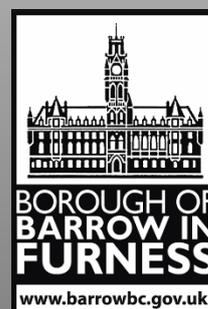


# Infrastructure Funding Statement 2019-2020

First Annual Statement on Developer  
Contributions obtained through the  
Planning System

Working together to support sustainable development within the Borough of Barrow-in-Furness

**DEVELOPMENT SERVICES**



## Contents

1.0 Introduction .....	2
2.0 Developer Contributions Agreed in 2019/20.....	4
3.0 Developer Contributions Received in 2019/20 .....	5
4.0 Developer Contributions Spent in 2019/20 .....	5

## **1.0 Introduction**

- 1.1 This is the first Infrastructure Funding Statement produced by Barrow Borough Council. It provides a summary of the developer contributions obtained, allocated and spent by Barrow Borough Council during the period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 (2019/20). This is a new annual reporting requirement that was introduced as part of the recently amended CIL regulations in 2019 (CIL Regulations: Schedule 2).

### **Developer Contributions**

- 1.2 Developer contributions are essential in providing the funds required to provide the necessary infrastructure and services to support new development. Such contributions may take the form of a Planning Obligation by means of a Section 106 agreement (or Section 278 agreement for works to be carried out on the public highway).
- 1.3 Some local planning authorities have adopted a Community Infrastructure Levy (CIL), which is a levy that the Council can use to charge on new developments. The charge would help to raise funds for new infrastructure that is required to support development in the Borough. Section 106 agreements can be used at the same time, but their use is limited once the Council has adopted a CIL. At this time the Council has not progressed work on adopting a charging schedule for CIL within the Borough. The development of a CIL may take place in the future, subject to resources, viability and changes in national planning policy.
- 1.4 Policy I1 of the Barrow Borough Local Plan 2016-2031 sets out the type of contributions a developer may be expected to make to assist in mitigating the effect of the proposed development in the existing community. The policy states that the types of infrastructure that developments may be required to provide contributions towards include, but are not limited to:
- Utilities and waste;
  - Flood prevention and sustainable drainage measures;
  - Transport (highway, rail, bus and cycle / footpath network and any associated facilities);
  - Community Infrastructure including health, education, libraries, public realm, heritage and geological assets and other community facilities;
  - Green Infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity and management of environmentally sensitive areas); and
  - Climate change and energy initiatives through allowable solutions.

### **Affordable Housing**

- 1.5 This Statement also summarises the affordable housing contributions obtained, agreed and spent in 2019/20. The requirement for affordable housing delivery is set out in Policy H14 of the Local Plan. In line with the National Planning Policy

Framework (NPPF), this policy expects that 10% of dwellings on sites of ten units or over should be affordable. Alternatively, contributions to the provision of affordable housing off-site will be considered where justified. The requirement for affordable housing was first introduced in the Borough in 2018, when the requirement was included in the updated NPPF. It was subsequently included in Policy H14 of the Barrow Local Plan, which was adopted in 2019. It is therefore a relatively recent requirement in Barrow Borough.

1.6 Affordable housing includes social rented, affordable rented and intermediate housing, provided to households whose needs are not met by the market. These tenures are explained below:

- Social rented housing – Rented housing owned and managed by local authorities, housing associations or Registered Providers.
- Affordable rented housing – Housing owned and managed by local authorities, housing associations or Registered Providers. Rents are above target rents (worked out using a nationally set formula) but are not in excess of 80% of local market rent.
- Intermediate housing – This is aimed at people who do not qualify for social / affordable rented housing, but cannot afford full market rents. It includes:
  - Discounted sale – Properties sold at a fixed percentage discount from market value, so the purchaser buys the whole property at a reduced rate. The percentage discount is then passed on upon each successive re-sale.
  - Shared ownership – Where the purchaser buys an initial share in home (e.g. 50%), usually from a Housing Association. A rent is then payable on the element of the home the purchaser doesn't own.
  - Rent to buy – Properties are rented, through a shorthold tenancy, at a reduced rate of approximately 20% below market rent for a fixed period. The expectation is that the shorthold period allows the tenant the opportunity to save for a cash deposit towards buying a share of the home.
  - Starter homes – Homes sold with a 20% discount from market value targeted at young first-time buyers with a household income of less than £80,000 on properties up to £250,000.

## **Cumbria County Council**

1.7 As an upper tier local authority, Cumbria County Council is required to provide and maintain areas of key infrastructure across the County such as that relating to highways, public transport, the provision of sufficient school places for children, meeting the care requirements of the adult population and maintaining the safety of

communities. Consequently Cumbria County Council seeks to secure developer contributions for a range of infrastructure and services that fall under its jurisdiction.

