

Infrastructure Funding Statement 2020-2021

Former Northamptonshire County Council



Image 1 – Southfield School for Girls Extension, Kettering

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Introduction

This Infrastructure Funding Statement (IFS) has been prepared to report on Section 106 (S106) developer contributions received, spent, allocated and held by the former Northamptonshire County Council in the period 1st April 2020 – 31st March 2021, as well as future priorities for delivering infrastructure.

The IFS has been prepared by North Northamptonshire and West Northamptonshire Councils, following the reorganisation of local government in Northamptonshire and the move to unitary authorities which came into effect on 1st April 2021.

This IFS only considers S106 funding relating to former County Council obligations (including Education, Highways, Libraries and Fire & Rescue), and does not include obligations that would have been due to the former Local Planning Authorities of Northampton, Daventry, South Northamptonshire, Kettering, Corby, Wellingborough or East Northamptonshire. Each of these former authorities will prepare and publish their own IFS for the period up to 31st March 2021 in respect of their areas, before moving to a combined IFS for North Northamptonshire Council and a combined IFS for West Northamptonshire Council in future reporting periods.

S106 obligations ordinarily take the form of financial or in-kind contributions towards delivery of infrastructure, provided by a developer to mitigate the impact of new development on services. This is achieved by investing S106 contributions in projects to support growth and increase capacity, which ensures the needs of new and growing local communities can be met.

This report covers the period 1st April 2020 to 31st March 2021 and consists of two main sections comprising:

- Part 1 - Income and expenditure relating to S106 agreements during the reporting period
- Part 2 - Priorities for the spend of S106 in future years

This IFS also includes:

- Appendix 1 – New S106 agreements signed during 2020/21

Policy Background

The Town and Country Planning Act 1990 (as amended) established the statutory framework for developer contributions in the form of Section 106 planning obligations (commonly referred to as S106). The obligations provide a mechanism by which otherwise unacceptable development may be made acceptable, through the provision of land, specific works, or financial contributions. In all cases, S106 obligations may only be secured where they meet the three tests of Regulation 122 of the Community Infrastructure Levy Regulations 2010, including that they are:

- Necessary to make the proposed development acceptable in planning terms
- Directly related to the proposed development
- Fairly and reasonably related in scale and kind to the proposed development

As of the 1st September 2019, amendments to the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) require local authorities to produce and publish an annual Infrastructure Funding Statement (IFS) by 31st December each year.

The IFS must set out income received and expenditure by the authority in the prior year in relation to the Community Infrastructure Levy (CIL) and Section 106 planning obligations (S106), however not all local authorities have adopted CIL.

The local planning authority of North Northamptonshire (covering Kettering, Corby, East Northamptonshire and Wellingborough) does not currently operate a CIL charge and will therefore only be required to report on S106.

The local planning authority of West Northamptonshire (covering Northampton, South Northamptonshire and Daventry) does however have an adopted CIL and is the charging authority for the area. West Northamptonshire Council will therefore be required to produce IFS statements in respect of CIL and S106.

The former County Council was not a CIL charging authority, and as no CIL funding was received by the former County Council during the reporting period from the councils in the West Northamptonshire area, this IFS will report only on S106 developer contributions.

In this IFS, as well as reporting on total S106 balances secured, received, allocated and spent by the former County Council, figures have been provided to illustrate the split of the contributions across the West and North Northamptonshire areas. This disaggregation of former County Council funding by West Northamptonshire and North Northamptonshire is based on the latest information available. The 2020/21 IFS will be updated if more up to date information becomes available.

Table 1 - Headline Figures 2020/21 (rounded to nearest £)

Item	County Total	West Northants	North Northants
Total S106 held from prior year(s) at start of reporting year ¹	£43,802,790	£29,996,551	£13,806,239
Total S106 received in reporting year	£22,273,580	£13,312,047	£8,961,533
Total S106 spent in reporting year (including prior year + passported)	£8,888,051	£4,817,859	£4,070,192
S106 transferred in reporting year to external parties for spend	£126,858	£78,050	£48,808
S106 used in reporting year to repay prior year(s) spend	£4,867,344	£2,107,770	£2,759,574
S106 held at end of reporting period allocated for future spend	£57,216,702	£38,490,739	£18,725,963
S106 held at end of reporting period unallocated for future spend	£0	£0	£0
Forecast S106 secured in new agreements in reporting year ²	£100,171,871	£49,993,313	£50,178,558

In addition to the amounts shown in Table 1, the former County Council also received and secured in-kind contributions in the form of other types of infrastructure, such as land, highways and related works, and public transport services. Where these have been delivered and/or secured within the reporting year, details are provided below.

¹ Note: Figure differs from the closing balance previously reported in the 2019/20 IFS. This is due to adjustments made in the reporting period, using more up to date information.

² Forecast amount indicates expected S106 income based on current costs and average unit size. Amounts received will change to reflect indexation and actual dwelling mix where figures are linked to agreed formulae.

The management of S106 funding received by the former County Council was closely monitoring and managed through its Development Management function, in close collaboration with the Finance team and with individual service areas.

Section 106 & Community Infrastructure Levy in Northamptonshire

Financial Obligations

The former County Council was responsible for providing a range of services, facilities and infrastructure to, and for, local communities in Northamptonshire. Where new development is expected to impact on existing provision, or require new or additional infrastructure to be provided, the former County Council sought to secure S106 planning obligations so that these impacts can be mitigated. This was done in accordance with the adopted Planning Obligations Framework and Guidance Document – Creating Sustainable Communities (2015) (as amended) and Highways' requirements. S106 planning obligations are primarily secured in respect of:

- Education - including Early Years, Primary, Secondary, Sixth Form and Special Educational Needs & Disabilities (SEND)
- Library Services
- Transport & Highways – including public transport and Travel Plans

The former County Council also acted as an agent for Northamptonshire Fire & Rescue Authority (NFRA) and secured S106 contributions on its behalf, to be transferred to NFRS for spend on infrastructure.

