

Infrastructure Funding Statement

December 2023



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1 Executive Summary

An Infrastructure Funding Statement (IFS) is a document produced each year summarising all financial and non-financial developer contributions activity for the previous financial year. These statements are intended to help local communities and developers see how contributions have been spent and understand what future contributions will be spent on, ensuring a transparent and accountable process. Following amendments to the Community Infrastructure Levy Regulations in 2019, Melton Borough Council (MBC) produced its first [IFS](#) in December 2020.

This statement covers the period April 1st 2022 to March 31st 2023 (shown as 2022/23).

As we have currently paused proceedings on adopting a Community Infrastructure Levy (CIL) this IFS will not include any details on CIL payments as, we only use section 106 agreements to secure developer contributions. Large-scale infrastructure such as; educational facilities, highways, and waste are delivered by Leicestershire County Council. Therefore, please refer to their [IFS](#) for details on developer contributions for large-scale infrastructure.

Out of the 6 section 106 agreements that were signed in 2022/23 period the following developer contributions were secured:

- £266,607.58 worth of Council financial developer contributions
- 81 Affordable Housing Units
- 1 On-site Open Spaces

In 2022/23 we received £330,464.00 of financial developer contributions that covered infrastructure and projects such as; Healthcare, Community facility (Village Hall) and Monitoring. We are expecting the amount of received contributions to rise in the coming years, as more large developments commence across the Borough.

This period may have been impacted by the Covid 19 pandemic where there were national restrictions on the public movement and housing development. While it is unclear how long this will have an impact, S106 agreements are being signed and secured. There may be a ripple effect of this pandemic, but it is uncertain how this will impact this and upcoming IFS reports.

During the period 2022/23, we have transferred funds towards the refurbishment of the Old Dalby Village Hall kitchen and Somerby Village Hall to develop the hall. In addition, we have transferred funds to the NHS Integrated Care Board, allocated towards a second surgery in Melton Mowbray.

Over the coming years we will work with infrastructure partners collaboratively to ensure developer contributions meet the necessary infrastructure needs associated with the development growth throughout the Borough. This will all be monitored and published through these annual statements going forward.

2 Introduction

2.1 Purpose of this document

The Infrastructure Funding Statement (IFS) was introduced in 2020 this is the fourth time this document has been published. It will be updated and published annually in line with the regulation that came into force on the 1st September 2019, in [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#).

The IFS provides a summary of all financial and non-financial developer contributions activity for the previous financial year. This statement covers the period April 1st 2022 to March 31st 2023. These statements are intended to help local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system ([Planning Practice Guidance, para 172](#)).

2.2 What are Developer Contributions?

This section aims to give an overview of developer contributions to people who are unfamiliar of the concept and processes.

New developments can make a positive addition to an area, for example, providing new homes and jobs. However, they can also have an impact on the local community, placing additional pressures on the local infrastructure and facilities such as the local schools, highways, community facilities etc. Effective use of obligations and contributions can play a vital role in ensuring that necessary infrastructure provision keeps pace with new development.

Where new development is acceptable in principle, but the proposal raises negative impacts, developer contributions can help to reduce or mitigate its impact on the locality by requiring a developer to either deliver or contribute to services / facilities by way of either physical works or financial contributions. The impact of new development will vary between development sites and any planning obligation should reflect the specific requirements of the locality.

Developer contributions can be contained within Section 106 agreements, which are legal agreements between the Council, landowners/developers and/or infrastructure providers to help make a development acceptable in planning terms, that bind parties to providing or contributing funding towards the delivery of infrastructure.

Another type of planning obligation is the Community Infrastructure Levy (CIL) which is a planning charge introduced by the Planning Act 2008 as a tool to help deliver infrastructure to support the development of the local area. Local authorities can choose to introduce a CIL which is calculated on a £ per square metre basis on new development. Changes to the CIL came into force on 1st September 2019. Planning applications that come after this date will refer to the updated version for a planning charge.

Developer contributions may only be requested if they meet the 3 statutory tests as set out in the [Community Infrastructure Levy \(CIL\) Regulations 2010 \(as amended\)](#) and in paragraph 57 of the NPPF; they are

- 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.

