Reference	Development	Location	Infrastructure Type	Contributions details	Contribution Amount	Trigger
FUL/2021/0166	107 Extra Care units and associated infrastructure and parking	Harbour Place, Land off Curwen Road, Workington	Affordable Housing	Affordable Rented Units	28	N/A
				Extra Care Units	79	N/A
FUL/2020/0250	Erection of 123 dwellings	Land to the East of Main Road, High Harrington, Workington	Affordable Housing	Affordable Rented Units	8	No more than 50% occupation of full market value units until 40% of the affordable units have been constructed. Limit occupation to no more than 90% of the full market value units until the remaining affordable units have been constructed
				Discounted Sale	4	
			Viability Reappraisal	Revised viability appraisal to be submitted to the Council to re-assess the affordable housing contribution	N/A	After the occupation of 100th dwelling but before the occupation of the 110th dwelling

2/2014/0868, FUL/2020/0010	Residential development of 66 dwellings and associated infrastructure	Land to the east of Heatherfields, Broughton Moor	Affordable Housing	Affordable Rented Units	6	Prior to the disposal/occupation of 70% of Full Market Value units
				Discounted Sale	7	
			Maintenance	Of public open space through a Management Agreement	N/A	Enter into the Management Agreement prior to the occupation of the 1st dwelling
			Open Space	For off-site open space works within the Broughton Moor Recreation Area	£19,412	After the occupation of 10th dwelling
FUL/2020/0024	Erection of 39 dwellings and associated infrastructure	Land adjacent to the Wheatsheaf, Abbey Road, Abbeytown	Affordable Housing	Discounted Sale	4	Prior to the disposal/occupation of more than 70% of the Full Market Value units until the affordable units have been constructed and are ready for occupation
			Maintenance	Of public open space through a Management Agreement	N/A	Enter into the Management Agreement prior to the occupation of the 1st dwelling
2/2016/0249, RMA/2019/0015	Erection of 57 dwellings	Land at Lowmoor Road, Wigton	Affordable Housing	Discounted Sale	6	Before disposal/occupation of 50% Full Market Value units, 50% of affordable units must be constructed and made ready for occupation.

			Maintenance	Of public open space through a Management Agreement	N/A	Enter into the Management Agreement prior to the occupation of the 1st dwelling
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Table 2 – Developer Contributions Received in 2021/2022

Planning Permission Reference	Development	Location	Infrastructure Type	Contributions details	Contribution Amount	Date payment received	Status
N/A							

Table 3 – Developer Contributions Spent in 2021/2022

Planning Permission Reference	Development	Location	Infrastructure Type	Contributions details	Contribution Amount	Expenditure details
2/2011/0143, 2/2013/0345, 2/2013/0570	Erection of 51 dwelling houses	Scholars Green, Wigton	Open space	Commutated sum for open space/recreational purposes within the Wigton area	£20,000	Passed to Wigton Town Council to support improvement works at Barton Laws, Wigton

Table 4 – Developer Contributions Currently Outstanding (i.e. not spent or allocated)

Planning Permission Reference	Development	Location	Infrastructure Type	Contributions details	Amount Outstanding
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2/2009/0781	Alterations and conversions to provide 10 no. properties comprising 4 no. ground floor apartments and 6 no. duplex units to first and second floors	The Globe Hotel, Main Street, Cockermouth	Parking	£12,500 to make town centre car parking improvements in Cockermouth	£12,500 (received 18/03/2019, 5/8/2020 and 10/11/2020)
2/2014/0381	Hybrid planning application comprising a full planning application for 96 residential units and an outline application for up to 224 residential units including open space, surface water attenuation, landscaping and access.	Land off Strawberry How Road, Cockermouth	Play area	£25,000 to upgrade Bellbrigg Lonning Play Area	£25,000 (received July 2018)
2/1995/0916	Erection of 9 wind turbines and transformers, construction of switchgear house and access tracks.	Oldside Windfarm, Access Road to Prince Of Wales Dock from Northside Road, Workington	Decommissioning bond (deposit)		£42,467.23
	Erection of six wind turbines	Great Orton windfarm	Decommissioning bond (deposit)		£28,884.04
2/2006/1321	Wind farm comprising of 7 wind turbines up to 81 metres high, a sub-station, an anemometry mast, access tracks including access off the public highway, underground electrical cabling (all for a period of 25 years), and a temporary construction compound.	Winscales Moor Wind Farm, Winscales, Workington	Decommissioning bond (deposit)		£28,863.21

Table 5 – Affordable units delivered

Planning Permission Reference	Development	Location	Number of units required in s106 Agreement	Number of units remaining on 1st April 2021	Number of units delivered in 2021/2022	Number of units outstanding as of 31st March 2022
2/2015/0514	Residential development of 79 units	Land adjacent to Station Hill, Wigton	15	7	7	0
2/2014/0408, 2/2017/0509	Application for the erection of up to 11 dwellings	Land adjacent The Chestnuts, Tallentire, Cockermouth	2	2	1	1
2/2017/0587	Residential Development for 110 dwellings	Former Auction Mart, Wigton	22	13	1	12
2/2010/0542	Outline consent for a residential development for 221 dwellings including 79 affordable dwellings and associated access and landscaping	Land adjacent to Fitz Park, Low Road, Cockermouth	79	9	4	5
2/2018/0155	Reserved Matters application for erection of 224 dwellings (Phase 2) following approval 2/2016/0670	Land off Strawberry How, Cockermouth	100	100	29	71

Appendix 1 Data relating to Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

Part 3 of Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019² includes a list of what must be included in the Infrastructure Funding Statement. The text below provides a summary of the data the Authority is required to report:

(a) The total amount of money to be provided under any planning obligations which were entered into during the reported year – **£19,412**

(b) The total amount of money under any planning obligations which was received during the reported year – **£0**

(c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority – **£37,500**

(d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:

(i) in relation to affordable housing, the total number of units which will be provided – **142 units**

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided – **not applicable – this is the responsibility of Cumbria County Council**

(e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure – **£0**

(f) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend) – **£20,000**

(g) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item – **not applicable**

(h) In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item – **changing facilities at Barton Laws, Wigton (£20,000)**

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part) – **£0**

² [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations – **£0**

(i) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held – **£0**