Other former County Council services may also secure funding or in-kind contributions from S106 planning obligations where appropriate, such as country parks, adult services, archaeology, green infrastructure, flooding and drainage, and community impact funding. Where this occurred, this is reported in the IFS below.

The former Local Planning Authorities (LPAs) in Northamptonshire also secured S106 obligations towards services and infrastructure they provided, or commissioned, such as Affordable Housing, waste collection, sports and leisure facilities, and open space.

It should also be noted that whilst it was the preference of the former County Council to be signatory to all S106 agreements where obligations towards its services were secured, this was not always the case. In those circumstances, the relevant LPA would collect any financial obligations and transfer that funding to the former County Council for project delivery. For the purposes of this IFS however, and where known, those obligations are included in the figures as this provides a fuller picture of the level of investment being undertaken in those areas and the types of projects supported.

Non-financial obligations

In addition to S106 financial contributions, the former County Council may have also secured non-financial obligations. These may be in the form of land, for example where a developer is required to provide a site to support delivery of a new school. They may also be in the form of agreements under the Highways Act 1980, or through Service Level Agreements between developers and other service providers, for example to secure provision of a new bus service between the development and existing routes.

The former County Council in its capacity as the Highways Authority also entered into agreements with developers under Sections 278 and 38 of the Highways Act 1980. Section 278 (S278) agreements allow developers to enter into a legal agreement with the Highways Authority to make

alterations or improvements to the existing public highway as part of a planning approval. Section 38 (S38) agreements are used when a developer proposes to construct, for example, a new road which may then be offered to the former County Council for adoption as a public highway. Agreements under S278 and S38 will require the developer to abide by a range of conditions, terms and timescales, and may be supported by bond or cash deposits which may have been called upon by the former County Council to commence or complete the works in the event of developer default. This IFS does not include details of agreements made under S278 or S38; however, it is expected that future IFS reports may do so.

Infrastructure Funding Statement

This report addresses the requirements set out in Schedule 2 of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 in the order specified. The figures reported here relate to contributions secured towards services and infrastructure delivered by the former Northamptonshire County Council. Each Local Planning Authority is required to report on their own contributions separately and are not included in this report unless otherwise stated (e.g., where the former County Council was not a signatory). From 2021/22, it will be the responsibility of North Northamptonshire Council and West Northamptonshire Council to produce an IFS covering S106 (and where applicable CIL) for their respective areas and functions.

Part 1: S106 Obligations³

Reporting Requirement reference 3 (a)

The total amount of money to be provided under any planning obligations which were entered into during the reporting year

The former County Council entered 43 Section 106 (S106) agreements (including Deeds of Variation, Supplemental and Linking agreements) in the reporting period, in addition to which a further 6 agreements secured contributions towards its services to which it was not a signatory, including Unilateral Undertakings⁴.

The total value of the S106 financial contributions secured from these 49 agreements towards former County Council related infrastructure is estimated to be in the region of £100,171,871.

Three further S106 agreements were completed during 2020/21. However, the planning applications related to each of these agreements were refused permission and as such will not come forward. The S106 contributions secured through these have therefore been excluded from the figures recorded in this IFS.

It should be noted that at the time of completing a S106 agreement, there are variables that may affect the level of contribution finally received, and as such forecast figures may be used and the final value may be different to that stated here.

There are different reasons for this. Firstly, secured contributions may be based on a formula linked to the dwelling mix for a development, which may not have been determined at the point of a S106 agreement being signed. In these cases, the former County Council assumed an average mix and forecasts the estimated contribution accordingly.

In addition, the majority of S106 funding received was subject to indexation at the point of payment. This ensures that the level of contribution paid by a developer takes account of, and is in line with, inflation, as it may often be many years before a payment trigger is achieved and figures secured are based on latest infrastructure costs known at the time.

Viability considerations may also affect the level of contribution payable; this may lead to less funding being payable as developers may over time seek to renegotiate their contributions. In other

³ Reporting Requirement references included in the IFS relate to the reference in Schedule 2, Paragraph 3 of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Regulation 121A.

⁴ A Unilateral Undertaking (UU) is a form of legal agreement entered into by a person with an interest in the land without the local planning authority being a party. The UU legally binds the land in the same way as a S106 agreement to the obligations set out within.

cases, where viability has already meant a reduction in the value of S106 secured, a review mechanism as certain triggers are met may lead to higher contributions becoming payable if market conditions have improved.

Furthermore, in some cases there may be an option for a developer to procure or deliver the infrastructure directly, rather than pay the S106 contribution. This may be the case, for example, where a new primary school is to be delivered as part of the development, where highways capacity improvements are required, or where new or enhanced bus services are to be procured. In these instances, the S106 will set out the infrastructure specification and require approval to be secured from the former County Council before works can proceed. In the event the developer elects not to provide the infrastructure directly, then the S106 contribution becomes due, and the former County Council will step in to ensure its delivery. The IFS assumes County Council delivery and the corresponding financial value has been attributed where known.

Whilst the former County Council had a strong track record of securing appropriate developer contributions, it may be the case that the level of contribution secured from an individual development ultimately may not be sufficient to cover the full cost of the related infrastructure. This is primarily due to only being able to secure S106 that is necessary, proportionate and directly related to the impact of the development. In these instances, contributions may be pooled together to create a larger pot, or alternative sources of funding may be needed – such as the via the former County Council's own resources, funding from central government departments, or via grant funding bids.

