

Forest of Dean District Council
Infrastructure Funding Statement
2023 to 2024



Contents

1 Introduction	2
2 Developer Contributions	3
3 SI06 Contributions	4
4 Results	5

I Introduction

I.1 An Infrastructure Funding Statement (IFS) is an annual report that all local planning authorities, in accordance with Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended), are required to publish. This (IFS) provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) collected and spent by Forest of Dean District Council. The aim of the IFS is to increase transparency by providing a statement of accounts per calendar year. The report has therefore been kept succinct and factual.

I.2 This report covers the period 1 April 2023 to 31 March 2024.

Section 106 Planning Obligations

2.1 Planning obligations are legal obligations which are entered to mitigate the impact of a development proposal. These are entered through Section 106 of the Town and Country Planning Act 1990.

2.2 Obligations which are sought must be:

- 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.

2.3 Contributions are provided on site through the provision of affordable housing or LEAPs or off site in the form of a financial payment(s).

Community Infrastructure Levy (CIL)

2.4 Another form of obligation is CIL. These fund more general strategic infrastructure requirements. Financial contributions are secured from developers on certain developments then the funds are used to provide, improve, replace, operate or maintain infrastructure in the area.

2.5 The District Council currently does not operate CIL therefore this is not included within the statement.

3 SI06 Contributions

Assumptions

3.1 In order to create this statement the following assumptions have been made:

- Each Section 106 agreement is different. To produce a useful summary of the agreements similar contributions have been grouped together.
- Affordable housing requirements that have been expressed as a percentage within the agreement have been calculated as units based upon the proposed number of units within the development.
- Outline planning permissions generally do not indicate the final amount of development. In some instances the number of dwellings are not specified within the decision, and may subsequently be varied. Indicative numbers may however be referred to in the design and access statement or other application documents. For outline applications the amount of development, and the number of affordable housing units, are therefore often indicative.
- In some instances a contribution is expressed as a monetary contribution per dwelling within the Section 106 agreement. The figures for these contributions are based upon the contribution required per dwelling and the number of dwellings proposed. These figures are therefore also indicative.

Methodology

3.2 The following methodology has been used to collect the required information.

- A list of closed and active Section 106 agreements were obtained. Contributions were grouped into categories.
- Contributions relating to administration, bonds, planning and management or legal costs, which did not result in a planning gain, were not included in the review.
- Details of each Section 106 agreement: The information relies on manually inputted data and there is the potential for inaccuracies. The original documentation was referred to if the details were unclear.
- Financial information was checked against the planning records to ensure accuracy in regards to payments received and spent.

3.3 The contributions are categorised as follows:

- Affordable housing units: In some instances, the number of affordable units required are specified in the section 106 agreement. For the purposes of this review, other contributions expressed as a percentage were calculated to provide an indicative figure.
- Non numeric contributions: For example, the provision of a play space, open space, the transfer of land to the local authority or other public bodies, the direct provision of infrastructure, footpaths, highways improvements, facilities, etc.
- Monetary contributions: These may be affordable housing, youth/recreation, play space/open space, transport (including sustainable and community transport), library services, education, community/health, footpaths, drainage, parking or other (any other contributions excluding legal and administrative charges).

Monies received and not allocated as of 1 April 2024

4.1 The table below shows the amount of S106 money held by the Council on 31 March 2024 for certain types of project.

The amount of S106 money held by the Council on 31 March 2024 by certain types of project

Project type	Total (£)
Off site recreation	464,500.91
Adult youth	764,455.52
LAP LEAP etc	245,958.87
SUDS	66,415.57
Community schemes	97,986.76
Air Quality	127,450.58
Affordable Housing	187,795.80
Wildlife management	970,964.50
Tree management	120.80
Other	312,217.53
The amount of S106 money held by the Council on 31 March 2024	3,237,866.84

Affordable housing provision

4.2 The table below shows the amount of commuted sums money received, spent and allocated but yet unspent for Affordable housing for 2023 to 2024

Summary of affordable housing provision

Infrastructure Funding Statement 2023-2024	£
Amount of commuted sums monies received for affordable housing during 2023/24	0
Amount of commuted sums monies spent on affordable housing during 2023/24	207,791.00
Amount of commuted sums monies allocated but yet unspent on specific projects	187,795.80
Total Commuted sums monies	187,795.80

4 Results

4.3 The following table outlines financial contributions which have been agreed through signed S106 agreements this financial year, those received and those paid out.

