



Infrastructure Funding Statement



December 2021

CONTENTS

1. Introduction
2. Section 106 Obligations
3. Section 106 contributions summary
4. Financial contributions received in 2020/21
5. Financial contributions received towards monitoring 2020/21
6. Financial contributions spent in 2020/21
7. Transferred contributions in 2020/21
8. Financial contributions allocated in 2020/21

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 2021 have been input into the software, it has not been possible, due to the challenges of 2020 and 2021, to complete the piece of work and also include all payments (received, allocated and spent outside of these dates), within the same time period. It is the LPA's intention to ensure that this information is updated and available online by the end of 2022.
- 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 \(Bird Aware\) \(2018\)](#)
- 1.7 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 In line with guidance published by the Government in September 2019 (<https://www.gov.uk/guidance/publish-your-developer-contributions-data>).

- 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)	194,222
Affordable Housing	866,643
Children's Services Facilities	212,751
Transport	1,762,208
Community Facilities	242,244
Ecology	207,167
Public Open Space	141,951

Art	123,116
Total	3,750,301

4. Financial contributions received in 2020/21

Affordable housing:

Planning reference	Address	Date	Amount
P/00053/18	Will-o-Cott, Lane End Road, Bembridge	23 Jun 2020	£8,698.50
P/00053/18	Will-o-Cott, Lane End Road, Bembridge	12 Feb 2021	£5,700.00
P/00053/18	Will-o-Cott, Lane End Road, Bembridge	21 Feb 2021	£5,850.00
P/00735/18	Princess Court 41, Castle Street, East Cowes	09 Feb 2021	£5,000.00
P/01185/17	6 Hollow Glade, Godshill, Ventnor	15 Dec 2020	£4,500.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	13 Oct 2020	£8,250.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	13 Oct 2020	£9,750.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	23 Dec 2020	£10,350.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	03 Feb 2021	£17,250.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	23 Feb 2021	£8,250.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	04 Mar 2021	£17,850.00

Planning reference	Address	Date	Amount
P/00519/17	The Havens, Havenstreet Main Road, Havenstreet,	22 Feb 2021	£5,400.00
P/00601/18	The Portico Theatre, Priory Road, Shanklin	19 Jan 2021	£10,500.00
P/00219/18	Greyfriars Residential Home, 26 Clarence Gardens, Shanklin	12 Feb 2021	£8,550.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	18 Dec 2020	£19,200.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	14 Jan 2021	£19,503.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	22 Sep 2020	£4,650.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	22 Sep 2020	£4,875.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	05 Nov 2020	£5,970.00
20/00056/RVC	The Burrow, Worsley Drive, Wroxall	23 Mar 2021	£7,500.00
			£187,596.50

Sustainable Transport / Highways

Planning reference	Address	Date	Amount
P/00395/15	land off, Ash Lane, Newport	11 Nov 2020	£33,055.00
P/00164/17	land at Ryde House, off, Binstead Road, Ryde	25 Aug 2020	£11,000.00
			£44,055.00

Ecology

Planning reference	Address	Date	Amount
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport	05 Dec 2020	£500.00
			£500.00

Solent Protection Mitigation Strategy (SPA)

Planning reference	Address	Date	Amount
P/00312/19	Cherry Tree Cottage, Sandy Lane, Newport	01 Apr 2020	£653.00
P/00282/19	7, Howgate Road, Bembridge	05 Aug 2020	£907.00
20/00634/FUL	Thorness Cross Farm, Thorness Lane, Porchfield	02 Jul 2020	£514.00
19/00762/FUL	Three Gates Farm, Porchfield Road, Shalfleet	28 Jul 2020	£1,028.00
20/00782/FUL	86, High Street, Cowes	18 Sep 2020	£789.00
20/00707/FUL	Victoria Apartments 41, Victoria Grove, East Cowes	27 Jan 2021	£3,322.00
20/00145/FUL	Part OS Parcel 8500 Land At, Westview Road, Gurnard	22 Jun 2020	£356.00
P/01438/18	25, Cliff Path, Sandown	04 Aug 2020	£637.00
20/00823/FUL	Cliff Edge, Cliff Road, Lake	21 Sep 2020	£870.00
P/00515/17	Land at and adjacent to 22, Calbourne Road, Newport	19 Jun 2020	£516.00
P/00357/18	Council Archaeological Centre 61, Clatterford Road, Newport	10 Jul 2020	£344.00

