

Hinckley & Bosworth
Borough Council

Infrastructure Funding Statement
1st April 2020 to 31st March 2021



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Introduction

- 1.1 This Infrastructure Funding Statement (IFS) is prepared by Hinckley and Bosworth Borough Council and it provides an overview of financial and non-financial contributions including, for example, affordable housing, play and open space, public realm and health, secured through Section 106 agreements (s106) from new developments between 1st April 2020 and 31st March 2021.
- 1.2 In summary, the report provides:
 - An overview of s106 agreements;
 - S106 contributions paid to the Council in the 2020/21 monitoring period; and
 - Projects delivered in the Borough via s106 agreements in the 2020/21 monitoring period.
- 1.3 The information included in this report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent is readily available to members of the public and interested parties.
- 1.4 In the Infrastructure Funding 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 the Council 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 the Council.
 - **Allocated** – contributions which have been received by the Council and allocated to specific projects.
 - **Spent/delivered** – financial or non-financial contributions which have been spent or delivered.
- 1.5 The data reported within this document is the most robust data available at the time of publication.

Section 106 Obligations

- 2.1 Under Section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.

- 2.3 The obligations may be provided by the developers “in kind” – that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the Borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.4 The Government states that a planning obligation may only constitute a reason for granting planning permission for the development if it is:
- **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.**
- 2.5 Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request from developers a financial contribution to meet the needs outside of the development site through a s106 obligation.
- 2.6 Financial contributions towards infrastructure as a result of new development is agreed on a case by case basis and these contributions are usually requested to mitigate any negative impacts the new development would create.
- 2.7 The financial contribution requirement for off-site green infrastructure provision is set via Hinckley and Bosworth Borough Council’s [Open Space and Recreational Facilities Study \(2016\)](#), and off-site affordable housing contribution requirements are set by the [Affordable Housing SPD](#).
- 2.8 Planning obligations towards the West Leicestershire CCG (NHS), Leicestershire Police, the Canal and River Trust and the National Forest for new developments are agreed on a case by case basis.
- 2.9 Leicestershire County Council planning obligations such as education, highways and transportation, library and household waste recycling centres and waste management are all collected and spent by the County Council and it is their responsibility to report on their own contributions separately. Leicestershire County Council’s IFS for 2020/21 should be available on their website by 31st December 2021, however their IFS for 2019-2020 can be found on their website at https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2021/2/3/LCC_Infrastructure_Funding_Statement_2019-2020%20FINAL.pdf
- 2.10 Once the s106 has been signed, it becomes an obligation, but it will only be realised if the planning permission is implemented, the development is commenced and the trigger points for payment as set out in the s106 agreement are reached.

S106 Contributions Summary

3.1 The detail set out in each table below is based on the requirements set out in Regulation 121a, Schedule 2, Section 3 (a) – (i) of the Community Infrastructure Levy Regulations (Amendment) (2019)¹ and are labelled as such for clarity.

3.2 All S106 agreements can be viewed on our website by typing in the reference number at <https://pa.hinckley-bosworth.gov.uk/online-applications/>

Table 1

(a) Total sum of financial contributions secured through signed and sealed S106 agreements between 1st April 2020 and 31st March 2021.

Contribution	1 st April 2020 – 31 st March 2021
Off Site Open space Provision & Maintenance	464,386.45
On Site Open Space Maintenance (subject to being transferred to the Borough or Parish)	232,108.80
Health	188,668.59
Total	£885,163.84

Breakdown of Table 1

Health Secured 1 st April 2020 – 31 st March 2021			
Application No.	Ward/Development	No. Dwellings	Amount
19/00445/FUL	Willowbank / Hinckley	17 units 2 Apartments and 15 Supported living apartments	7,956.81
20/00143/FUL	Land South Bosworth Lane Newbold Verdon	121 Dwellings	59,866.26
19/00680/OUT	Springfield Riding School Ratby	168 dwellings	109,890.00
19/00798//FUL	Orton Lane / Twycross	20 Dwellings	10,955.52

¹ <https://www.legislation.gov.uk/ukxi/2019/1103/schedule/2/made>

Breakdown of Table 1 - Continued

Off Site Open Space Secured (Provision & Maintenance)			
1st April 2020 – 31st March 2021			
Application No.	Ward/Development	No. Dwellings	Amount
19/00445/FUL	Willowbank / Hinckley	17 units 2 Apartments and 15 Supported living apartments	68,726.93
20/00143/FUL	Land South Bosworth Lane Newbold Verdon	121 Dwellings	247,203.28
19/00252/FUL	Wharf Yard Hinckley	14 Apartments	29,352.12
19/00680/OUT	Springfield Riding School Ratby	168 dwellings	86,123.52
19/00798//FUL	Orton Lane / Twycross	20 Dwellings	32,980.60
On Site Open Space Maintenance Secured (subject to being transferred to the Borough or Parish) 1st April 2020 – 31st March 2021			
Application No.	Ward/Development	No. Dwellings	Amount
20/00143/FUL	Land South Bosworth Lane Newbold Verdon	121 Dwellings	Management Company
19/00680/OUT	Springfield Riding School Ratby	168 dwellings	232,108.80

Table 2

(a) Total sum of financial contributions received by the Council between 1st April 2020 and 31st March 2021, which has been secured by the Council at any period in the past.