Key infrastructure secured in 2020/21 in new S106 agreements

A summary of the range of the infrastructure secured through S106 agreements completed in 2020/21 is included below:

- Priors Hall Zone 2 & 3 Sustainable Urban Extension – 3,500 new dwellings
 - S106 secured includes: Up to £16.5m plus land towards two new primary schools; £15.2m towards delivery of a new secondary school; £1.7m towards expansion of SEND provision; £371k towards strategic fire and rescue infrastructure; £826k towards libraries infrastructure; £1m towards public transport; £650k towards highways infrastructure (excluding S278/S38 works).
- Northampton West Sustainable Urban Extension – 1,750 new dwellings
 - S106 secured includes: £7.5m plus land towards a new primary school; £418k towards libraries infrastructure; £6.3m towards highways infrastructure (excluding S278 / S38 works); £1.7m towards public transport.
- Dallington Grange Sustainable Urban Extension – 3,000 new dwellings
 - S106 secured includes: £13.9m plus land towards two new primary schools; land for provision of a new secondary school; £3.7m towards highways (excluding S278 / S38 works); £260k towards pedestrian and cycling infrastructure; £550k towards public transport.
- Norwood Farm Sustainable Urban Extension – 1,900 new dwellings
 - S106 secured includes: Up to £7.6m plus land towards a new primary school; £454k towards libraries infrastructure; £559k towards highways infrastructure (excluding S278 / S38 works).

- Land north of Newport Pagnell Road, Northampton – 525 new dwellings
 - S106 secured includes £4m towards education infrastructure; £125k towards libraries infrastructure; £575k towards highways infrastructure (excluding S278 / S38 works); £525k towards public transport

- Land off Harborough Road, Desborough – 260 new dwellings
 - S106 secured includes: £3.2m towards education infrastructure; £62k towards libraries infrastructure; £40k towards highways infrastructure (excluding S278 / S38 works); £260k towards public transport.

- Land at St Christopher’s Road, Oundle – 130 new dwellings
 - S106 secured includes: £606k towards education infrastructure; £21k towards libraries infrastructure; £65k towards public transport.

- Land off Farndish Road, Wellingborough – 75 new dwellings
 - S106 secured includes: £680k towards education infrastructure; 45k towards public transport; £20k towards pedestrian and cycling infrastructure.

Appendix 1 sets out a schedule of new S106 agreements signed in the reporting year.

Reporting Requirement reference 3 (b)

The total amount of money under any planning obligations which was received during the reporting year.

Payment of S106 obligations is linked to defined triggers or milestones set out in the signed S106 agreements – for example upon occupation of a specified number of dwellings. This is to ensure that the necessary infrastructure can be delivered in advance or alongside the development as it comes forward and as demand is generated. It also means that the development remains viable by spreading payments across an agreed timeframe. It may therefore take several years for a single development to pay in full the S106 obligations it is required to make, and the income received in any one year may relate to S106 agreements signed several years prior.

The former County Council received a total of £22.27m in S106 financial obligations during the reporting year as follows:

Table 2 - S106 Received in 2020/21 by Infrastructure Type (rounded to nearest £)

Infrastructure Type	County Total	West Northants	North Northants
Education (all areas)	£13,265,782	£8,572,948	£4,692,834
Highways (including roads, transport, pedestrian, cycle, TRO ⁵ , parking, TP ⁶ etc.)	£7,448,969	£4,568,296	£2,880,673
Public Transport (including Bus Infrastructure)	£1,411,884	£574,750	£837,133
Libraries	£75,825	£14,314	£61,511
Fire & Rescue	£43,151	£43,151	£0

⁵ Traffic Regulation Order

⁶ Travel Plan

Infrastructure Type	County Total	West Northants	North Northants
Other (Inc. Community, Leisure & Tourism)	£27,969	£21,521	£6,448
Monitoring	£0	£0	£0
Total	£22,273,580	£13,794,981	£8,478,599

Funding received includes contributions towards the following types of infrastructure projects:

- Education – expansions to existing schools and delivery of new schools, works to facilitate provision of additional capacity in existing schools
- Highways – junction improvements, new highways, crossings and infrastructure, improvements and enhancements to public rights of way, footways & cycleways
- Bus Infrastructure, Public Transport and Travel Plans - new or enhanced services to facilitate new development, travel cards, travel packs and Travel Plans, new bus stops and shelters
- Libraries – improvement and expansion of Library services and facilities
- Fire & Rescue – expansion and improvement of existing services and facilities, additional equipment, and provision of fire hydrants to directly serve new development
- Community, Leisure & Tourism – works for community benefit, maintenance of school sports facilities for public use, supporting visitor and tourism infrastructure.

Reporting Requirement reference 3 (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.

The CIL regulations require all S106 planning obligations to be secured for a specific project or type of infrastructure project. All S106 contributions secured by the former County Council were done so in accordance with this requirement and transferred to the relevant service areas for spend upon receipt, whether in Highways, Education, or Libraries. Some S106 funding was allocated for spend by external partners or agencies, as responsibility for delivery of a scheme rested with them rather than the former County Council, for example Highways England or Northamptonshire Fire & Rescue Service.

As such, all S106 funding receipted by the former County Council is allocated prior to its receipt in accordance with the terms of the S106 agreements, and **at the end of the 2020/21 reporting period £0 (zero) S106 funding held by the former County Council is classified as unallocated.**

Reporting Requirement reference 3 (d)

Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reporting year, including details of:

i) In relation to affordable housing, the total number of units which will be provided

The former County Council was not responsible for securing contributions towards Affordable Housing; this will be reported by the respective former Local Planning Authorities.