Agreed, received and paid out 2023 to 2024

Site	Purpose	Agreed £	Received £	Paid out £
RES302 CS 03 Highfield Hill Tfr. Public open space, Lydney	Commuted Sums			2,950
RES304 - CS 11 Mile End, Blakeney	Commuted Sums			6,156.50
RES305 CS 12 Chartists Way, Staunton	Commuted Sums			2,020.70
RES307 Squirrels Drybrook	Commuted Sums			99.50
RES308 - Cyril Hart Way (Woodlands Road)	Commuted Sums			424.50
CAP805 Meek Road (Onslow Road, Newent Phase 2)	Commuted Sums			10,553.57
RES310 127 Whitegates	Children's Play Area - maintenance			99.50
RES312 Dean Meadows	Open space maintenance			1,890.08
RES313 Vencil Resil	LAP and Open space maintenance			344.50
RES315 Cinderford Northern Quarter/ HCA Ecology Monitoring	Future management costs of the mitigation areas			23,177.42
CAP802 Watery Lane, Onslow Road, Newent	Off site recreation contribution			233,149.47
CAP808 Valley Road, Cinderford	Youth/Adult and Off-site provision			29,104.20
CAP811 Land South of Yorkley Court	Community Schemes		9,000.00	4,000
CAP813 Land off Chartist Way, Staunton (Scheme 224)	Off-site Recreation contribution			2,438.29
CAP816 Land at Highfield Hill, Lydney P0361/15/OUT	Off site recreation contribution			134,424.78
Land off Bradfords Lane	Community Centre Kitchen Contribution		28,238.89	

Site	Purpose	Agreed £	Received £	Paid out £
Land off Bradfords Lane	Scout Hut Upgrade Contribution		15,474.07	
Land off Bradfords Lane	Initiative Trust (Café Project) Contribution		12,895.06	12,895.06
Land off Bradfords Lane	Watery Lane Play Equipment Contribution		12,895.06	
Land On The North West Side Of Watery Lane	Youth/Adult contribution		33,025.14	
TOTAL			111,528.22	671,519.07

4.4 The following table outlines the unspent monies which have been allocated for certain projects on 31 March 2024.

Unspent monies which have been allocated for certain projects on 31 March 2024 - Revenue

Ref	Scheme	Description	Actual 31 March 2024 £
<u>REVENUE</u>			
<u>Adopted Sites - Commuted Sums</u>			
RES301	CS 02 Trash Screen Agreement, Tinman's Green, Redbrook	Commuted Sums	14,843.00
RES302	CS 03 Highfield Hill Tfr. Public open space, Lydney	Commuted Sums	70,304.72
RES303	CS 07 Cedar Way, Mile End. Public open space	Commuted Sums	5,171.50
RES304	CS 11 Mile End, Blakeney	Commuted Sums	32,691.50
RES305	CS 12 Chartists Way, Staunton	Commuted Sums	35,992.30
RES306	CS 13 Sovereign Chase, Staunton	Commuted Sums	7,022.00
RES307	Squirrels Drybrook	Commuted Sums	34,099.58
RES308	Cyril Hart Way (Woodlands Road)	Commuted Sums	42,609.50
CAP805	Meek Road, Onslow Road, Newent Phase 2	Commuted Sums	69,483.43