The implementation of infrastructure after receiving the developer contributions is carried out by Melton Borough Council (MBC), Leicestershire County Council (LCC) and infrastructure providers such as Leicestershire Constabulary, NHS Integrated Care Boards (ICB), and Parish Councils etc. Large-scale infrastructure including but not limited to educational facilities, highways, and waste are delivered by Leicestershire County Council. Consequently, please look at their [IFS](#) for details on developer contributions for large-scale infrastructure.

2.3 Policy Context

This document is now required by the Ministry of Housing, Communities and Local Government (MHCLG) when they published [Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#). The legislation states;

121A.—(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

(a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);

(b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);

(c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

Further guidance has been provided in [planning practice guidance](#) detailing the content of the IFS.

The [Planning Advisory Service](#) has written some further guidance to assist planning authorities publish their IFS in August 2023. This guidance has considered over three years of published IFSs since they were made a statutory requirement.

From a local perspective this document will support the monitoring of [Policy IN3 Infrastructure Contributions and Community Infrastructure levy](#) in the Melton Local Plan.

Following its Review, the adopted Melton Local Plan is currently going through an update, further information on the progress of the [Melton Local Plan review and update](#) can be found on our website.

2.4 Developer Contribution Supplementary Planning Document

The Council adopted the [Developer Contribution Supplementary Planning Document](#) in September 2021, which illustrates the Council's procedure and priorities for requesting, securing and monitoring developer contributions. This document should be referred to as guidance when dealing with the developer contribution process.

3 The CIL Report

In 2017 Melton Borough Council began work on creating a Community Infrastructure Levy Charging Schedule; this included an undertaking of a viability assessment. From this work and a public consultation, it was decided in July 2019 by council members that progress on CIL be suspended until a time where the council believes it is a suitable approach for MBC.

Therefore, this Infrastructure Funding Statement will not include any details on CIL payments as MBC only use section 106 agreements to secure developer contributions.

4 The Section 106 Report

The details set out under each heading of this Section 106 report is based on the requirements set out in Schedule 2 of the CIL Regulations 2019 and records only those contributions that are applicable to Melton Borough Council. For other contributions relating to planning application within the Melton Borough please see [Leicestershire County Council's Infrastructure Funding Statement](#).

4.1 Financial contributions MBC secured from section 106 agreements signed in 2022/23;

Planning Application	Location	Purpose	Contribution Amount (£)
18/01479/OUT	Sandy Croft, 31 Sandy Lane, Melton Mowbray	Affordable Housing	£75,600.00
		Healthcare	£1,044.00
		Section 106 Monitoring Fees	£350.00
19/01303/FUL	Land at Holme Farm, Rearsby Lane, Gaddesby	Affordable Housing	£60,000.00
		Section 106 Monitoring Fees	£350.00
20/00295/FUL	Easthorpe Lodge, Manor Road, Easthorpe	Healthcare	£23,670.00
		Community facilities	£28,500.00
		Section 106 Monitoring Fees	£350.00
20/00470/OUT	Land adjacent to Crompton	Healthcare	£59,619.48

Planning Application	Location	Purpose	Contribution Amount (£)
	Road, Asfordby Hill	Open space and leisure	Calculated if open space transferred to MBC
		Section 106 Monitoring Fees	£350.00
20/01223/FUL	Sandcliffe, Leicester Road, Melton Mowbray	Healthcare	£16,424.10
		Section 106 Monitoring Fees	£350.00
22/00250/FUL	Plot 12, Melton Commercial Park, St Bartholomews Way, Melton Mowbray	Only LCC Contributions	£0.00
Total			£266,607.58

4.1.1 The figures above represent a snapshot in time whereby planning obligations can be renegotiated at any point, where the local planning authority and developer wish to do so. This is especially relevant at the reserved matters stage of a planning application when the number of dwellings is finalised.

4.2 Affordable Housing secured from section 106 agreements signed in 2022/23;

Planning Application	Location	No. of Affordable Homes
18/00769/OUT	Land at Melton North Scalford Road Melton Mowbray	42
18/00769/OUT	Land at Melton North Scalford Road Melton Mowbray	28
16/00100/OUT	Field OS 3300 Oakham Road Somerby	11
Total		81

4.3 Non-monetary contributions secured from section 106 agreements signed in 2022/23;

Planning Application	Location	Purpose
20/00470/OUT	Land adjacent to Crompton Road, Asfordby Hill	On-site open space.