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

The former County Council assessed proposed new development for its likely impact on pupil places across Early Years, Primary, and Secondary (including Sixth Form) age ranges. This assessment was based on research it undertook to establish the likely pupil yield arising from new development.

Of the 43 new S106 agreements (excluding Deeds of Variation and Supplemental Agreements) recorded for the 2020/21 reporting period, 33 related to planning permissions granted for additional housing development, and together were expected to deliver c.12,502 new homes across the county. Of these, 29 developments were assessed as having an impact on availability of school places due to their likely pupil yield and forecast capacity in local schools. S106 obligations were therefore secured through these agreements to effectively mitigate the impact of the developments and provide new, expanded and enhanced capacity to ensure pupils can be accommodated in local schools. Together, these developments are expected yield the following number of pupils, subject to final dwelling mixes being determined:

Table 3- Forecast Pupil Yield

Category	County Total	West Northants	North Northants
Early Years	2,231	764	1,467
Primary	3,701	2,254	1,447
Secondary (including Sixth Form)	2,601	1,521	1,080
Total new pupil places forecast	8,533	4,539	3,994

Other non-monetary contributions: Within the 2020/21 reporting year, various non-monetary S106 obligations have been secured from the 49 agreements completed in relation to former County Council services (including Deeds of Variation, Supplemental agreement and those to which the former County Council was not signatory). This includes:

Land: The former County Council was due to receive the following land transfers in relation to Education provision:

- Up to 14.91 hectares for new Primary School provision (with nursery where necessary)
- Up to 7.7 hectares for new Secondary School provision

Bus Services and Infrastructure: S106 obligations have been secured for developers to directly provide:

- Provision of new bus stops, shelters and related infrastructure
- Service Level Agreements for enhanced bus services between new development and existing routes, facilities and services

Highways: S106 obligations have been secured for developers to directly deliver works towards:

- Junction capacity improvements works (including via S278 works)
- Provision of new highways, including road, public rights of way, footways, cycle ways and future maintenance
- Production and implementation of Travel Plans
- Provision of Travel Packs

Reporting Requirement reference 3 (e)**The total amount of money (received under any planning obligations) which was allocated, but not spent during the reporting year for funding infrastructure**

The former County Council received a total of £22.27m in S106 obligations during the 2020/21 reporting year. Of this funding, £16.83m was retained at the end of the reporting year, for future spend against allocated infrastructure and projects.

Further information on how this S106 funding will be utilised in future is provided in Part 2 – Future Funding Priorities.

Reporting Requirement reference 3 (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).**

In the 2020/21 reporting year, **the former County Council spent a total of £8.88m S106 funding.** Some of this funding relates to contributions received in previous years. This amount includes £126k of S106 funding which was transferred to external agencies to spend on infrastructure; it also includes £3.8m spent by the former County Council to repay prior-year borrowing – for example where the former County Council forward-funded delivery of a related infrastructure project, such as a new school or highways scheme, ahead of the relevant S106 funding being receipted. This approach is critical to ensure key infrastructure can be delivered when required by the local community and reduces the pressure on developers to pay significant S106 contributions up-front which may affect viability and stall development.

The case studies below provide an illustration of the range of projects supported by S106 funding spent by the former County Council during the 2020/21 reporting period:

Case Study 1	Moulton School & Science College
Former Local Authority Area	Daventry District
Unitary Authority Area	West Northamptonshire
Site	Various
Project Description	In April 2020 the former County Council approved the use of held S106 monies for a scheme at Moulton School and Science College. The purpose of the project was to procure delivery of a new teaching block of 9 classrooms and reconfigure existing space to support increased demand for places arising because of housing development, and to bring the facilities in line with modern teaching practices. The project was the latest phase of a wider programme of planned improvements at the School delivered over several years, utilising S106 pooled together from multiple development sites in and around the Moulton area, which together necessitated an increase in capacity at the school since 2015.
Delivery Date	Commenced -Autumn 2020 Completed -Autumn 2021
Total Project Cost	£2.6m
S106 Contribution	£2.6m
Other Funding Sources	n/a

Case Study 2	Broughton Primary School
Former Local Authority Area	Kettering Borough
Unitary Authority Area	North Northamptonshire
Site	Cransley Hill, Broughton
Project Description	In 2020/21 Broughton Primary School secured S106 funding from the former County Council to enable the replacement of a temporary mobile classroom with a permanent new teaching base. The new classroom will ensure children and staff are better integrated throughout the site and provide additional facilities for the pupils including a new covered play area, whilst also enabling the space previously occupied by the mobile unit to be redeveloped as outside space. The project is also expected to provide a small extension to the main hall, which will provide more useable floorspace for whole school activities.
Delivery Date	Commenced – Autumn 2020 Completed – Spring 2021
Total Project Cost	£339k
S106 Contribution	£339k
Other Funding Sources	n/a

Case Study 3	Kettering Science Academy
Former Local Authority Area	Kettering
Unitary Authority Area	North Northamptonshire
Site	Various
Project Description	Significant levels of housing and population growth across the Kettering area has led to an increased demand for school places, and in 2018/19 the former County Council progressed plans for expansions across secondary schools in the area to meet the demand for places. The project at Southfield School for Girls comprised provision of a new teaching block, providing an additional 1FE capacity for up to Works commenced in Summer 2019 and are completed in Autumn 2020.
Delivery Date	Commenced – Summer 2019 Completed – Autumn 2020
Total Project Cost	£4m
S106 Contribution	£300k
Other Funding Sources	DfE Basic Need Grant Funding

