

Infrastructure Funding Statement

December 2024



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1 Executive Summary

An Infrastructure Funding Statement (IFS) is a document produced each year summarising all financial and non-financial developer contributions activity for the previous financial year. These statements are intended to help local communities and developers see how contributions have been spent and understand what future contributions will be spent on, ensuring a transparent and accountable process. Following amendments to the Community Infrastructure Levy Regulations in 2019, Melton Borough Council (MBC) produced its first [IFS](#) in December 2020.

This statement covers the period April 1st 2023 to March 31st 2024 (shown as 2023/24).

As we have currently paused proceedings on adopting a Community Infrastructure Levy (CIL) this IFS will not include any details on CIL payments as, we only use section 106 agreements to secure developer contributions. Large-scale infrastructure such as; educational facilities, highways, and waste are delivered by Leicestershire County Council. Therefore, please refer to their [IFS](#) for details on developer contributions for large-scale infrastructure.

Out of the **3** section 106 agreements that were signed in 2023/24 period the following developer contributions were secured:

- **£37,096.11** worth of Council financial developer contributions
- **19** Affordable Housing Units
- **0** On-site Open Spaces

In 2023/24 we received **£322,454.85** of financial developer contributions that covered infrastructure and projects such as; Police, Healthcare, Affordable Housing and Monitoring. We are expecting the amount of received contributions to rise in the coming years, as more large developments commence across the Borough.

This period may have been impacted by the Covid 19 pandemic where there were national restrictions on the public movement and housing development. While it is unclear how long this will have an impact, S106 agreements are being signed and secured. There may be a ripple effect of this pandemic, but it is uncertain how this will impact this and upcoming IFS reports.

During the period 2023/24, we have received confirmation that the s106 contributions that have been previously transferred were spent in this financial year towards the pedestrian path in the Melton County Park, police special equipment, police vehicles, three affordable housing, refurbishment of Old Dalby Village Hall and a digital consultation suite at Latham House.

Over the coming years we will work with infrastructure partners collaboratively to ensure developer contributions meet the necessary infrastructure needs associated with the

development growth throughout the Borough. This will all be monitored and published through these annual statements going forward.

2 Introduction

2.1 Purpose of this document

The Infrastructure Funding Statement (IFS) was introduced in 2020 this is the fifth time this document has been published. It will be updated and published annually in line with the regulation that came into force on the 1st September 2019, in [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#).

The IFS provides a summary of all financial and non-financial developer contributions activity for the previous financial year. This statement covers the period April 1st 2023 to March 31st 2024. These statements are intended to help local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system ([Planning Practice Guidance, para 172](#)).

2.2 What are Developer Contributions?

This section aims to give an overview of developer contributions to people who are unfamiliar of the concept and processes.

New developments can make a positive addition to an area, for example, providing new homes and jobs. However, they can also have an impact on the local community, placing additional pressures on the local infrastructure and facilities such as the local schools, highways, community facilities etc. Effective use of obligations and contributions can play a vital role in ensuring that necessary infrastructure provision keeps pace with new development.

Where new development is acceptable in principle, but the proposal raises negative impacts, developer contributions can help to reduce or mitigate its impact on the locality by requiring a developer to either deliver or contribute to services / facilities by way of either physical works or financial contributions. The impact of new development will vary between development sites and any planning obligation should reflect the specific requirements of the locality.

Developer contributions can be contained within Section 106 agreements, which are legal agreements between the Council, landowners/developers and/or infrastructure providers to help make a development acceptable in planning terms, that bind parties to providing or contributing funding towards the delivery of infrastructure.

Another type of planning obligation is the Community Infrastructure Levy (CIL) which is a planning charge introduced by the Planning Act 2008 as a tool to help deliver infrastructure to support the development of the local area. Local authorities can choose to introduce a CIL which is calculated on a £ per square metre basis on new development. Changes to the CIL came into force on 1st September 2019. Planning applications that come after this date will refer to the updated version for a planning charge.

Developer contributions may only be requested if they meet the 3 statutory tests as set out in the [Community Infrastructure Levy \(CIL\) Regulations 2010 \(as amended\)](#) and in paragraph 58 of the National Planning Policy Framework (December 2024); they are

- 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.

The implementation of infrastructure after receiving the developer contributions is carried out by Melton Borough Council (MBC), Leicestershire County Council (LCC) and infrastructure providers such as Leicestershire Constabulary, NHS Integrated Care Boards (ICB), and Parish Councils etc. Large-scale infrastructure including but not limited to educational facilities, highways, and waste are delivered by Leicestershire County Council. Consequently, please look at their [IFS](#) for details on developer contributions for large-scale infrastructure.