Contribution	1st April 2020 – 31st March 2021
Off Site Open Space (Provision & Maintenance)	346,756.89
Public Realm	34,263.93
Police	60,359.28
Health	146,891.40
Monitoring	21,843.80
LCC (Received on behalf as they were the applicant at the time of decision)	172,122.86
Total	782,238.16

Table 3

c) Total amount of unspent (unallocated) s106 contributions as of 31st March 2021. These monies would have been requested for specific purposes to mitigate the impact of a development, however they have not yet been allocated to their specific projects. ***These monies are not those that have surpassed their clawback date.***

Contribution	1 st April 2020 – 31 st March 2021
Off Site Open Space (held on behalf of the Parishes)	977,332.36
Police (held on behalf of the Police & Crime Commissioner)	159,586.34
Health (held on behalf of the CCG ²)	440,202.22
Education (held on behalf of LCC)	13,958.62
Bus Works Contribution (held on behalf of LCC)	28,500.00
National Forest (held on behalf of the National Forest)	12,803.77
Public Realm (Earl Shilton)	42,487.41
HBBC Monitoring	21,843.80
Total	1,696,714.52

Table 4

d) (i) Non-monetary contributions to be provided under planning obligations (secured between 1st April 2019 – 31st March 2020)

Obligation	Amount (19/20)	Amount 1 st April 2020 – 31 st March 2021
Affordable Housing units Secured	152	216
On Site Open Spaces Area	4	2 sites (4 Areas)

² The specific breakdown of health contributions held by HBBC on behalf of the CCG is detailed in Appendix 1.
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Breakdown of Table 4

Application No.	Ward/Development	No. of Units Per development
20/00143/FUL	Land South Bosworth Lane Newbold Verdon	46
19/00680/OUT	Springfield Riding School Ratby	168
19/00798//FUL	Orton Lane / Twycross	2 (gifted)
Application No.	Ward/Development	Open Space Type
20/00143/FUL	Land South Bosworth Lane Newbold Verdon	Natural Green Corridor (buffer around development)
19/00680/OUT	Springfield Riding School Ratby	2822sqm of Casual / Informal
19/00680/OUT	Springfield Riding School Ratby	650sqm of Equipped Open Space
19/00680/OUT	Springfield Riding School Ratby	6720sqm of Natural Green Space

(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;

Information provided by Leicestershire County Council for the 2020-2021 Infrastructure Funding Statement should be published by 31st December 2021, however the link to Developer Contributions can be found here :
<https://www.leicestershire.gov.uk/environment-and-planning/planning/developer-contributions>
 Leicestershire County Council's 2019-2020 Infrastructure Funding Statement can be viewed at
https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2021/2/3/LCC_Infrastructure_Funding_Statement_2019-2020%20FINAL.pdf

Table 5

e) & g) Total contributions received that have been allocated to a team/project within the Council³ but not spent in reporting year 1 April 2020 – 31 March 2021.

Contribution	Amount 1st April 2020 – 31st March 2021
Affordable Housing Commuted Sums	450,992.27
Open Space Provision & Maintenance	567,182.66
Town Centre Infrastructure	105,575.74
Public Realm	25,149.25
Total	£1,148,899.92

Table 6

f) & h) Total s106 contributions spent / transferred during 1st April 2020 – 31st March 2021. (Please see Table 6 (i) for the list of specific projects the below totals were spent on).

Infrastructure Type	Total Spent/Transferred between 1st April 2020- 31st March 2021
Open Space ⁴	132,755.27
Health	39,967.50
LCC Transferred	172,122.86
Canal & River Trust	33,738.34
Total	378,583.97

³ For the opens spaces within the Hinckley area that are managed by Hinckley and Bosworth Borough Council.

⁴ Total spent by Hinckley and Bosworth Borough parish councils.

