



Infrastructure Funding Statement



December 2020

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1. INTRODUCTION

- 1.1 This statement provides a summary of the financial contributions the Isle of Wight Council as local planning authority (LPA) has secured for infrastructure and affordable housing through planning obligations from new developments.
- 1.2 To secure planning obligations (also referred to as s106 contributions, financial contributions or developer contributions) the LPA uses section 106 agreements and unilateral undertakings, it does not use Community Infrastructure Levy (CIL). In order to better monitor and manage its s106 agreements and payments the LPA commissioned the Council's Software Development team
- 1.3 The work on the new monitoring software has recently been completed and officers have been inputting the relevant data into it, to enable the production of this statement and the associated [CSV files](#)¹. Although all of the agreements signed between April 2019 and March 2020 have been input into the software, it has not been possible, due to the demands of 2020, to complete the piece of work and also include all payments (received, allocated and spent), within the same time period. It is the LPA's intention to ensure that this information is updated and available online within the first quarter of 2021.
- 1.4 In light of the above, this document is intended as an interim Infrastructure Funding Statement, which will be updated on a regular basis, as the information which is to feed into it is ratified. Once this statement is finalised it will then be updated annually and published on the Council's website. This will ensure the most up-to-date and accurate information on developer contributions received by the Council from new developments, together with details of how these monies have been spent, is available to members of the public and other interested parties.
- 1.5 The statement excludes any infrastructure delivered on site as part of new developments.
- 1.6 The Council has three adopted supplementary planning documents (SPDs) that set out how developer contributions will be collected. These SPDs are:
 - [Affordable Housing Contribution SPD \(2017\)](#)
 - [Children's Services Facilities Contributions SPD \(2014\)](#)
 - [Solent Mitigation Recreation Strategy \(Bird Aware\) \(2018\)](#)

¹ In line with guidance published by the Government in September 2019 (<https://www.gov.uk/guidance/publish-your-developer-contributions-data>).

- 1.7 The data contained within this statement on developer contributions is the most robust available at the time of publication. However, at times the data is imperfect because it represents estimates at a given point in time and can be subject to change. For example; the LPA does not collect contributions towards Children's Services Facilities (CSF) for dwellings of one bedroom however, for outline approvals the council does not always know how many 'eligible dwellings' will be included within a final scheme. Any contribution to CFS is therefore an estimate based on an indicative mix.
- 1.8 It should also be noted, in line with the Council's adopted SPD on Affordable Housing, for sites of under ten units in rural areas and fifteen units in regeneration areas, a contribution is taken which equates to three percent of the sales value over £100,000 (one hundred thousand pounds), which is established prior to occupation by the submission of a conveyancer's letter or red book assessment. As this information is not available when the agreement is signed, the actual figure cannot be confirmed until the dwelling is complete.

2. SECTION 106 OBLIGATIONS

- 2.1 Section 106 Obligations are a mechanism by which LPAs, under section 106 of the Town and Country Planning Act 1990, can seek on site or off site works, restrictions (for example; use or occupancy) or financial contributions, when it considers they are necessary to mitigation for a negative impact that cannot be dealt with through conditions in the planning permission.
- 2.2 The Council uses both section 106 agreements and unilateral undertakings to secure the necessary obligations.
- 2.3 The obligations contained within an agreement or undertaking can either require financial payments to be made to the council towards off site infrastructure or affordable housing in the locality of the site, or require the developer to undertake the works themselves, including the delivery of on-site affordable housing.
- 2.4 Regulations state that a planning obligation 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;
 - fair and reasonably related in scale and kind to the development.

- 2.5 Where it is considered necessary for a development to include a section 106 obligation the council encourage heads of terms to be submitted at validation stage to speed up the determination period. However, where this is not possible officer will negotiate with developers/agents during the determination process using policies contained within the Island Plan Core Strategy and the supporting SPDs, as a starting point for negotiation. Where contributions are considered to be necessary but would impact on the viability of a scheme an open book viability assessment is submitted to demonstrate the particular abnormal costs of the scheme. Where the assessment can demonstrate viability issues contributions will either be prioritised or waived.
- 2.6 Where contributions or works are required for highway or sustainable transport improvements, these are agreed on a case by case basis, following consultation with Island Roads, on behalf of the Council as Highway Authority and the details contained within any submitted transport assessment.
- 2.7 The Highway Authority does not collect financial contribution towards works, but instead require works to be undertaken directly. This statement does not include a list of works completed via Section 278, but the Council will include this in later versions.