2.3 Policy Context

This document is now required by the Ministry of Housing, Communities and Local Government (MHCLG) when they published [Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#). The legislation states;

121A.—(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

(a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);

(b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);

(c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

Further guidance has been provided in [planning practice guidance](#) detailing the content of the IFS.

The [Planning Advisory Service](#) has written some further guidance to assist planning authorities publish their IFS in August 2023. This guidance has considered over three years of published IFSs since they were made a statutory requirement.

From a local perspective this document will support the monitoring of [Policy IN3 Infrastructure Contributions and Community Infrastructure levy](#) in the Melton Local Plan.

Following its Review, the adopted Melton Local Plan is currently going through a partial update, further information on the progress of the [Melton Local Plan review and update](#) can be found on our website.

2.4 Developer Contribution Supplementary Planning Document

The Council adopted the [Developer Contribution Supplementary Planning Document](#) in September 2021, which illustrates the Council's procedure and priorities for requesting, securing and monitoring developer contributions. This document should be referred to as guidance when dealing with the developer contribution process.

3 The CIL Report

In 2017 Melton Borough Council began work on creating a Community Infrastructure Levy Charging Schedule; this included an undertaking of a viability assessment. From this work and a public consultation, it was decided in July 2019 by council members that progress on CIL be suspended until a time where the council believes it is a suitable approach for MBC.

Therefore, this Infrastructure Funding Statement will not include any details on CIL payments as MBC only use section 106 agreements to secure developer contributions.

4 The Section 106 Report

The details set out under each heading of this Section 106 report is based on the requirements set out in Schedule 2 of the CIL Regulations 2019 and records only those contributions that are applicable to Melton Borough Council. For other contributions relating to planning application within the Melton Borough please see [Leicestershire County Council's Infrastructure Funding Statement](#).

4.1 Financial contributions MBC secured from section 106 agreements signed in 2023/24;

Planning Application	Location	Purpose	Contribution Amount (£)
20/00009/OUT	Land South Of Granary Close, Bottesford	Healthcare	£11,880.00

Planning Application	Location	Purpose	Contribution Amount (£)
20/00009/OUT	Land South Of Granary Close, Bottesford	Open space and leisure	£5,710.00
20/00009/OUT	Land South Of Granary Close, Bottesford	Section 106 Monitoring Fees	£350.00
20/00397/OUT	Land South of Grange Farm, Harby Lane, Hose	Healthcare	£9,398.51
20/00397/OUT	Land South of Grange Farm, Harby Lane, Hose	Section 106 Monitoring Fees	£350.00
21/00710/FUL	The Kings Head 54 Nottingham Street Melton Mowbray	Healthcare	£9,057.60
21/00710/FUL	The Kings Head 54 Nottingham Street Melton Mowbray	Section 106 Monitoring Fees	£350.00
Total			£37,096.11

4.1.1 The figures above represent a snapshot in time whereby planning obligations can be renegotiated at any point, where the local planning authority and developer wish to do so. This is especially relevant at the reserved matters stage of a planning application when the number of dwellings is finalised.

4.2 Affordable Housing secured from section 106 agreements signed in 2023/24;

Planning Application	Location	No. of Affordable Homes
20/00009/OUT	Land South Of Granary Close, Bottesford	6
20/00397/OUT	Land South of Grange Farm, Harby Lane, Hose	10
21/00710/FUL	The Kings Head 54 Nottingham Street Melton Mowbray	3
Total		19

4.3 Non-monetary contributions secured from section 106 agreements signed in 2023/24;

Planning Application	Location	Purpose
N/A	N/A	N/A

4.3.1 There were no planning applications signed in 2023/2024 for non-monetary contributions secured from section 106 agreements.

4.3.2 If there were non-monetary contributions secured. The developer during the course of the development may decide that the maintenance of the open space should be carried out by MBC. If this occurs, then we will be formulating a request of a maintenance commuted sum. However, the developer is free to choose other companies to maintain the site.