Case Study 4	Wootton Library Relocation
Former Local Authority Area	Northampton Borough
Unitary Authority Area	West Northamptonshire
Site	Various
Project Description	In 2019 the former County Council approved the allocation of S106 monies towards the relocation and fit out of Wootton Library as part of its transfer to a Community Managed library. An extension to the adjacent community centre was proposed, enabling the library to move from a temporary mobile unit into a purpose-built space, providing direct access to facilities and amenities housed within the centre and supporting the library to extend its opening hours. Wootton Parish Council delivered the project using S106 pooled together from several developments in the Wootton area, with work commencing in October 2020 and continuing through the year. It is expected that the new library will be open to the community in summer 2021.
Delivery Date	Commenced – Autumn 2020 Forecast Completion – Summer 2021
Total Project Cost	£655k
S106 Contribution	£78k
Other Funding Sources	Wootton Parish Council

Case Study 5	Oundle Library
Former Local Authority Area	East Northamptonshire
Unitary Authority Area	North Northamptonshire
Site	Various
Project Description	In 2020 the former County Council approved the allocation of S106 funding towards remodelling and works at Oundle Library, as well as purchase of new equipment for the local community. The project comprises creation of a new covered flexible use outside space, providing a garden area suitable for use by all sections of the local community. Internal reconfiguration and purchase of new fixtures will also mean the internal capacity of the library could be increased, creating a more flexible space to be used for events by different groups within the community. The project also provides for the addition of projection facilities and installation of new IT equipment including Hublets, for community use. The project is funded using S106 pooled together from several development sites in the Oundle area. Work commenced in winter 2020/21 and is due to continue into the 2021/22 reporting period.
Delivery Date	Commenced – Winter 2020/21 Forecast Completion – Summer 2021
Total Project Cost	£45k
S106 Contribution	£45k
Other Funding Sources	n/a

Case Study 6	Junction improvements in Burton Latimer
Former Local Authority Area	Kettering
Unitary Authority Area	North Northamptonshire
Site	Various
Project Description	Junction capacity improvements to accommodate the additional traffic arising from development in Burton Latimer at Higham Road/A6 roundabout and Higham Road/High Street/Finedon Road min-roundabout
Delivery Date	2020/21
Total Project Cost	£217k
S106 Contribution	£217k
Other Funding Sources	n/a



Image 2 – Oundle Library expansion works



Image 3 – Wootton Library relocation project

Reporting Requirement reference 3 (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.

As reported above, the former County Council received a total of £22.27m in S106 obligations during the 2020/21 reporting year. Of this funding, £16.83m has been retained at the end of the reporting year, for future spend against allocated infrastructure.

Table 4 - S106 Received in 2020/21 and Retained for future Spend by Infrastructure type

Infrastructure Type	County Total	West Northants	North Northants
Education (all areas)	£10,699,008	£7,561,519	£3,137,489
Highways	£4,680,760	£3,069,520	£1,611,240

Infrastructure Type	County Total	West Northants	North Northants
Public Transport	£1,321,007	£483,874	£837,133
Libraries	£74,338	£14,028	£60,310
Fire & Rescue	£43,151	£43,151	£0
Other: Community, Leisure & Tourism	£21,521	£21,521	£0
Monitoring	£0	£0	£0
Total	£16,839,785	£11,193,613	£5,646,172

Examples of how this funding will be utilised include:

- Supporting delivery of new Secondary Schools in Northampton, Daventry and South Northamptonshire, and Corby
- Supporting delivery of new Primary Schools in Northampton, Towcester, Wellingborough and Corby
- Supporting expansion projects at Primary and Secondary Schools across the county
- Delivering improved facilities and infrastructure at libraries across the county, including investing in IT and digital infrastructure and children's zones.
- Highways improvements to mitigate impacts of developments
- Ensuring bus services to developing areas and provision of new bus infrastructure

This list of infrastructure projects above is not exhaustive and other types of infrastructure and/or projects may be supported where necessary and in accordance with the terms of individual S106 agreements.

In many cases, the funding received in 2020/21 will comprise only a partial instalment against the total contribution expected against a particular S106 obligation, and further instalments will be added to existing contributions. Furthermore, contributions may be pooled together with funding from multiple developments and other sources of funding to ensure that sufficient money is available to deliver a scheme in its entirety. It may therefore be several years from receipt of S106 funding until it is spent in full.

Reporting Requirement reference 3 (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:

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

The items of infrastructure supported using the £8.88m spent in 2020/21 are set out in Table 4 below. These amounts include S106 obligations receipted in previous years, as well as funding received in the reporting period.

Table 5 - S106 Spend in 2020/21 by Infrastructure (rounded to nearest £)

Infrastructure Item	County Total	West Northants	North Northants
Education (all areas)	£5,322,794	£3,052,991	£2,269,803
Highways	£2,571,641	£856,800	£1,714,841

Infrastructure Item	County Total	West Northants	North Northants
Public Transport	£522,609	£493,497	£29,112
Libraries	£458,870	£408,882	£49,987
Other (Community, tourism & leisure)	£6,448	£0	£6,448
Monitoring	£5,688	£5,688	£0
Total	£8,888,051	£4,817,859	£4,070,191

(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);

During the reporting period, the former County Council spent £4.86m of S106 contributions received (including funds received in prior years) on repayment of prior borrowing which was incurred to support delivery of a related infrastructure project, such as a new school or highways scheme, ahead of the relevant S106 funding being receipted. The items of infrastructure this funding supported are included in Table 5.