3. Section 106 contributions summary

Summary of all monies collected from planning obligations

This table shows the total amount the Council has collected from planning obligations – it does not represent what is available, as it may already have been allocated and then spent, and it excludes any contribution not yet received (if, for example, a trigger point has not yet been reached).

Purpose	Amount (£)
Habitat mitigation contribution (SPA)	162,176
Affordable Housing	685,547
Children's Services Facilities	487,751
Transport	1,851,797
Community Facilities	299,358
Ecology	206,446
Public Open Space	154,974

Art	123,116
Total	3,971,165

4. Financial contributions received in 2019/20

Affordable housing:

Planning reference	Address	Date	Amount (£)
P/00638/18	45 Noke Common, Newport	18/09/2019	7,500
P/00893/17	Former Village Hall, Godshill	22/05/2019	5,100
P/00759/18	Former Oakfield C of E Primary, Ryde	04/09/2019	13,650
		29/11/2019	13,500
P/00798/17	Land between 107 and 117 Newnham Road, Ryde	13/12/2019	5,500
P/01423/17	54 Steyne Road, Bembridge	04/02/2020	4,200
			49,450.00

Children's Services Facilities:

Planning reference	Address	Date	Amount (£)
P/00563/06	Land at Kingston, East Cowes	10/12/2019	77,723
			77,723.00

Highways

Planning reference	Address	Date	Amount (£)
P/00197/11	Former Whitecroft Hospital, Newport	23/07/2019	20,000
P/01373/09	Pan Meadows, Newport	17/12/2019	541,000
P/00944/12	Land adjacent Newport Football Club	30/09/2019	250,000
P/00798/17	Land between 107 and 117 Newnham Road, Ryde	08/01/2020	10,000
			821,000.00

Community

Planning reference	Address	Date	Amount (£)
P/00633/17	Niton Football Club, Niton	22/01/2020	35,357.76
			35,357.76

Ecology

Planning reference	Address	Date	Amount (£)
P/01373/09	Pan Meadows, Newport	01/20/2019	500
P/01373/09	Pan Meadows, Newport	12/03/2020	2,126.60
			2,626.60

Parks

Planning reference	Address	Date	Amount (£)
P/00210/18	Land adjacent Alvington Manor View, Newport	11/02/2020	3,500
P/01529/12	Land between Weeks Road and Asheys Road, Ryde	17/03/2020	110,000
			113,500.00

Solent Protection Mitigation Strategy (SPA)

Planning reference	Address	Date	Amount (£)
P/01564/17	Small House Farm, Freshwater	09/04/2019	172
P/014077/18	25 Colenuts Road, Ryde	25/04/2019	500
P/00321/19	59 Watergate Road, Newport	29/04/2019	328
P/00795/18	Land adjacent Home Waters, Cowes	03/05/2019	902
P/00925/18	1 Albert Cottages, Ryde	08/05/2019	487
P/00173/19	The Coach House, Cowes	22/05/2019	749
P/00235/19	Little Briddeford Farm, Ryde	10/06/2019	653
P/00329/18	Meadows, Colwell	19/06/2019	20,677

Planning reference	Address	Date	Amount (£)
P/00760/16	Land off Hope Road	22/07/2019	6,880
P/00963/18	Land rear of Almora, Bembridge	07/08/2019	637
P/00981/18	Land adjacent Dottens Farm, Cowes	07/08/2019	6,930
P/00712/17	Ravens Oak Farm, Ryde	12/08/2019	172
P/01451/17	1 Melville Street, Sandown	19/08/2019	750
P/00320/19	358 Fairlee Road, Newport	29/08/2019	653
P/00053/18	Will-o-cott, Bembridge	02/10/2019	516
19/00443/FUL	The Aviator, Lake	03/10/2019	2,421
19/00811/FUL	Clover Cottage, Newport	14/10/2019	500
P/00777/17	Land adjacent 8 Rosemead, Sandown	16/10/2019	172
P/00395/15	Land off Ash Lane, Newport	25/11/2019	8,600
P/00977/18	Roebeck County Park, Ryde	06/12/2019	3,409
P/01187/18	Roebeck County Park, Ryde	06/12/2019	1,461
P/00044/18	Land adjacent Cranford House, Ryde	06/02/2020	172
19/00797/RVC	Land off Ash Lane	13/02/2020	712
19/01485/FUL	Plot 5 Popes Farm, Newchurch	02/03/2020	653
P/01227/18	Green Meadows, Colwell	03/03/2020	29,775
19/01523/FUL	Larch Cottage, Totland	04/03/2020	653
P/01415/18	57 Foreland Road, Bembridge	04/03/2020	749
19/00382/FUL	Pan Meadows, Newport	17/03/2020	4,806
			95,089.00