4.4 Financial contributions received in 2023/24.

Planning Application	Location	Purpose	Contribution Amount (£)
15/00910/OUT and 17/00717/FUL	Barrat's Phase, Field OS 002 Leicester Road Melton Mowbray	Police	£26,203.03
15/00910/OUT and 17/00717/FUL	Bellway's Phase, Field OS 002 Leicester Road Melton Mowbray	Police	£29,190.67
16/00570/OUT	Field 0070 Hoby Road Asfordby	Healthcare	£54,867.76
18/00769/FUL	Land at Melton North Scalford Road Melton Mowbray	Healthcare	£75,544.05
		Section 106 Monitoring	£299.95
19/00256/FUL	Land North Of 55 Main Street Kirby Bellars	Affordable Housing	£76,000.00
19/00909/OUT	Land at St Mary's Hospital Melton Mowbray	Section 106 Monitoring	£349.39
19/01303/FUL	Land at Holme Farm, Rearsby Lane, Gaddesby	Affordable Housing	£60,000.00
Total			£322,454.85

4.4.1 As trigger points are met within a development, contributions will be received by MBC from developers. The amount received can fluctuate and is dependent on the progression of developments within the Borough and the amount of trigger points met.

4.5 Allocated/Transferred (not spent) Developer Contributions;

Planning Application	Location	Contribution Amount (£)	Allocated towards	Status
15/00942/OUT	Harby Village Hall	£27,430.96	Harby Village Hall	Not Spent
Total Amount		£27,430.96		

4.5.1 This table reflects the developer contributions that have not been spent when transferred within this financial year 2023/24.

4.5.2 We will monitor the transferred contributions to understand when they have spent on the projects/infrastructure and provide updates in subsequent funding statements.

4.6 The total amount of money which was spent during 2023/24

Planning Application	Purpose	Contribution Amount (£)	Infrastructure/Project	Status
13/00522/FUL	Police	£3,469.71	Contributions towards a 'Specials Van' required for Special Police Officers and NATO helmets required for Officers during public order incidents.	Spent by Police
13/00877/OUT	Police	£7,922.38	Contribution towards Specialist equipment	Spent by Police
14/00808/OUT	Melton Country Park	£10,309.31	Pedestrian Path to Melton Country Park	Spent by MBC
15/00178/FUL	Police	£4,869.48	Contribution towards Police vehicles	Spent by Police
15/00910/OUT-17/00717/VAC	Police	£2,640.78	Contribution towards Police vehicles	Spent by Police
16/00539/OUT	Affordable Housing	26,840.49	Spent on Affordable Homes (see 4.6.2)	Spent by MBC
18/01111/FUL	Community Facility	£6,488.05	Refurbishment of Old Dalby Village Hall	Spent by Old Dalby Village Hall Charity
19/00256/OUT	Affordable Housing	£65,001.05	Spent on Affordable Homes (see 4.6.2)	Spent by MBC - £10,998.85 not spent
19/00342/FUL	Healthcare	£18,222.74	Digital Consultation Suite at Latham House	Spent by NHS Leicester, Leicestershire & Rutland ICB
19/01354/FUL	Affordable Housing	£215,121.95	Spent on Affordable Homes (see 4.6.2)	Spent by MBC
Total Amount		£360,885.94		

4.6.1 Any monetary contribution that is transferred to an infrastructure provider such as the Police will be regularly monitored by MBC to confirm its status and establish when the infrastructure will be implemented. MBC are working collaboratively with the Police to refine the monitoring procedure, which may lead to an addendum being made to this document in 2025.

4.6.2 MBC has been monitoring the section 106 statuses and this data has been used to show the infrastructure/projects that have been spent and implemented in 2023/24. This section shows section 106 contributions transferred in previous financial years that have been spent and implemented within this financial year.

4.6.3 16/00539/OUT, 19/00256/OUT and 19/01354/FUL contributions went towards the purchase of 3 affordable homes.

4.6.4 19/00256/OUT had a section 106 contribution of £76,000.00 and spent £65,001.05, therefore have not spent £10,998.85. The amount not spent will be monitored by MBC to confirm its status and establish where it will be implemented.

4.7 Retained Developer Contributions at the end of 2023/24;

Planning Application	Location	Purpose	Contribution Amount (£)
13/00552/FUL	Main Road Brentingby	Wind Turbine Decommissioning Bond	£15,000

4.7.1 The decommissioning bond that is stated above has been held by MBC for 7 years and is part of the 13/00552/FUL application for the wind turbine in Brentingby. This bond will be held by MBC for 25 Years after the wind turbine was first switched on.

4.8 Please see Appendix A for all information related to regulation 121A paragraph 3 (matters to be included in the S106 report) of the CIL regulations 2010 as amended.

5 Future Infrastructure Projects

This section will briefly discuss the projects and infrastructure we are aiming to implement as part of the planned growth within the Borough. Some of the projects below will need the accumulation of funds to occur therefore, the timescales are currently unknown as this will rely on developments coming forward.