Planning reference	Address	Date	Amount
P/00164/17	land at Ryde House, off, Binstead Road, Ryde	27 Oct 2020	£9,366.00
20/00332/FUL	31, Cross Street, Ryde	12 Feb 2021	£514.00
P/01309/18	93, High Park Road, Ryde	02 Mar 2021	£749.00
P/01368/18	17, Halford Close, Sandown	29 Jul 2020	£487.00
P/00045/19	14, Victoria Road, Sandown	25 Sep 2020	£1,348.00
P/01196/18	Dane Lodge, Main Road, Newbridge	15 Jun 2020	£637.00
20/01601/FUL	8, Hope Road, Shanklin	11 Jan 2021	£671.00
P/00219/18	Greyfriars Residential Home, 26 Clarence Gardens, Shanklin	12 Feb 2021	£880.00
P/00419/17	Brecknock, Colwell Road, Totland Bay	17 Apr 2020	£688.00
20/01342/FUL	Beachside Bungalows, Fort Warden Road, Totland	14 Oct 2020	£1,185.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	29 Oct 2020	£2,996.00
P/01242/18	Land Adjacent Plot 33, Summers Court, Totland	10 Feb 2021	£637.00
P/01227/18	Green Meadows and Green Meadows Lodge, Colwell Road, Freshwater	21 Apr 2020	£29,775.00
P/00691/17	Wight City Leisure Centre, 37 Culver Parade, Sandown	02 Jul 2020	£8,084.00
P/00252/19	Hunters Moon, Hunters Moon Close, Ryde	23 Sep 2020	£6,122.00
20/01245/FUL	Tapnell Farm, Newport Road, Freshwater	26 Mar 2021	£150.00

£74,225.00

5. Financial contributions received towards monitoring 2020/21

Planning reference	Address	Date	Amount (£)
P/01228/17	Land on corner of St Georges Way & Burnt House Lane, Newport PO30	24/06/2020	250
20/00303/FUL	Land adj to 70 & rear of 97 to 103 Alvington Manor View, Newport, PO30	22/12/2020	500
20/01160/FUL	Branstone Farm Studies Centre, Hale Common, Arreton	10/02/2021	1,000
			2,539

6. Financial contributions spent in 2020/21

Highways

Planning reference	Address	Date	Amount
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	15 Jul 2020	£6,961.10
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	10 Nov 2020	£2,300.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	16 Feb 2021	£738.90
P/00095/10	land at former Dairy Crest Site, between Westminster Lane and, Petticoat Lane, Newport	10 Nov 2020	£24,336.00
P/00095/10	land at former Dairy Crest Site, between Westminster Lane and, Petticoat Lane, Newport	21 Dec 2020	£11,684.80
			£46,020.80

Ecology

Planning Reference	Address	Date	Amount
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport	06 Nov 2020	£215.00
			£215.00

Public Rights of Way/Sustainable Transport

Planning Reference	Address	Date	Amount
P/01376/15	Waste Fuels Plant, Forest Road, Newport	22 Dec 2020	£5,522.69
P/00395/15	land off, Ash Lane, Newport	09 Mar 2021	£3,000.00
			£8,522.69

Education

Planning Reference	Address	Date	Amount
P/01044/13	land west of Gustar Grove/Captains Parade/Abbey Walk off, Saunders Way, East Cowes	06 Jul 2020	£25,000.00
P/00563/06	land bounded by Kingston Fm Lane/Cadets Walk/Kingslea Park/Beatrice Ave, E Cowes power station/agricultural land/south of E Cowes Vics football ground inc land off, Whippingham Road, East Cowes	13 Jul 2020	£50,000.00
P/00563/06	land bounded by Kingston Fm Lane/Cadets Walk/Kingslea Park/Beatrice Ave, E Cowes power station/agricultural land/south of E Cowes Vics football ground inc land off, Whippingham Road, East Cowes	02 Sep 2020	£200,000.00