4.3.1 During the course of the development, the developer may decide that the maintenance of the open space should be carried out by MBC. If this occurs, then we will be formulating a request of a maintenance commuted sum. However, the developer is free to choose other companies to maintain the site.

4.4 Financial contributions received in 2022/23.

Planning Application	Location	Purpose	Contribution Amount (£)
13/00522/FUL	Hospital Ankle Hill Melton	Community Facilities (Dry)	£5,533.83

Planning Application	Location	Purpose	Contribution Amount (£)
	Mowbray		
		Police	£3,469.71
		Section 106 Monitoring Fees	£947.66
18/00632/OUT	Field 6967, Grantham Road, Bottesford	Healthcare	£26,640.00
15/00910/OUT (now 17/00717/VAC)	Field OS 002 Leicester Road, Melton Mowbray	Police	£28,360.28
15/00942/OUT	Allotment Gardens Boyers Orchard Harby	Harby Village Hall committee	£27,430.96
		Affordable housing	£44,000.00
		Section 106 Monitoring Fees	£770.18
16/00539/OUT	Field 6934 Bypass Road Asfordby	Affordable housing	£26,840.49
17/00641/OUT	Fields 8456 7946 and 9744 Normanton Lane Bottesford	Bottesford Railway Station	£123,659.30
17/01389/FUL	Butlers Cottage 11 Somerby Road Pickwell	Section 106 Monitoring Fees	£288.75
(18/01111/FUL	Field OS 2713 2100, Longcliff Hill, Old Dalby	Healthcare	£8,257.74
		Community facility (Village Hall)	£6,488.05
19/01303/FUL	Land at Holme Farm, Rearsby Lane, Gaddesby	Section 106 Monitoring Fees	£350.00
20/1223/FUL	Sandcliffe, Leicester Road, Melton Mowbray	Healthcare	£16,424.10
		Section 106 Monitoring Fees	£350.00
20/01233/FUL	Somerby Methodist Church, High Street, Somerby	Community facility (Village Hall)	£10,292.71
		Section 106 Monitoring Fees	£360.24
Total			£330,464.00

4.4.1 As trigger points are met within a development, contributions will be received by MBC from developers. The amount received can fluctuate and is dependent on the progression of developments within the Borough and the amount of trigger points met.

4.5 Allocated/Transferred (not spent) Developer Contributions;

Planning Application	Location	Contribution Amount (£)	Allocated towards	Status
15/00910/ OUT (now 17/00717/ VAC)	Barrats Phase Field OS 002 Leicester Road Melton Mowbray	£28,360.28	Police	Transferred to the Police
15/00942/ OUT	Allotment Gardens Boyers Orchard Harby	£27,430.96	Harby Village Hall	Transferred to Harby Village Hall Committee
20/01223/ FUL	Sandcliffe Leicester Road Melton Mowbray	£16,424.10	Healthcare	Transferred to LLR ICB allocated towards second surgery in Melton Mowbray
20/01233/ FUL	Somerby Methodist Church High Street Somerby	£10,292.71	Somerby Village Hall	Transferred to Village Hall Trustees allocated towards developing the hall
18/01111/ FUL	Community Facility (Village Hall)	£6,488.05	Old Dalby Village Hall.	Transferred to Old Dalby Village Hall Committee allocated towards refurbishment of kitchen.
Total Amount		£88,996.10		

4.5.1 We will monitor the transferred contributions to understand when they have spent on the projects/infrastructure and provide updates in subsequent funding statements.

4.6 The total amount of money which was spent during 2022/23

Planning Application	Purpose	Contribution Amount (£)	Infrastructure/Project	Status
Total Amount		£0.00		

4.6.1 No money was spent in this financial period by MBC or our infrastructure providers. Any monetary contribution that is transferred to an infrastructure provider will be regularly monitored by MBC to confirm its status and establish when the infrastructure will be implemented.