5.1 Affordable Housing

The need for affordable housing within the Melton Borough is prominent. The Leicester and Leicestershire Housing Development Needs Assessment (HENA), 2022 has identified the affordable housing need across the Borough of Melton as being 149dpa. The evidence was updated during 2024 at a Borough wide level with the Local Housing Needs Assessment and identified the affordable housing need across the Borough of Melton as being 196dpa.

The Local Plan affordable housing policy (C4) (adopted in October 2018) and the [Housing Mix and Affordable Housing SPD](#) (adopted in July 2019) support the implementation of affordable homes. Our aim is to use these documents to clearly outline how MBC will seek affordable housing. The SPD document will be used as a guide when securing affordable housing for applications across the Borough.

5.2 Open space

Securing open space whether on-site or off-site is an important priority for Melton Borough Council. The Open Space Strategy and Action Plan (2024) ([Evidence Base \(Local Plan Update\) | localplan](#)) provides an updated audit of the quantity and quality of open space and illustrates the Council's strategy and up-to-date standards for the provision of new or enhanced open spaces within the borough. The updated strategy is accompanied by a Developer Contributions report and supporting Applet, which provide detailed guidance for creating and maintaining open space and securing financial contributions towards open space where necessary. The updated Open Space Strategy and Action Plan, Developer Contributions report and Applet will be used during discussions with developers to ensure sufficient high quality open space is delivered or an alternative financial contribution is secured.

5.3 Healthcare

The long-term growth of the Borough illustrated within the Melton Local Plan will inevitably increase patient's numbers across all of the Boroughs General Practices. Therefore, MBC will be working collaboratively with both the East Leicestershire & Rutland ICB and the Lincolnshire ICB to support the use of developer contributions to implement primary healthcare infrastructure. This may include the expansion of GP practices, creation of new GP practices, invest in new equipment etc.

5.4 Melton Mowbray Distributor Road

A key infrastructure project that MBC and LCC are working collectively on is the creation of the [Melton Mowbray Distributor Road](#). The aim of the scheme is to improve access to future

housing and employment growth, reduce congestion and reduce HGV travelling into the town centre, and it is a key part of the delivery of the Melton Local Plan. Although the North and East scheme has received government funding and is under construction, developer contributions will continue to be needed to bridge the funding gap. MBC continues to work with developers and LCC as the highways authority to bring forward the South section of the road. Details of the funding secured will be contained with the LCC Infrastructure Statement as the contribution holder, therefore for more details please see their statement.

Appendix A - Matters to be included in S106 Report under regulation 121A paragraph 3

(a) The total amount of money to be provided under any planning obligations which were entered into during the reported year; **£37,096.11**

(b) The total amount of money under any planning obligations which was received during the reported year; **£322,454.85**

(c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority; **£167,519.83**

(d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

(i) In relation to affordable housing, the total number of units which will be provided; **19 Units**

(ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided; **Please refer to Infrastructure Funding Statement of Leicestershire County Council for details regarding educational provisions (www.leicestershire.gov.uk).**

(e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure; **£27,430.96**

(f) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); **£360,885.94¹**

(g) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

Contribution Amount (£)	Allocated to
£27,430.96	Contribution transferred to Harby Village Hall.

(h) In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of

¹ This may be subject to change as per 4.6.1.

(i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

Contribution Amount (£)	Infrastructure/Project	Status
£3,469.71	Contributions towards a 'Specials Van' required for Special Police Officers and NATO helmets required for Officers during public order incidents.	Spent by Police
£7,922.38	Contribution towards Specialist equipment	Spent by Police
£10,309.31	Contribution towards the Pedestrian Path to Melton Country Park	Spent by MBC
£4,869.48	Contribution towards Police vehicles	Spent by Police
£2,640.78	Contribution towards Police vehicles	Spent by Police
26,840.49	Contribution towards Affordable Homes	Spent by MBC
£6,488.05	Contribution towards the refurbishment of Old Dalby Village Hall	Spent by Old Dalby Village Hall Charity
£65,001.05	Contribution towards Affordable Homes	Spent by MBC
£18,222.74	Contribution towards the Digital Consultation Suite at Latham House	Spent by NHS Leicester, Leicestershire & Rutland ICB
£215,121.95	Contribution towards Affordable Homes	Spent by MBC

(ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **£0.00**

(iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations; **£0.00**

(i) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Contribution Amount (£)	Purpose
£15,000	Wind Turbine Decommissioning Bond

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