

# Infrastructure Funding Statement 2019/2020

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*Annual Statement regarding Developer Contributions  
obtained through s106 Agreements*

**January 2021**



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## **1.0 Introduction**

- 1.1 Following revisions to the Community Infrastructure Levy (Amendment) (England) Regulations 2019 No. 1103 on the 1<sup>st</sup> 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 Statement<sup>1</sup>; 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 1<sup>st</sup> April 2019 until 31<sup>st</sup> March 2020. This will include identifying:
  - new agreements entered into by the Council in 2019/2020;
  - money which has been received but not yet allocated or spent;
  - money which has spent in 2019/2020;
  - non-financial agreements secured through a s106 Agreement; and

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<sup>1</sup> [www.cumbria.gov.uk/elibrary/Content/Internet/535/18042/4419511462.pdf](http://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 1<sup>st</sup> April 2019-31<sup>st</sup> March 2020, 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 2019/2020 (Refer to Table 1)**

2.1 Nine s106 Agreements were entered into by the Council in the period between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020.

2.2 Only one of these Agreements included a financial contribution relating to Allerdale Borough Council. An application for a housing development at Millgrove, Glasson (2/2018/0188) included a s106 Agreement requirement to pay Allerdale Borough Council £93,085 in lieu of on-site provision of an affordable rented unit.

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 2019/2020 (Refer to Table 2)**

3.1 The Council received no money in 2019/2020 towards s106 Agreement contributions.

## **4.0 Developer Contributions Spent in 2019/2020 (Refer to Table 3)**

4.1 In total, the Council spent £262,334 of the developer contributions it had received prior to 1<sup>st</sup> April 2019.

4.2 The £100,000 contribution from the Lidl development at Maryport (2/2014/0786) was spent improving two football pitches at Milltoft and Ennerdale Road in Maryport.

4.3 £13,427 was transferred to Thursby Sport and Recreation Committee to support their work in the upgrading of Jubilee Play area; this contribution was received from the housing development at Matty Lonning, Thursby (2/2016/0070).

- 4.4 A total of £148,907 was transferred to Cumbria County Council for the provision of secondary school transport for the development at Matty Lonning, Thursby (£71,250) and for education provision relating to the development at Lawson Garth, Brigham (£77,657) (2/2017/0039).

**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.
- 5.3 £3,750 was been received by the Council in March 2019 from the development at The Globe Hotel, Main Street, Cockermouth (2/2009/0781). As this was a part-payment towards the overall total of £12,500 the Council will allocate the money to a project once the full s106 balance has been received.

**6.0 Non-financial agreements**

- 6.1 As mentioned in Chapter 2, nine s106 Agreements were signed by the Council which did not include any financial contribution requirements.
- 6.2 Three of the agreements related to the provision of affordable housing as a result of proposed housing development in Allerdale. One scheme at High Harrington (2/2017/0246) is required to provide 23 affordable dwellings as part of their development; this will comprise of 16 affordable rented units and seven discounted sale units.
- 6.3 A planning application at Millgrove, Glasston (2/2018/0188) was required to provide a monetary contribution in lieu of on-site provision of an affordable rented unit (see Chapter 2); however, the applicant is also required by the s106 Agreement to provide one unit for discounted sale as part of the development.
- 6.4 There was a s106 Agreement attached to an outline planning permission for housing at Marsh Terrace, Maryport (2/2018/0372). This requires the applicant to provide 20% of the total units as affordable units; this will be split equally between discounted sale and affordable rent units. As this is an outline permission, the total number of units is to be confirmed through a Reserved Matters application and therefore the total number of affordable houses from this development is unable to be calculated at this moment in time.
- 6.5 In July 2019, an application was approved at appeal to vary the play equipment provided at a housing development at Moss Bay Road, Workington (2/2018/0373).

- 6.6 In an application to convert a church to a dwelling house at Causewayhead (2/2018/0489), a s106 Agreement was used to ensure that the existing gatepost was relocated and that the existing hedge was lowered to improve the visibility splay of the access to the building.
- 6.7 Three of the Agreements (FUL/2019/0052, FUL/2019/0053 and FUL/2019/0054) relate to three phases of development at Moorhouse Hall, Wigton. The Agreements require the applicant to demolish and remove agricultural stores within two months of the completion of the approved development.
- 6.8 There was one Deed of Variation signed to amend the house type requirements at Old Chapel Close, Bothel (VAR/2019/0003).