4 Results

Ref	Scheme	Description	Actual 31 March 2024 £
<u>SI06 Contributions</u>			
RES309	Tinman's Green Redbrook,	Tree Management Agreement	120.80
RES310	127 Whitegates	Children's Play Area - maintenance	30,520.50
RES311	Dean Meadows	LAP maintenance	64,632.29
RES312	Dean Meadows	Open space maintenance	46,579.54
RES313	Vencil Resil	LAP and Open space maintenance	57,872.61
RES314	Valley Road, Cinderford	SUDS	66,415.57
RES315	Cinderford Northern Quarter/ HCA Ecology Monitoring	Future management costs of the mitigation areas	884,070.99
RES316	Netherend Farm	Off-site recreation contribution	9,197.76
Revenue Total			1,471,627.59

Unspent monies which have been allocated for certain projects on 31 March 2024 - Capital

Ref	Scheme	Description	Actual 31 March 2024 £
<u>CAPITAL</u>			
CAP801	St Whites Road (Peacock Lane), Cinderford	Off site youth & adult recreation facilities	28,994.64
CAP802	Watery Lane, Onslow Road, Newent	Off site recreation contribution	42,432.79
CAP804	Whitegates Culver Street, Newent	Child Play Area equipment contribution	31,035.71

Results 4

Ref	Scheme	Description	Actual 31 March 2024 £
CAP805	Meek Road (Onslow Road, Newent Phase 2)	LEAP provision	5,410.52
CAP806	Dean Meadows, Mitcheldean	Youth/Adult and LAP Provision	53,321.69
CAP808	Valley Road, Cinderford	Youth/Adult and Off-site provision	0.00
CAP809	Whitecroft gardens/Vencil Resil	LAP provision	3,165.55
CAP811	Land South of Yorkley Court	Community Schemes	41,378.74
CAP812	Beech Way, Littledean	Youth/Adult contribution	14,204.81
CAP813	Land off Chartist Way, Staunton (Scheme 224)	Off-site Recreation contribution	6,189.26
CAP814	Gloucester Road Tutshill	Air Quality management contribution	47,892.00
CAP816	Land at Highfield Hill, Lydney P0361/15/OUT	Off site recreation contribution	377,686.46
SCM223	Land off Clanna Road, Alvington	Youth/Adult contribution	39,285.52
SCM228	Par Four Lane, Lydney	Severn Estuary SAC Contribution	77,700.00
SCM216	Gloucester Rd, Tutshill	Air monitoring	18,403.96
SCM215	Land North of Ross Road, Newent	Air Quality Contribution	61,154.62
SCM234	Land North of Lower Lane, Berry Hill	Youth/Adult contribution	631,360.51
SCM238	Land East of Rodley Manor Way Lydney	Off-site recreation contribution	9,193.51
SCM246	Land off Bradfords Lane	Community Centre Kitchen Contribution	28,238.89
SCM246	Land off Bradfords Lane	Scout Hut Upgrade Contribution	15,474.07
SCM246	Land off Bradfords Lane	Initiative Trust (Café Project) Contribution	0.00
SCM246	Land off Bradfords Lane	Watery Lane Play Equipment Contribution	12,895.06
SCM255	Land On The North West Side Of Watery Lane	Youth/Adult contribution	33,025.14

4 Results

Ref	Scheme	Description	Actual 31 March 2024 £
	Affordable Housing		187,795.80
Capital Total			1,766,239.25
Total	Capital plus revenue above		3,237,866.84

Summary of affordable housing provision

Affordable housing delivered as part of a S106 planning obligation 2023 to 2024

Site name	Number of homes
Land off Clanna Road Alvington	4
Land North Of Lower Lane Lower Lane Berry Hill Coleford	18
Forest Grove (Also Known As Land North Of A4136) Lower Lane Berry Hill Coleford	9
Land Between Lydney Bypass And Highfield Road, Highfield Road	11
Land North Of Southend Lane Newent	36
Land Off Bradfords Lane Newent	20
Unlawater Lane, Newnham	6
Land Adjacent To Hartpury Village Hall Over Old Road Hartpury	4
Land Off Longhope School, School Lane/ Church Road, Longhope	3
Affordable homes completed with developer contributions through planning obligations	111
Total affordable homes for which detailed planning permission was secured as part of a S106 planning obligation during 2023/24	107