Table 6 - S106 Spent in 2020/21 on repayment of prior borrowing (rounded to nearest £)

Infrastructure Type	County Total	West Northants	North Northants
Education (all areas)	£2,255,244	£764,486	£1,490,758
Highways	£2,612,099	£1,343,284	£1,268,815
Total	£4,867,343	£2,107,770	£2,759,574

(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;

In the reporting year 2020/21 the former County Council received £0 (zero) of S106 obligations towards monitoring activities and spent £5,688 of S106 received in prior years. Where received, any such funding is fully allocated in accordance with the terms of the various S106 agreements to which the receipts relate and may include spend across multiple years as appropriate.

Reporting Requirement reference 3 (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.

At the end of the 2020/21 reporting year, the former County Council retained a balance of £57.21m allocated towards future infrastructure projects. This amount includes £89k held as ‘commuted sums’, funding received towards longer term maintenance of infrastructure (e.g., Bus Stop maintenance).

Part 2: Future Funding Priorities

The information included in this section summarises some of the key projects that will be funded using former County Council S106 obligations and/or Community Infrastructure Levy contributions in the coming years by West Northamptonshire Council and North Northamptonshire Council.

Most new major infrastructure projects are identified through, and in response to, the Local Plan process, and the former County Council worked closely with the Local Planning Authorities across the county to identify these requirements. The adopted West Northamptonshire Joint Core Strategy and North Northamptonshire Joint Core Strategy each contain an Infrastructure Delivery Plan (IDP), and these are reviewed annually to ensure that they are up-to-date and based on latest trajectories and assumptions. Projects are also identified in the Local Transport Plan.

The IDPs can be viewed online for [West Northamptonshire](#)⁷ and [North Northamptonshire](#)⁸. The projects identified in the IDPs set out the strategic infrastructure required to support delivery of growth and the indicative funding associated with its delivery. Most projects identified for each service areas (e.g., Education, Libraries, Highways and Transport) will be funded through either S106 developer obligations and/or through CIL.

In some cases, however it will be necessary to identify additional funding sources – for example if a single development is not large enough to fund in full a particular item of infrastructure then contributions may need to be pooled from other development related to the project, or other government or grant funding may need to be sourced.

In addition to the strategic infrastructure requirements, a range of other projects will be required to mitigate additional impacts associated with smaller scale development. All development sites coming forward in either West Northamptonshire or North Northamptonshire will potentially have an impact on local infrastructure and S106 contributions will be secured where appropriate for such projects.

The former County Council's infrastructure priorities were shaped and informed by several strategies and policies, including:

- Statutory requirements
- Local Plan requirements and policies, including Part 2 Local Plans
- Adopted County Council policies, including:
 - Local Transport Plan
 - School Organisation Plan
 - Service plans (e.g., Local Cycling and Walking Infrastructure Plan (LCWIP), Libraries)
- Partner and stakeholder policies and plans, including
 - Highways England
 - Northamptonshire Fire & Rescue
 - South East Midlands Local Enterprise Partnership

⁷ <https://westnorthantsjpu.inconsult.uk/connect.ti/website/view?objectId=2759792>

⁸ <http://www.nnjpd.org.uk/publications/>

Some of the projects identified through these routes may be funded by S106 in future where they are required either partially or in full because of development. A summary of some of the key priorities for each service area is provided below:

Education

As the Local Education Authority (LEA) for their respective areas, West Northamptonshire and North Northamptonshire Councils have a statutory duty to ensure there is a sufficiency of school places available for all children and young people of statutory school age residing in their area. It is the role of the LEA to plan, commission and organise school places in a way that promotes the raising of standards, manages supply and demand, and creates a diverse infrastructure to meet the needs of the population, now and in the future. This includes Early Years, Primary, Secondary, Sixth Form and Special Educational Needs & Disabilities (SEND) services and facilities.

The former County Council responded to planning applications across the county for new housing, to assess its impact on education infrastructure, and to secure S106 and/or CIL obligations where appropriate to fund the expansion, improvement, and/or enhancement of Education infrastructure to meet these demands.

Most new schools expected to be delivered in the county over the next 15 years are required as a direct result of planned for housing growth. Where these are known they are set out in the IDPs, and a summary is included here⁹.

Table 7 - Summary of forecast new pupil places required in West and North Northamptonshire

Unitary Authority Area	Category	Forecast No. New Schools Required	No. of Forms of Entry	Pupil Places
West	Primary	17	37.5	7,875
West	Secondary	6	48	7,200
North	Primary	20	40	8,400
North	Secondary	4	30	4,500

Expansions to existing secondary schools are also identified in the IDPs across West and North Northamptonshire, as is the need for additional SEND provision to meet increasing demand.

In addition to these schemes, the former County Council identified a requirement for further expansions to be undertaken at existing schools to meet increasing demand for places because of housing growth and basic need growth. These projects will be funded either in part or in full using S106 and/or CIL as appropriate.

Libraries

Under the Public Libraries and Museums Act 1964, West and North Northamptonshire Councils have a statutory duty to provide a comprehensive and efficient library service for everyone who lives, works, or studies in the county. New development coming forward will inevitably lead to an increase in demand for Libraries, which have undergone significant transformation in recent years, expanding the range of services and facilities they provide across multiple areas. They are no longer only places from which to borrow books, but also act as community hubs, joining together a range of public services vital to the people they serve.

⁹ Figures provided are forecasts only and are dependent on development progressing. These figures will change as a result of changes to the scale and mix of development and resulting pupil yields.

Several Libraries in Northamptonshire are now being run by the local communities that they serve, however West and North Northamptonshire Councils will remain closely involved in all these facilities, supporting service delivery and identifying areas for development. Many libraries will be impacted by new development coming forward in their locales; libraries may already be small for the existing communities they serve and unable to easily accommodate additional demand arising from housing growth.