5. Financial contributions received towards monitoring 2019/20

Planning reference	Address	Date	Amount (£)
19/01228/RVC and P/00329/18	Meadows, Colwell	15/04/2019	500
P/00109/16	Flowers Brook, Ventnor	01/05/2019	150
P/00886/18	Medehamstede, Shanklin	21/05/2019	250
		28/05/2019	500
P/00746/17	Reynards, Wootton	19/07/2019	250
		30/07/2019	300
P/00354/18	Land adjacent 255 Gunville Road, Newport	24/09/2019	500
	Norton	30/09/2019	750
19/00080/FUL	Bucklers View, Gurnard	25/11/2019	200
P/00395/17	15-18 Priory Road, Niton	23/04/2019	300
P/00269/17	Fields Nursery, Niton	05/06/2019	100
19/01092/FUL	Godshill Cherry Orchard, Godshill	31/03/2020	1,000
P/00760/16	Land off Hope Road	18/03/2020	1,000
			5,800.00

6. Financial contributions spent in 2019/20

Highways

Planning reference	Address	Date	Amount (£)
P/00095/10	Former Dairycrest, Newport	05/11/2019	29,702
P/01373/09	Pan Meadows, Newport	21/10/2019	934,867
P/00944/12	Land adjacent Newport Football Club	19/11/2019	100,000
			1,064,569

Community

Planning reference	Address	Date	Amount (£)
P/01373/09	Pan Meadows, Newport	04/10/2019	13,000
		10/07/2019	4,729.31
		05/08/2019	28,000
		10/10/2019	75,850
		10/10/2019	69,133.21
		05/03/2020	976
		05/03/2020	1,546
P/00027/06	SEEDA, East Cowes	20/08/2019	10,000
			203,234.52

Ecology

Planning reference	Address	Date	Amount (£)
P/01373/09	Pan Meadows, Newport	12/03/2020	12,759.60
			12,759.60

Parks

Planning reference	Address	Date	Amount (£)
P/01376/15	Forest Road Waste Park, Newport	10/03/2020	3,121.11
			3,121.11

Art

Planning reference	Address	Date	Amount (£)
P/01373/09	Pan Meadows, Newport	30/07/2019	7,000
		12/12/2019	7,000
			14,000

7. Financial contributions allocated in 2019/20

Community

Planning reference	Address	Allocated to...	Amount (£)
P/000277/06	SEEDA, East Cowes	East Cowes Town Hall refurbishment to accommodate the library	6,000
		Public realm improvements – flagstones	7,500
P/01373/09	Pan Meadows, Newport	Lighting between community centre and play area	5,641.92
			19,141.92

Ecology

Planning reference	Address	Allocated to...	Amount (£)
P/01373/09	Pan Meadows, Newport	The Estuaries project	7,500
			7,500

Affordable Housing

Planning reference	Address	Allocated to...	Amount (£)
P/00197/11	Former Whitecroft Hospital, Newport	Affordable housing/temporary accommodation	250,000
P/00307/06	Mornington, Cowes	Affordable housing/temporary accommodation	6,499.62
P/01700/07	Car park off Denmark Road, Cowes	Affordable housing/temporary accommodation	150,000
P/00875/12	Staddlestones, Bembridge	Affordable housing/temporary accommodation	21,000
P/01044/13	Saunders Road, East Cowes	Affordable housing/temporary accommodation	191,600
			619,099.62