

Richmondshire District Council



Infrastructure Funding Statement 2020/21 December 2021

Infrastructure Funding Statement

1.0 Background

1.1 The publication of an Infrastructure Funding Statement (IFS) is required, under the 2019 Community Infrastructure Levy (CIL) Regulations. All Local Planning Authorities (LPAs) must produce an annual report which sets out:

- Monies secured through s106 obligations and/or CIL (if the LPA collects CIL).
- Monies received in the reporting year
- Monies held by the LPA in the reporting year
- Monies spent in the reporting year
- The provision of on-site infrastructure, for example affordable housing.

This IFS is the second to be published by Richmondshire District Council and covers the period 1st April 2020 to 31st March 2021.

1.2 Section 106 of the Town and Country Planning Act 1990 allows LPAs to impose restrictions or requirements on land, including the payment of monies towards infrastructure or securing affordable housing. These are known as planning obligations and may take the form of a section 106 (s106) agreement between a developer/landowner, the Council, and potentially other parties.

1.3 Obligations form part of a planning permission and since 2010 it has been a legal requirement that that planning obligations may only constitute a reason for granting planning permission for the development if the obligation 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.

1.4 Developer contributions are collected through either a Community Infrastructure Levy ('CIL') or secured through Section 106 planning obligations (Town and Country Planning Act 1990). Richmondshire District Council has not adopted CIL and has been using s106 to collect developer contributions.

1.5 This Statement only relates to those S106 obligations for which Richmondshire District Council (RDC) is legally responsible. Therefore, although this IFS reports the obligations set out in a s106 it does not report their use in cases where they apply to land:

- Where the Yorkshire Dales National Park (YDNP) is the LPA.
- Where North Yorkshire County Council (NYCC) is the LPA (e.g. mineral and waste applications)
- Where RDC determined the planning application, but where NYCC is signatory of the s106 to the effect that it is directly responsible for compliance.
- Section 278 Highways agreements between the developer and NYCC.

2.0 Overview of s106 Obligations 2019 – 2020

The Planning Advisory Service (PAS) published a *Guide to Making an Infrastructure Funding Statement* (December 2020). This sets out the mandatory scope of the report which is shown in the left-column of the table below. The location of those matters in this report is shown alongside in the left-hand column.

Mandatory IFS Requirement (Location in document)	Narrative (Location in document)
Total amount of money secured through S106 during the reported year (Table 1).	Total £396,139
Total amount of money received through S106 during the reported year (Table 2).	£0
Total amount of S106 receipts collected before the reported year but which have not been allocated (Table 4)	All of the open spaces contributions are allocated e.g. to maintenance. Opening balance of Affordable Housing. = £802,176 If the allocation to West Witton (£205,250) is subtracted the total is £596,926
Total amount of S106 expenditure for the reported year (including transferring it to another party to spend)	Total Open Space expenditure £4,337
In relation to S106 expenditure for the reported year summary details of: <ul style="list-style-type: none"> • The items of infrastructure and the amount spent on each item; 	None spent on borrowing, interest or monitoring.

<p style="text-align: center;">Mandatory IFS Requirement</p> <p style="text-align: center;">(Location in document)</p>	<p style="text-align: center;">Narrative</p> <p style="text-align: center;">(Location in document)</p>
<ul style="list-style-type: none"> • Amount of S106 spent on repaying money borrowed, including any interest, with details of the items of infrastructure the money was used to provide; and • Amount of S106 spent in respect of monitoring. <p>(Table 3.)</p>	
<p>Total amount of S106 receipts which were allocated but not spent in the reported year for funding infrastructure and summary details of the items of infrastructure and the amount of money allocated to each item.</p>	<p>Table 4 (West Witton £205,250).</p> <p>Table 5 (Regents Park/ Cookson Way) £1,956</p>
<p>Total amount of S106 received during any year which was retained at the end of the reported year for the purposes of longer term maintenance (commuted sums).</p>	<p>Table 5</p>
<p>Summary of non-monetary contributions secured during the reported year including:</p> <ul style="list-style-type: none"> • The total number of affordable housing units. • The number of school places and the category of school. 	<p>AH units agreed in 20/21: 27 (Table 1).</p>

3.0 Richmondshire and s106

- 3.1 Richmondshire through its Local Plan policies manages the amount, type and distribution of development envisaged and collects s106 commuted sums in order to ensure the Plan area is supported by necessary physical, social and green infrastructure.