Table 6 (i)

(i)The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Play & Open Space	Project	Spent / Transferred
Masefield Park Barwell	Equipment improvements	£3,806.90
Colts Close Park Burbage	Remaining Provision towards improvements (Equipped, formal and informal)	£2,386.76
Colts Close Park Burbage	Equipped Maintenance	£13,678.53
Colts Close Burbage	Formal Maintenance	10,215.36
Colts Close Burbage	Informal Maintenance	3,076.82
Desford	New Climbing Pyramid	12,285.30
Desford	New Basketball Provision	4,819.70
Earl Shilton Wood Street	New Skate Ramp and Informal improvements including new fencing	14,973.49
Earl Shilton Wood Street	Sensory Garden	2,408.73
Groby 15/00767/FUL POS	Play & Open Space Invoice paid twice by developer in error. Contribution returned.	46,813.70
Marina Park Groby	Equipment at Marina Park	9,079.21
Ferndale Park Ratby	New Roundabout	8,180.09
Brookside Place Sheepy Magna	Brookside Place Equipped Play – Maintenance for gym equipment	763.56
Brookside Place Sheepy Magna	Casual / Informal Maintenance	267.12
Canal & River Trust	Project	Spent / Transferred
Canal & River Trust	Tow Path improvements Adjacent to Taylor Wimpey site Nutts Lane Hinckley	33,738.34
Health / Surgery	Project	Spent / Transferred
The Maples Surgery Hinckley	Improvements to Maples Surgery – Change 4 Therapy rooms to multi-functional purpose rooms and relevant equipment	39,967.50

	together with Vaccine Fridge & 10 Fully adjustable Couches	
Leicestershire County Council	Project	Spent/ Transferred
HBBC collected Obligations on behalf of LCC and transferred to LCC (Originally LCC were the applicant and owner of the development land).	Travel Packs £1,665.50 LCC Monitoring £3,902.32 Bus Pass £5,514.98 Education Primary £91,234.90 Bus Stop Improvements £ 11,808.00 Education High £56,166.13 Libraries £1,831.03	172,122.86
Total		378,583.97

(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);

Not applicable.

Table 7

(iii) Amount of s106 contributions received and spent/transferred for monitoring of obligations between 1st April 2019 – 31st March 2021

Infrastructure Type	Total Spent/Transferred between 1st April 2020- 31st March 2021
Monitoring	£89.20

Table 8

- i) Total contributions allocated and unspent for longer term maintenance for open space and commuted sum amounts as of 31st March 2021;

Infrastructure type	Total Maintenance/Committed Sums held as of 31st March 2021
Longer Term Maintenance ⁵	492,496.44
Committed Sums	450,992.27

Table 9

- i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Infrastructure type	Project	Total HBBC Spent 1st April 2020- 31st March 2021
Longer Term Maintenance ⁶	Maintenance to Provision provided by Section 106	36,346.09
Affordable Housing Committed Sums	Towards the purchase of property at Middlefield Lane development	90,148.71
Play & Open Space Provision	Moat Project – Argents Mead (initial stages)	3,045.38
Town Centre Infrastructure	Improvements to Station Road /Link to St Mary's Car Park	27,834.04

⁵ These funds are for those spaces maintained by Hinckley and Bosworth Borough Council.

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Appendix 1 - Health contributions held by HBBC on behalf of the CCG

Health			
Breakdown of contributions held and available to spend as at 31st March 2021 by development area/ward			
Application Reference	A/C	Ward Development Area	Amount leaving out the ones we cannot spend and the minus out
07/00180/FUL	T28	Barwell Surgery	
07/01360/FUL	T38	Barwell Surgery	12,829.00
06/00384/OUT	T39	Barwell Surgery	2,390.49
Sub-Total for Barwell			15,219.49
18/00302/FUL APP/K2420/W/19/3222266	T408	Burbage Surgery	20,085.12
15/01292/OUT	T371	Burbage Surgery	68312.16
Sub-Total for Burbage			88,397.28
14/00816/FUL	T354	Desford Medical Centre	13952.95
08/00306/FUL	T94	Desford Area	22344.16
Sub-Total for Desford			36,297.11
14/01279/OUT	T366	Earl Shilton Surgery	53,115.38
15/00084/FUL	T340	Earl Shilton Surgery	21,647.9
06/01406/FUL	T116	Earl Shilton Surgery	5,876.61
Sub-Total for Earl Shilton			80,639.89
15/00767/OUT	T384	Groby Surgery	16,916.28
06/01288/FUL	T121	Groby Surgery	23,551.12
Sub-Total for Groby			40,467.40

17/01338/FUL	T373	Hinckley (Hollycroft)	27,280.67
08/00349/FUL	T201	Hinckley	996.60
Total for Hinckley			28,277.27
09/00211/FUL	T233	Ratby Surgery	41,013.78
19/00680/OUT	T405	Ratby Surgery	109,890.00
Sub-Total for Ratby			150,903.78
Total Health		All Areas	440,202.22