



INFRASTRUCTURE FUNDING STATEMENT

2022/2023

*Annual Statement regarding Developer Contributions obtained
through s106 Agreements*

Allerdale Borough Council

Contents

| | |
|------------|---|
| 1.0 | Introduction |
| 2.0 | Developer Contributions Agreed in 2022/2023 |
| 3.0 | Developer Contributions Received in 2022/2023 |
| 4.0 | Developer Contributions Spent in 2022/2023 |
| 5.0 | Developer Contributions Outstanding (i.e. not spent or allocated) |
| 6.0 | Non-financial agreements |
| 7.0 | Delivery of affordable houses |
| Table 1 | Developer Contributions Agreed in 2022/2023 |
| Table 2 | Developer Contributions Received in 2022/2023 |
| Table 3 | Developer Contributions Spent in 2022/2023 |
| Table 4 | Developer Contributions Currently Outstanding (i.e. not spent or allocated) |
| Table 5 | Affordable units delivered |
| Appendix 1 | Data relating to Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 |

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 provides transparency regarding s106 Agreements signed by the Council which are the legal agreements 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 of 31st March 2023, Allerdale was within a two-tier authority system with Cumbria County Council the responsible authority for education, flooding, social care and highways and transport. In most instances, Cumbria County Council was 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 2022 until 31st March 2023. This will include identifying:
 - new agreements entered into by the Council in 2022/2023;
 - money which has been received but not yet allocated or spent;
 - money which has spent in 2022/2023;
 - 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 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 2023, 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 2022/2023 *(Refer to Table 1)*

2.1 Three s106 Agreements were entered into by the Council in the period between 1st April 2022 and 31st March 2023.

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 s106 Agreements made to Allerdale Borough Council within this monitoring year period.

3.0 Developer Contributions Received in 2022/2023 *(Refer to Table 2)*

3.1 The Council received no money in 2022/2023 towards s106 Agreement contributions.

4.0 Developer Contributions Spent in 2022/2023 *(Refer to Table 3)*

4.1 A total of £37,500 s106 funding was spent on two projects between 1st April 2022 and 31st March 2023.

4.2 The first project was the upgrading of Bellbrigg Lonning Play Area in Cockermouth; the £25,000 received from the Strawberry How development in Cockermouth (2/2014/0381) was combined with additional grant funding provided by the Council to provide new and improve existing play equipment².

4.3 The second project was also in Cockermouth as a result of the development at The Globe Hotel on Main Street (2/2009/0781). £12,500 was spent providing a new car park payment machine at Sullart Street Car Park which is able to support 4G mobile phone technology and is connected to mains power rather than relying on solar power.

² www.timesandstar.co.uk/news/23436127.cockermouth-play-area-project-marks-end-councillors-28-year-term/

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

- 5.1 There are no contributions that are classified as 'outstanding' where the Council has yet to spend received money or allocate it for a project.
- 5.2 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, the three s106 Agreements which were signed by the Council in this period did not include any financial contribution requirements.
- 6.2 Two of the Agreements related to the provision of affordable housing as a result of proposed housing development in Allerdale. Six units will be provided at Aspatria (FUL/2020/0203); these units will comprise of three affordable rented units and three discounted sale units.
- 6.3 In addition, the approved scheme at Aspatria is required to enter into an agreement with a Management Company to maintain the public open space with the development. The developer is also required to erect, and subsequently maintain, a ball stop fence due to the proximity of the development site to a local rugby pitch.
- 6.4 A 67 dwelling development at Thursby (FUL/2022/0116) is required to make provision for seven affordable rent units, three discounted sale units and three First Homes units.
- 6.5 An approved scheme for a food store in Workington (FUL/2019/0210) will need to submit a Biodiversity Net Gain Management Plan and drainage solutions for foul water outfall and surface water outfall.

7.0 Delivery of affordable houses (Refer to Table 5)

- 7.1 In the period of 1st April 2022-31st March 2023, 54 affordable homes were delivered in Allerdale. This comprised of one (2%) house for discounted sale, 45 (83%) houses for affordable rent, six for Low Cost Home Ownership (11%) and two (4%) First Homes.
- 7.2 The houses were delivered across the district with 52 in the Cockermouth Housing Market Area and two in the Wigton Housing Market Area.