The former County Council worked with libraries and local communities to identify where improvements or works could be undertaken to improve, extend or enhance the capacity, facilities and services they provide to meet the growing demand. This may include (though not exhaustively) supporting the expansion or relocation of the library into new or extended premises, internal works to reconfigure or convert the library to provide more useable floor-space for a range of different users and purposes, investment in IT and/or digital equipment to improve accessibility, or to invest in increased stock and equipment. Where a library is community managed, S106 funding will be passported to the Library management group to spend on infrastructure in accordance with the relevant S106 agreements, and such arrangements will be closely monitored by West and North Northamptonshire Councils to ensure compliance.

The former County Council collected S106 funding towards several Libraries across the county. This includes funding towards community-managed and maintained libraries, towards planned and future expansion and improvement projects West and North Northamptonshire Councils will continue to develop projects at maintained libraries for future delivery and work with community-managed libraries to identify suitable projects in accordance with the relevant S106 agreements.

The current list of planned projects utilising S106 obligations will include works to expand and improve capacity, facilities and services at several libraries as set out in Table 8. This list is not exhaustive and is reviewed and updated regularly as new projects and infrastructure requirements are identified in line with S106 allocations:

Table 8 – Current planned Library infrastructure projects in West and North Northamptonshire

West Northamptonshire	North Northamptonshire
Brackley	Burton Latimer Library
Brixworth	Desborough Library
Deanshanger Library	Earls Barton Library
Duston Library	Finedon Library
Kings Sutton Library	Kettering Library
Long Buckby Library	Oundle Library (ongoing from 2020/21)
Middleton Cheney Library	Raunds Library
Northampton Central Library	Rothwell Library
Roadle Library	Rushden Library
Weston Favell	Thrapston Library
	Wollaston Library

Highways & Transport

The former County Council was the Highways Authority for Northamptonshire with responsibility for ensuring that all new developments within the county complied with design principles, adoption and safety standards, policies and guidance, and ensuring the impact of new development on the existing highways network has been assessed, identified and mitigated. Where appropriate,

developer contributions were secured to achieve these objectives, through financial or other in-kind contributions.

Such works or contributions included, but not exclusively, off-site highway infrastructure improvements, traffic calming, public rights of way, footway/cycle-way provision and public transport services as part of a package to mitigate the impacts of a development on the existing highway network, protecting the interests of new and existing communities.

There are several priority projects in relation to Highways and Transport infrastructure which are expected to be funded either in part or in full through S106 and/or CIL contributions by West Northamptonshire and North Northamptonshire Councils. Some projects may be delivered jointly due to their location and may utilise funding pooled together from across the two Councils as appropriate. These priority projects include:

- Northampton North West Relief Road
- A43 Northampton - Kettering Improvements Phases 1b and 2 (already forward-funded)
- New and enhanced bus services to serve new developments
- Localised improvements to mitigate impacts of new development including
 - Junction improvements such as A6/Higham Road, Burton Latimer
 - Traffic Calming in villages such as Flore, Holcot, Moulton, Overstone, Sywell and Whittlebury
 - New and/or improved public rights of way, footways and cycleways

Community Infrastructure Levy

Several infrastructure projects identified by the former County Council are expected to be delivered through funding received through the Community Infrastructure Levy (CIL). Local Planning Authorities are required to publish an Infrastructure Funding Statement (IFS) to set out how they expect CIL funding they collect will be spent – the IFS replaces the previous Regulation 123 list. The removal of Regulation 123 (R123) from the CIL Regulations in September 2019 means that it is now possible to utilise both S106 and CIL on the same item of infrastructure. This is significant as it is also now possible to pool together multiple S106 obligations to fund the same item of infrastructure, removing the previous limit of a total of five separate obligations for any one infrastructure item. It also means that it should be easier to utilise S106 and CIL to close funding gaps.

Each former Local Planning Authority across West Northamptonshire (Northampton, Daventry, South Northamptonshire) had previously adopted its own individual R123 List, which will each be replaced by an IFS. Whilst there are some differences across areas, the main types of infrastructure that will be funded through CIL receipts in future include:

- Secondary Education (including Sixth Form), SEND education, Early Years education, and school transport, excluding specific on-site provision directly serving the needs of a development site
- Walking and cycling routes that directly serve the needs of a development site
- Public transport, excluding that directly serving the needs of a development site
- A45 Daventry Development Link
- Strategic waste infrastructure (depots, transfer stations etc.), excluding that directly serving the needs of a development site
- Strategic fire and rescue requirements
- Northampton Growth Management Strategy
- Northampton North West Bypass Phase 2

- Sustainable Transport Measures identified in the IDP, excluding site specific measures
- A43 junctions in South Northamptonshire, excluding those improvements required directly because of a development site

All future CIL funding will be collected by West Northamptonshire Council as the charging authority in accordance with its charging schedule. The relevant service areas across West Northamptonshire Council, including Education and Highways, will work closely with the development management team to draw down CIL funding at the appropriate times in order to support delivery of the schemes and infrastructure identified in this and future Infrastructure Funding Statements as well as through the West Northamptonshire Infrastructure Delivery Plan, subject to the governance processes of West Northamptonshire Council. At the end of the reporting period 2020/21, no CIL funding has been received by the former County Council.