- 1.8 To assist the process of seeking and securing developer contributions the County Council adopted and published its Planning Obligation Policy in September 2013 so as to transparently set out the scope and range of contributions that it may seek from developers and the methodologies that would be used to calculate the level and/or nature of contributions sought. Most financial contributions secured by the County Council generally tend to relate to highways improvements, new/improved educational facilities and transport provision.

### **Approach to Securing Planning Obligations**

- 1.9 Paragraph 56 of the NPPF and Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 states that planning obligations must only be sought where they meet all of the following tests:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

- 1.12 Planning obligation agreements identify when financial contributions will be provided. This is known as the 'trigger point'. For larger developments, financial contributions may be linked to each stage of the development. In all cases, the Council liaises with the developer to agree appropriate trigger points.

- 1.13 Planning obligation agreements also include dates by which the Council must spend any financial contributions they have received from developers. Any contribution that is not spent by the specified date will be returned to the developer, along with any interest accrued in that time period.

### **Scope of this document**

- 1.14 This Statement summarises the contributions agreed, received and spent during the period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 for Barrow Borough. It contains information on Section 106 Agreements only. Section 278 Agreements are not considered in this document.

## **2.0 Developer Contributions Agreed in 2019/20**

- 2.1 Financial contributions were agreed against the following proposals during 2019/20:
- a) Two-storey building for the sale and storage of garden-related products; various structures providing sales floorspace and ancillary areas; change of use of part of the garden centre to non-food retail; at Crooklands Garden Centre, Ulverston Road, Dalton (Retrospective application)
  - b) Erection of 35 dwellings at London Road, Lindal (Outline application)

- 2.2 A total of £18,660 was agreed to be provided under planning obligations which were entered into during 2019/20. This was agreed as contributions towards transport and travel.
- 2.3 Non-financial agreements were agreed for b) above in the form of the delivery of affordable housing, with no less than 10% of the total residential units to be affordable. This equates to four affordable units.
- 2.4 The amounts agreed are will only come forward if the approved proposed developments to which they relate are progressed, commenced and substantially implemented. Some planning obligations may be varied or amended in time. Contributions will only be paid to the Council when each proposal reaches agreed milestones in the development of a site. As such some contributions may be made in instalments across a number of years.

### **3.0 Developer Contributions Received in 2019/20**

- 3.1 £6,600 was paid to the County Council for the ongoing review of and support for the Travel Plan, in connection with the development at Crooklands Garden Centre, Ulverston Road, Dalton, outlined in 2.1(b) above.

### **4.0 Developer Contributions Spent in 2019/20**

- 4.1 £36,587 was spent during 2019/20. This was linked to the Section 106 that was agreed for a residential development on land at Holker Street, Barrow. The contribution was used for an open space scheme at Ormsgill reservoir, including pathway improvements and safety fencing.



## Developer Contributions Agreed 2019/20

Planning Ref	Development	Location	Infrastructure Type	Contribution Detail	Amount	Trigger
B12/2018/0364	Retrospective permission for a two-storey building for the sale and storage of garden-related products; various structures providing sales floorspace and ancillary areas; change of use of part of the garden centre to non-food retail; and extension and amendment to the car park layout.	Crooklands Garden Centre, Ulverston Road, Dalton	Transport and travel	To be paid to the County Council for the ongoing review of and support for the Travel Plan.	£6,600	Paid to Cumbria County Council.
B07/2018/0375	Outline application for the erection of 35 dwellings and associated car parking, landscaping and highways infrastructure.	London Road, Lindal	Transport and travel	To be used for processing the Traffic Regulation Order.	£6,500	To be paid to Cumbria County Council prior to occupation of the site.
			Transport and travel	To contribute to the Greystone Lane / Station Road cycle route.	£5,560	To be paid to Cumbria County Council prior to occupation of the site.
			Affordable housing	To submit the Affordable Housing	4 units	Scheme to be submitted prior to

				Scheme to the Council for approval to include the delivery of affordable housing of a minimum of 10%.		the implementation of the development.
--	--	--	--	---	--	--

### Developer Contributions Received 2019/20

Planning Ref	Development	Location	Infrastructure Type	Amount
B12/2018/0364	Retrospective permission for a two-storey building for the sale and storage of garden-related products; various structures providing sales floorspace and ancillary areas; change of use of part of the garden centre to non-food retail; and extension and amendment to the car park layout.	Crooklands Garden Centre, Ulverston Road, Dalton	Transport and travel	£6,600, paid to Cumbria County Council

### Developer Contributions Spent 2019/20

Planning Ref	Development	Location	Infrastructure Type	Amount
B07/2009/0830	63 residential units	Land at Holker Street, Barrow	Open space and leisure	£36,587



**Development Services**

Barrow Borough Council

Town Hall

Duke Street

Barrow-in-Furness

Cumbria

LA14 2LD

**Website:** [www.barrowbc.gov.uk/residents/planning/](http://www.barrowbc.gov.uk/residents/planning/)



Working together to support sustainable development within the Borough of Barrow-in-Furness

