



INFRASTRUCTURE FUNDING STATEMENT

2020/2021

*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 2020 until 31st March 2021. This will include identifying:
 - new agreements entered into by the Council in 2020/2021;
 - money which has been received but not yet allocated or spent;
 - money which has spent in 2020/2021;
 - non-financial agreements secured through a s106 Agreement; and

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

- affordable homes which have been delivered.

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 2021, 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 2020/2021 (Refer to Table 1)

2.1 Three s106 Agreements were entered into by the Council in the period between 1st April 2010 and 31st March 2021.

2.2 None of the Agreements included financial agreements between the Council and the applicants.

2.3 Chapter 6 includes a summary of the non-financial agreements made to Allerdale Borough Council within these nine s106 Agreements.

3.0 Developer Contributions Received in 2020/2021 (Refer to Table 2)

3.1 The Council received £8,750 in 2020/2021 towards s106 Agreement contributions (2/2009/0781). This is to be added to the £3,750 received in the previous monitoring year to make town centre car parking improvements in Cockermouth.

4.0 Developer Contributions Spent in 2020/2021 (Refer to Table 3)

4.1 The Council spent none of the developer contributions it has received.

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

5.1 There are three 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 2021/2022 financial year, although there are no formalised project plans yet.

- 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 The Council is currently holding £20,000 from the development at Scholars Green in Wigton; this money is to be spent on open space/recreational purposes in the Wigton area. It is expected that this money will be spent in 2021/2022 to support the upgrade at Barton Laws where work is currently ongoing to build new football changing rooms and making improvements to the playing pitch.
- 5.5 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, three s106 Agreements were signed by the Council which did not include any financial contribution requirements.
- 6.2 All three of the Agreements related to the provision of affordable housing as a result of proposed housing development in Allerdale. An outline consent for housing at Gilcrux (OUT/2019/0023) requires the provision of 3 affordable units as part of a 13 housing unit development.
- 6.3 An 81 dwelling development at Stainburn (FUL/2019/0304) is required to make provision for four affordable rent units whilst an outline application for a 12 dwelling scheme at Thursby (OUT/2019/0002) is required to provide one rented unit and one unit for discounted sale. The development at Thursby is also required to produce an ecological management scheme prior to the commencement of development.

7.0 Delivery of affordable houses (Refer to Table 5)

- 7.1 In the period of 1st April 2020-31st March 2021, 24 affordable homes were delivered in Allerdale. This comprised of five (21%) houses for discounted sale, 14 (58%) houses for affordable rent, two for Low Cost Home Ownership (8%) and three (13%) for social rent.
- 7.2 The houses were delivered across the district with seven in the Cockermouth Housing Market Area and 17 in the Wigton Housing Market Area.

Table 1 – Developer Contributions Agreed in 2020/2021

Planning Permission Reference	Development	Location	Infrastructure Type	Contributions details	Contribution Amount	Trigger
OUT/2019/0023	Outline consent for 13 dwellings with all matters reserved except layout and means of access	Chapel Farm, Gilcrux	Affordable Housing	Affordable Units	3 units	N/A
FUL/2019/0304	Erection of 81 dwellings and associated infrastructure	Land at Stainburn Hall Farm, Stainburn, Workington	Affordable Housing	Affordable Rent Units	4 units for affordable rent	Prior to the disposal of 70% of open market housing
OUT/2019/0002	Outline application for a residential development of up to 12 dwellings, with approval sought for access and all other matters reserved	Land at Church Lane, Thursby	Affordable Housing	Affordable Units	1 rented unit 1 discounted sale unit	Prior to the disposal of 65% of open market housing
			Ecology	Ecological Management Scheme	Maintenance	Prior to the commencement of development

Table 2 – Developer Contributions Received in 2020/2021

Planning Permission Reference	Development	Location	Infrastructure Type	Contributions details	Contribution Amount	Date payment received	Status
2/2009/0781			Parking		£3,750	5/8/2020	Unspent

	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		£12,500 to make town centre car parking improvements in Cockermouth	£5,000	10/11/2020	Unspent
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Table 3 – Developer Contributions Spent in 2020/2021

Planning Permission Reference	Development	Location	Infrastructure Type	Contributions details	Contribution Amount	Expenditure details
N/A						

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

Planning Permission Reference	Development	Location	Infrastructure Type	Contributions details	Amount Outstanding
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)
2/2011/0143	Proposed erection of 46 dwelling houses (including 9 affordable units)	Scholars Green, Wigton	Open space/ recreational purposes	£20,000 to be spent in the Wigton area	£20,000
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 2020	Number of units delivered in 2020/2021	Number of units outstanding as of 31st March 2021
2/2017/0148	Residential development of 74 units	Land adjoining King Street, Wigton	15	1	1	0
2/2017/0039	Erection of 22 dwellings and associated infrastructure	Land south of Lawson Garth, Brigham	4	2	2	0
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	28	1	1	0
2/2015/0514	Residential development of 79 units	Land adjacent to Station Hill, Wigton	15	13	6	7
2/2012/0784, 2/2016/0294	Application for residential development	Kirk Cross Quarry, Brigham	8	4	4	0
2/2017/0587	Residential development for 110 dwellings	Former Auction Mart, Wigton	22	22	10	12

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 – **£0**

(b) The total amount of money under any planning obligations which was received during the reported year – **£8,750**

(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 – **£48,750**

(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 – **9 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) – **£0**

(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 – **not applicable**

(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