**7.0 Delivery of affordable houses**  
***(Refer to Table 5)***

- 7.1 In the period of 1<sup>st</sup> April 2019-31<sup>st</sup> March 2020, 27 affordable homes were delivered in Allerdale. This comprised of 14 (52%) houses for discounted sale, six (22%) houses for affordable rent and seven (26%) for social rent.
- 7.2 The houses were delivered across the district with five in the Cockermouth Housing Market Area, nine in the Wigton Housing Market Area and 13 in the Workington and Maryport Housing Market Area.

**Table 1 – Developer Contributions Agreed in 2019/2020**

<b>Planning Permission Reference</b>	<b>Development</b>	<b>Location</b>	<b>Infrastructure Type</b>	<b>Contributions details</b>	<b>Contribution Amount</b>	<b>Trigger for Payment</b>
2/2018/0188	Outline application for eight bungalows	Field adjacent to Millgrove, Glasson, Wigton	Affordable housing	Payment in lieu of an affordable rented unit on-site	£93,085	Upon the sale of 70% of the open market units

**Table 2 – Developer Contributions Received in 2019/2020**

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

**Table 3 – Developer Contributions Spent in 2019/2020**

<b>Planning Permission Reference</b>	<b>Development</b>	<b>Location</b>	<b>Infrastructure Type</b>	<b>Contributions details</b>	<b>Contribution Amount</b>	<b>Expenditure details</b>
2/2014/0786	Erection of new food store	Land off Curzon Street, Maryport	Open Space	£100,000 - laying out and subsequent maintenance of the Open Space Land	£100,000	Improvements to football pitches at Milltoft and Ennerdale Road in May/June 2019
2/2017/0039	Erection of 22 dwellings	Lawson Garth, Brigham	Education	To be used towards the	£77,657	Money sent to Cumbria

				provision of new facilities or improvements at St Bridget's C of E Primary School Brigham or to cover travel costs of primary age children to school		County Council – 26/06/2019
2/2016/0070	Erection of 69 dwellings	Land at Matty Lonning, Thursby	Offsite Play Contribution	Off-site play space to be used for upgrading Jubilee Play area.	£13,427	Money passed to Thursby Sport and Recreation Committee in July 2019
2/2016/0070	Erection of 69 dwellings	Land at Matty Lonning, Thursby	Transport	To be used by the County Council to provide secondary school transport over a five year period	£71,250	Money sent to Cumbria County Council – 20/09/2019

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

<b>Planning Permission Reference</b>	<b>Development</b>	<b>Location</b>	<b>Infrastructure Type</b>	<b>Contributions details</b>	<b>Amount Outstanding</b>
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	£3,750 (received 18/03/2019)



				in Cockermouth	
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)

**Table 5 – Affordable units delivered**

<b>Planning Permission Reference</b>	<b>Development</b>	<b>Location</b>	<b>Number of units required in s106 Agreement</b>	<b>Number of units remaining on 1st April 2019</b>	<b>Number of units delivered in 2019/2020</b>	<b>Number of units outstanding as of 31<sup>st</sup> March 2020</b>
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	2	1	1
2/2015/0514	Residential development of 79 units	Land adjacent to Station Hill, Wigton	15	15	2	13
2/2016/0784	Residential development of 38 units	Kirk Cross Quarry, Low Road, Brigham,	8	8	4	4

		Cockermouth, Cumbria, CA13 0XH				
2/2016/0657	Residential development of 69 units	Land North East of Coachman Inn, Seaton	13	13	13	0
2/2017/0148	Residential development of 74 dwellings	Land adjoining King Street, Wigton	15	8	7	1

## **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 2019<sup>2</sup> 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 – **£93,085**

(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 – **£28,750**

(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 – **24 units (16 affordable rented units and 8 discounted sale 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) – **£262,334**

(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 – **£100,000 (improvements to two football pitches in Maryport), £13,427 (sent to**

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

**Thursby Sport and Recreation Committee) and £148,907 (sent to Cumbria County Council for the provision of secondary school transport and education provision) – see Table 3 of this Statement for details**

(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**

(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**