4.7 Retained Developer Contributions at the end of 2022/23;

Planning Application	Location	Purpose	Contribution Amount (£)
13/00552/FUL	Main Road Brentingby	Wind Turbine Decommissioning Bond	£15,000

4.7.1 The decommissioning bond that is stated above has been held by MBC for 6 years and is part of the 13/00552/FUL application for the wind turbine in Brentingby. This bond will be held by MBC for 25 Years after the wind turbine was first switched on.

4.8 Please see Appendix A for all information related to regulation 121A paragraph 3 (matters to be included in the S106 report) of the CIL regulations 2010 as amended.

5 Future Infrastructure Projects

This section will briefly discuss the projects and infrastructure we are aiming to implement as part of the planned growth within the Borough. Some of the projects below will need the accumulation of funds to occur therefore, the timescales are currently unknown as this will rely on developments coming forward.

5.1 Affordable Housing

The need for affordable housing within the Melton Borough is prominent. The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) identified the affordable housing need across the Borough of Melton as being 70dpa and a total of 1750 dwellings over the total Local Plan period (2011-2036). The evidence was updated during 2022: the Leicester and Leicestershire Housing Development Needs Assessment (HENA). This has identified the affordable housing need across the Borough of Melton as being 149dpa.

To support the implementation of affordable homes, the [Housing Mix and Affordable Housing SPD](#) was adopted in July 2019. Our aim is to use this document to clearly outline how MBC will seek affordable housing whether that be on-site or as a financial contribution. Over the next few years this document will be used as a guide when securing affordable housing for applications across the Borough.

5.2 Open space

Securing open space whether on-site or off-site is an important priority for Melton Borough Council. Consequently, we adopted our [Open Space Strategy and Action Plan](#) (Nov 2020). That document illustrates the Council's strategy to creating and maintaining open spaces within Melton Mowbray. As of October 2023, this Action Plan is expected to be [updated](#) and extended to the whole of the Borough. In addition, a key action point from the 2020 report is the need for developer contributions to apply to new open space provision, but also to secure resources to maintain current open spaces. Therefore, the strategy will be used during discussions with developers to ensure sufficient amount of open space is secured or an alternative financial contribution is requested.

5.3 Healthcare

The long-term growth of the Borough illustrated within the Melton Local Plan will inevitably increase patient's numbers across all of the Boroughs General Practices. Therefore, MBC will be working collaboratively with both the East Leicestershire & Rutland ICB and the Lincolnshire ICB to support the use of developer contributions to implement primary healthcare infrastructure. This may include the expansion of GP practices, creation of new GP practices, invest in new equipment etc.

5.4 Melton Mowbray Distributor Road

A key infrastructure project that MBC and LCC are working collectively on is the creation of the [Melton Mowbray Distributor Road](#). The aim of the scheme is to improve access to future

housing and employment growth, reduce congestion and reduce HGV travelling into the town centre, and it is a key part of the delivery of the Melton Local Plan. Although the North and East scheme has received government funding and is under construction, developer contributions will continue to be needed to bridge the funding gap. MBC continues to work with LCC as the highways authority to bring forward the South section of the road. Details of the funding secured will be contained with the LCC Infrastructure Statement as the contribution holder, therefore for more details please see their statement.

Appendix A - Matters to be included in S106 Report under regulation 121A paragraph 3

(a) The total amount of money to be provided under any planning obligations which were entered into during the reported year; **£266,607.58**

(b) The total amount of money under any planning obligations which was received during the reported year; **£330,464.00**

(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; **£228,607.95**

(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;
81 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; **Please refer to Infrastructure Funding Statement of Leicestershire County Council for details regarding educational provisions (www.leicestershire.gov.uk).**

(e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure; **£88,996.10**

(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); **£0.00**

(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;

Contribution Amount (£)	Allocated to
£28,360.28	Contribution transferred to Police.
£27,430.96	Contribution transferred to Harby Village Hall.
£16,424.10	Contribution transferred to Healthcare.
£10,292.71	Contribution transferred to Somerby Village Hall.
£6,488.05	Contribution transferred to Old Dalby Village Hall.

(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;

Contribution Amount (£)	Infrastructure/Project	Status
£0.00	N/A	N/A

(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); **£0.00**

(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; **£0.00**

(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.

Contribution Amount (£)	Purpose
£15,000	Wind Turbine Decommissioning Bond

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