Affordable Housing Contributions

- 3.2 At present RDC has mainly seen income for affordable housing contributions where whole dwellings could not be built on site, for example if the policy requirement resulted in fraction. The fraction e.g. 0.2 of a dwelling is then collected as a financial contribution. Monetary contributions were also collected where on-site contributions could not be made i.e. a site for three dwellings or less or where it would assist in the viability of a scheme.

Open spaces contributions

- 3.3 Open spaces contributions have been collected, but not in this reporting year. Though these payments continue to be distributed annually for the upkeep and maintenance of the open spaces.

Education and Highways

- 3.4 North Yorkshire County Council (NYCC) is responsible for education and highways in Richmondshire and the rest of the county. Therefore, contributions for these matters are paid to, collected by and distributed from NYCC directly.

4.0 Financial Year 2020/21 Overview

- 4.1 In this reporting year 2020/21 no income to RDC was received for affordable housing and open space. Expenditure was on open spaces. None of the s106 contributed money was put towards the cost of monitoring in 20/21.

Section 106 Agreements Signed

- 4.2 **Table 1.** The table below shows s106 agreements signed in the financial year 20/21. These are agreed sums to be paid at trigger points, such as the sale of the property, should the development proceed.

Planning Ref.	Site Address	Category	Agreed Sum
20/00068/FULL	Land to N of Hill Top Newsham	Affordable Housing	£17,700
15/00640/FULL	Browson Bank Farm	Affordable Housing	£17,700
16/00508/FULL	Travellers Rest and land to rear, Dalton	Affordable Housing	£12,000
17/00449/FULL	Rear Scorton Lodge	Affordable Housing	£23,600
16/00630/OUT	Teeside Farm Stapleton	Affordable Housing	£29,500
19/00104/OUT	Spencer House, Melsonby	Affordable Housing	£17,700
17/00558/OUT	St Alkedas Middleham	Affordable Housing Open Space	40% (22 homes) £57,594
18/00827/FULL	Somerset Close CG	Affordable Housing	5 on site plus £14,960
19/00891/FULL	Land NE Rose Bank Aldbrough St John	Affordable Housing	£35,400
19/00701/FULL	Park View Farm, Finghall	Affordable Housing	£35,400
19/00797/FULL	Mill Farm Ravensworth	Affordable Housing	£47,400
19/00898/FULL	Willow Bank Service Station	Affordable Housing	£17,700
19/00799/OUT	Chaytor Farm, Tunstall	Affordable Housing	£9,079
20/00068/FULL	North of Hill Top House Newsham	Affordable Housing	£17,700
20/00579/FULL	The Roses, Leyburn	Affordable Housing	£23,600

Planning Ref.	Site Address	Category	Agreed Sum
20/00376/FULL	Land to rear 3 Mill Cottages Ravensworth	Affordable Housing	£17,700
20/00181/FULL	Land to rear 53 Richmond Road Skeeby	Affordable Housing	£35,400
20/00121/FULL	The Barn Moor Land Bellerby	Affordable Housing	£23,600
		TOTAL	£396,139

Section 106 contributions received

4.3 **Table 2.** The table below shows the total amount of money received through s106 during the 20/21 financial year.

Planning Ref.	Site Address	Developer	Received	Date
			£0	
		Total Received	£0	

Section 106 Contributions Spent

4.4 **Table 3.** The table below shows what spending has taken place during the 20/21 financial year, using the monies collected through s106 commuted sums.

Affordable Housing

Planning Ref.	Site Address	Developer	Spent	Date
			£0	
		Total Expenditure	£0	

Open Spaces

Planning Ref.	Site Address	Developer	Spent	Date
	Regents Park/Cookson Way		£4,337	2020/21
		Total Expenditure	£4,337	

Balance of s106 monies

4.5 **Table 4.** The table below shows the balance of the s106 account used for affordable housing contributions and spending. It also shows if any of the money is allocated for specific use.

Affordable Housing	
Opening Balance	£802,176
Income	£0
Expenditure	£0
Closing Balance	£802,176
Allocated	
West Witton (for an additional two on site affordable homes)	£205,250
Unallocated	£596,926

4.6 **Table 5.** The table below shows the balance of the s106 account used for open space contributions and spending. It also shows if any of the money is allocated for specific use.

Open Spaces	
Opening Balance	£16,293.03
Income	£0
Expenditure	£4,337
Closing Balance	£11,956.03
Allocated	
Regents Park/ Cookson Way	£1,956 in 21/22

If you have any questions about this report please contact

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