

Richmondshire District Council



Infrastructure Funding Statement 2019/20

December 2020

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 first to be published by Richmondshire District Council and covers the period 1st April 2019 to 31st March 2020.

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 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
Total amount of money secured through S106 during the reported year (Table 1).	Total £814,660.48 £364,809.48 excluding education
Total amount of money received through S106 during the reported year (Table 2).	£146,088
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 = £577,404 If the allocation to West Witton (£205,250) is added the total is £782,654
Total amount of S106 expenditure for the reported year (including transferring it to another party to spend)	Total affordable housing expenditure £127,066 (Table 3) + total open spaces expenditure £5,446 (Table 3) = £132,512
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; • 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 	Table 3. None spent on borrowing, interest or monitoring.

Mandatory IFS Requirement	Location in document
<ul style="list-style-type: none"> • Amount of S106 spent in respect of monitoring. 	
<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) £6,293; Hudswell Play Area £10,000).</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 (Open spaces £6,293 is for maintenance)</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 19/20: 38.2 homes (Table 1).</p> <p>School places created in 19/20: £449,851 has been agreed for Education (Table 1). Number of school places etc. is a matter for North Yorkshire County Council.</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 the most recent was in August 2009. 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 2019/20 Overview

- 4.1 In this reporting year 2019/20 income to RDC was received for affordable housing and expenditure was on affordable housing and open spaces. None of the s106 contributed money was put towards the cost of monitoring in 19/20.

Section 106 Agreements Signed

- 4.2 **Table 1.** The table below shows s106 agreements signed in the financial year 19/20. 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
19/00376/FULL	Scarthwaite, Preston under Scar	Affordable Housing	£23,600
18/00513/FULL	West Hall, Middleton Tyas	Affordable Housing	£70,800
18/00173/FULL	Fairfields, Leyburn	Affordable Housing	£23,600
18/0078/OUT	Mill House, Newton Morrell	Affordable Housing	£17,700
18/00708/OUT	Ivy House, Newsham	Affordable Housing	£17,700

Planning Ref.	Site Address	Category	Agreed Sum
18/00477/OUT	Sidings, Newton le Willows	Affordable Housing	£16,000 [or £23,600]
18/00412/FULL	Brownlea, North Cowton	Affordable Housing	£17,700
18/00275/FULL	53 Richmond Road, Skeeby	Affordable Housing	£35,400
17/00737/FULL	Oak View, Patrick Brompton	Affordable Housing	£23,600
17/00710/OUT	Land to West Scorton	Affordable Housing Education (NYCC)	40% (23.2 homes) £197,142
19/00010/FULL	42 Richmond Road, Skeeby	Affordable Housing	£17,700
15/00962/FULL	Cow Byre, Gilling West	Affordable Housing	£8,500
18/00710/FULL	Hipswell Croft	Affordable Housing Rec. Facilities Education (NYCC)	15 homes + £9,774 £22,000 £252,709
19/00206/FULL	Village Farm, Dalton on Tees	Affordable Housing	£1,735.48
18/00900/FULL	Lowlands, Leyburn Rd., Middleham	Affordable Housing	£23,600
17/00829/OUT	Rose Villa Farm, Barton	tbc	tbc
18/0777/FULL	The Forge, Ravensworth	Affordable Housing	£35,400
		TOTAL	£814,660.48
		Excl. Education	£364,809.48

Section 106 contributions received

4.3 **Table 2.** The table below shows the total amount of money received through s106 during the 19/20 financial year. All contributions were for Affordable Housing.

Planning Ref.	Site Address	Developer	Received	Date
15/00671/FULL	Middleham View, Harmby	Harmby Homes	£23,600	13/03/2020
14/00702/OUT 16/00564/FULL	Aldbrough St. John	Aldbrough Homes Ltd.	£65,100	29/11/2019
18/00349/FULL	Rock House, Newton Le Willows	Messrs Peach	£10,188	02/09/2019
14/00134/OUT 15/00258/AORM	Marne Grange	Linden Homes (WY)	£47,200	10/06/2019
		Total Received	£146,088	

Section 106 Contributions Spent

4.4 **Table 3.** The table below shows what spending has taken place during the 19/20 financial year, using the monies collected through s106 commuted sums.

Affordable Housing				
Planning Ref.	Site Address	Developer	Spent	Date
Affordable Housing	Brentwood Development 15/00844/FUL	Yorvik Homes	£61,966	Dec 2019
Recredit	-	Aldbrough Homes	£65,100*	April 2019
		Total Expenditure	£127,066	

Open Spaces				
Planning Ref.	Site Address	Developer	Spent	Date
Open Spaces	Blacksmiths Arms, North Cowton	Ward Hadaway	£388	19/20 (commuted sum Nov 07)
Open Spaces	The Chase	Shepherd Homes	£721	19/20 (commuted sum Dec 07)
Open Spaces	Regents Park/ Cookson Way	Barratt Homes	£4,337	19/20 (commuted sum Aug 09)
		Total Expenditure	£5,446	

**An invoice for £65,100 was raised too early and paid in 18/19, which was then credited back in April 2019 and shown here. Aldbrough Homes paid the same amount correctly in Nov 2019, which is shown in the income table (Table 2).*

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	£782,654
Income	£146,088
Expenditure	£127,066
Closing Balance	£801,676
Allocated	
West Witton (for an additional two on site affordable homes)	£205,250
Unallocated	£596,426

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	£21,739
Income	£0
Expenditure	£5,446
Closing Balance	£16,293
Allocated	
Regents Park/ Cookson Way	£4,337 in 20/21
	£1,956 in 21/22
Hudswell Play Area	£10,000

If you have any questions about this report please contact

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