Table 1 – Developer Contributions Agreed in 2022/2023

| Planning Permission Reference | Development | Location | Infrastructure Type | Contributions details | Contribution Amount | Trigger |
|--------------------------------------|---|---|----------------------------|--|----------------------------|---|
| FUL/2020/0203 | Erection of 65 residential units and associated infrastructure | Station Road, Aspatria | Affordable Housing | Affordable Rented Units | 3 | Prior to the disposal/occupation of 70% of Full Market Value units |
| | | | | Discounted sale units | 3 | |
| | | | Maintenance | Of public open space | N/A | Management Agreement to be entered into prior to the occupation of the first dwelling |
| | | | | Ball Stop Fence | N/A | To be erected prior to the occupation of Plots 14, 20, 24 and 25 |
| FUL/2019/0210 | Erection of a new discount food store with car parking, landscaping and other associated works. | Land at New Bridge Road, Workington | Biodiversity | Biodiversity Net Gain Management Plan | N/A | Prior to the occupation of the development |
| | | | Drainage | Solutions for foul water outfall and surface water outfall | N/A | Prior to the installation of the Drainage Solution infrastructure |
| FUL/2022/0116 | 67 residential dwellings with associated open space, infrastructure, landscaping | Land West of St. Andrew's View, Thursby | Affordable housing | Discounted sale units | 3 | Prior to the disposal/occupation of 70% of Full Market Value units |
| | | | | First Homes units | 3 | Prior to the disposal/occupation of 75% of Full Market Value units |

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| | and ancillary works | | | Affordable rent units | 7 | Prior to the disposal/occupation of 80% of Full Market Value units |
|--|---------------------|--|--|-----------------------|---|--|

Table 2 – Developer Contributions Received in 2022/2023

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

Table 3 – Developer Contributions Spent in 2022/2023

| Planning Permission Reference | Development | Location | Infrastructure Type | Contributions details | Contribution Amount | Expenditure details |
|-------------------------------|---|---|---------------------|---|--|--|
| 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) | Spent in March 2023 to make improvements to Sullart Street car park, Cockermouth |
| 2/2014/0381 | Hybrid planning application comprising a full planning application for 96 residential units | Land off Strawberry How Road, Cockermouth | Play area | £25,000 to upgrade Bellbrigg Lonning Play Area | £25,000 (received July 2018) | Spent in March 2023 to upgrade Bellbrigg Lonning Play |

| | | | | | | |
|--|---|--|--|--|--|-------------------|
| | and an outline application for up to 224 residential units including open space, surface water attenuation, landscaping and access. | | | | | Area, Cockermouth |
|--|---|--|--|--|--|-------------------|

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

| Planning Permission Reference | Development | Location | Infrastructure Type | Contributions details | Amount Outstanding |
|--------------------------------------|---|---|----------------------------|--------------------------------|---------------------------|
| 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 | Winscales Moor Wind Farm, Winscales, Workington | | Decommissioning bond (deposit) | £28,863.21 |

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|--|---|--|--|--|
| | 25 years), and a temporary construction compound. | | | |
|--|---|--|--|--|

Table 5 – Affordable units delivered

| Planning Permission Reference | Development | Location | Number of units required in s106 Agreement | Number of units remaining on 1st April 2022 | Number of units delivered in 2022/2023 | Number of units outstanding as of 31st March 2023 |
|--------------------------------------|---|--|---|--|---|---|
| 2/2014/0408, 2/2017/0509 | Application for the erection of up to 11 dwellings | Land adjacent The Chestnuts, Tallentire, Cockermouth | 2 | 1 | 1 | 0 |
| 2/2017/0587 | Residential Development for 110 dwellings | Former Auction Mart, Wigton | 22 | 12 | 2 | 10 |
| 2/2018/0155 | Reserved Matters application for erection of 224 dwellings (Phase 2) following approval 2/2016/0670 | Land off Strawberry How, Cockermouth | 100 | 71 | 47 | 24 |
| FUL/2020/0010, 2/2014/0868 | Residential development of 66 dwellings | Land to the east of Heatherfields, Broughton Moor | 13 | 13 | 4 | 7 |

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 2019³ 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 – **£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 – **£0**

(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 – **19 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) – **£37,500**

(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 – **upgrades to Bellbrigg Lonning Play Area, Cockermouth (£25,000); improvements to Sullart Street Car Park, Cockermouth (£12,500)**

(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**

³ [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**