			£275,000.00

Community

Planning Reference	Address	Date	Amount
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport	22 Dec 2020	£1,200.00
			£1,200.00

7. Financial contributions transferred in 2020/21

Community

Planning Ref	Address	Transferred to...	Amount
P/00027/06	Venture Quays/Trinity House Depot & Wharf/former North Works/land to west of Sylvan Avenue, Red Funnel Marshalling Yards/Public Conveniences/Well Road Car Park/located in vicinity of, Castle Street, East Cowes	East Cowes Library	£25,000.00
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport	Route 39 payment for April - Aug 2020	£5,416.67
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport	New Pan Community Hub sign	£498.00
			£30,914.67

Highways

Planning Ref	Address	Transferred to...	Amount
P/00944/12	land adjacent to and south of Newport Football Club, St. Georges Way, Newport	Go South Coast for bus service diversion	£100,000.00
			£100,000.00

8. Financial contributions allocation in 2020/21

Affordable Housing

Planning Reference	Address	Allocated too....	Amount
P/00053/18	Will-o-Cott, Lane End Road, Bembridge	Relocatable homes emergency housing programme	£8,698.50
P/00053/18	Will-o-Cott, Lane End Road, Bembridge	Relocatable homes emergency housing programme	£5,700.00
P/00053/18	Will-o-Cott, Lane End Road, Bembridge	Relocatable homes emergency housing programme	£5,850.00
P/00735/18	Princess Court 41, Castle Street, East Cowes	Relocatable homes emergency housing programme	£5,000.00
P/01185/17	6 Hollow Glade, Godshill, Ventnor	Relocatable homes emergency housing programme	£4,500.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	Relocatable homes emergency housing programme	£8,250.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	Relocatable homes emergency housing programme	£9,750.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	Relocatable homes emergency housing programme	£10,350.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	Relocatable homes emergency housing programme	£17,250.00

Planning reference	Address	Allocated to....	Amount
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	Relocatable homes emergency housing programme	£8,250.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	Relocatable homes emergency housing programme	£17,850.00
P/00519/17	The Havens, Havenstreet Main Road, Havenstreet	Relocatable homes emergency housing programme	£5,400.00
P/00601/18	The Portico Theatre, Priory Road, Shanklin	Relocatable homes emergency housing programme	£10,500.00
P/00219/18	Greyfriars Residential Home, 26 Clarence Gardens, Shanklin	Relocatable homes emergency housing programme	£8,550.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	Relocatable homes emergency housing programme	£19,200.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	Relocatable homes emergency housing programme	£19,503.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	Relocatable homes emergency housing programme	£11,699.25
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	Relocatable homes emergency housing programme	£4,650.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	Relocatable homes emergency housing programme	£4,875.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	Relocatable homes emergency housing programme	£5,970.00
20/00056/RVC	The Burrow, Worsley Drive, Wroxall	Relocatable homes emergency housing programme	£7,500.00

£199,295.75**Community**

Planning Reference	Address	Allocated to...	Amount
P/00027/06	Venture Quays/Trinity House Depot & Wharf/former North Works/land to west of Sylvan Avenue, Red Funnel Marshalling Yards/Public Conveniences/Well Road Car Park/located in vicinity of, Castle Street	East Cowes Library	£75,000.00
			£75,000.00

Education

Planning Reference	Address	Allocated to...	Amount
P/00563/06	land bounded by Kingston Fm Lane/Cadets Walk/Kingslea Park/Beatrice Ave, E Cowes power station/agricultural land/south of E Cowes Vics football ground inc land off, Whippingham Road, East Cowes	Additional pre-school places in East Cowes	£200,000.00
			£200,000.00

Public Rights of Way

Planning Ref	Address	Allocated to...	Amount
P/00395/15	land off, Ash Lane, Newport	West Wight - Newport cycle track	£30,055.00
			£30,055.00