Appendix 1 New S106 agreements 2020/21

Planning Reference	Site	LPA	Unitary area	Date	Type	Link to LPA website
19/00351/OUT & 19/01219/OUT	Priors Hall SUE Zone 2 & 3	Corby & East Northamptonshire	North Northants	05/03/2021	S106	Corby Borough Council
18/00817/OUT	Land south of Cowthick Plantation, Stamford Road	Corby	North Northants	20/01/2021	S106	Corby Borough Council
18/00817/OUT	Land south of Cowthick Plantation, Stamford Road	Corby	North Northants	20/01/2021	SA	Corby Borough Council
19/00363/DPA	Cockerell Road	Corby	North Northants	30/07/2020	S106	Corby Borough Council
DA/2013/0850	Overstone Leys SUE	Daventry	West Northants	10/08/2020	DOV	Daventry District Council
DA/2017/0889 & S/2017/2270	Northampton West SUE	Daventry & South Northamptonshire	West Northants	17/12/2020	S106	Daventry District Council
DA/2019/0579	Land off Braunston Lane	Daventry	West Northants	14/08/2020	UU	Daventry District Council
07/02457/OUT	Land at Market Road & Huntingdon Road	East Northamptonshire	North Northants	17/04/2020	DOV	East Northamptonshire Council
19/01726/FUL	Land at Market Road & Huntingdon Road	East Northamptonshire	North Northants	12/01/2021	S106	East Northamptonshire Council
18/02171/FUL	Land off Fenn Close	East Northamptonshire	North Northants	23/04/2020	S106	East Northamptonshire Council
18/00945/OUT	Land to rear of Nicholas Road	East Northamptonshire	North Northants	13/10/2020	S106	East Northamptonshire Council
19/01355/OUT	St Christophers Drive	East Northamptonshire	North Northants	30/10/2020	S106	East Northamptonshire Council
18/01648/OUT	Land south east of the Ferrers School, A6 Bypass	East Northamptonshire	North Northants	01/12/2020	S106	East Northamptonshire Council
19/01777/FUL	Rushden Memorial Clinic, Hayway	East Northamptonshire	North Northants	22/07/2020	UU	East Northamptonshire Council
19/01024/OUT	Montague Street	East Northamptonshire	North Northants	07/12/2020	FA	East Northamptonshire Council
18/01109/FUL	Land north east of Midland Road	East Northamptonshire	North Northants	30/11/2020	S106	East Northamptonshire Council
20/00090/FUL	Former Band Club, Wharf Road	East Northamptonshire	North Northants	15/03/2021	S106	East Northamptonshire Council
19/01327/OUT	Land east of Cotterstock Road	East Northamptonshire	North Northants	09/06/2020	S106	East Northamptonshire Council
19/01425/FUL	Rear of Green Close	East Northamptonshire	North Northants	31/03/2021	S106	East Northamptonshire Council
19/01781/FUL	Newton Road & Chelveston Renewable Energy Park	East Northamptonshire	North Northants	30/03/2021	S106	East Northamptonshire Council
19/01092/FUL	Rushden Lakes, Ditchford Road	East Northamptonshire	North Northants	17/12/2020	S106	East Northamptonshire Council

KET/2019/0606	Harborough Road (land off)	Kettering	North Northants	19/11/2020	S106	Kettering Borough Council
KET/2020/0101	Kettering Town FC, Cowper Street	Kettering	North Northants	25/03/2021	S106	Kettering Borough Council
N/2018/0690	Former Emmanuel Church Middle School site, Birds Hill Walk / Billing Brook Road	Northampton	West Northants	09/03/2021	S106	Northampton Borough Council
N/2012/0909 & N/2019/0295	Lancaster Way	Northampton	West Northants	21/08/2020	DOV	Northampton Borough Council
N/2018/1587	St James Works, Vicarage Road	Northampton	West Northants	03/04/2020	S106	Northampton Borough Council
N/2014/1429	Dallington Grange SUE	Northampton	West Northants	17/12/2020	S106	Northampton Borough Council
N/2016/0810	University of Northampton Avenue Campus, St George's Avenue	Northampton	West Northants	19/03/2021	S106	Northampton Borough Council
N/2020/0458	Land at Milton Ham	Northampton	West Northants	03/11/2020	DOV	Northampton Borough Council
19/00033/MINFUL	Land at Elton Quarry, Peterborough Old Road, Eaglethorpe	Northamptonshire County Council	North Northants	26/03/2021	S106	Northamptonshire County Council
S/2020/0467/MAF	Moat Lane	South Northamptonshire	West Northants	14/06/2020	DOV	South Northamptonshire Council
S/2007/0374/OUTWNS	Towcester Vale	South Northamptonshire	West Northants	01/12/2020	DOV	South Northamptonshire Council
S/2020/0748/MAO	Field View (Land South West of)	South Northamptonshire	West Northants	10/08/2020	DOV	South Northamptonshire Council
S/2019/1479/MAF	Land at Lyne Walk	South Northamptonshire	West Northants	16/04/2020	S106	South Northamptonshire Council
S/2019/1479/MAF	Land at Lyne Walk	South Northamptonshire	West Northants	26/01/2021	DOV	South Northamptonshire Council
S/2017/3060/MAO	Land at Rothersthorpe Road	South Northamptonshire	West Northants	05/05/2020	S106	South Northamptonshire Council
S/2019/1723/MAF	Land at Water Lane / Bickerstaffes Road	South Northamptonshire	West Northants	05/06/2020	S106	South Northamptonshire Council
S/2016/1324/EIA	Norwood Farm SUE	South Northamptonshire	West Northants	30/06/2020	S106	South Northamptonshire Council
S/2017/2577/EIA & N/2017/1369	Land north of Newport Pagnell Road	South Northamptonshire & Northampton	West Northants	24/11/2020	S106	South Northamptonshire Council
S/2020/1403/MAF	Land at Sunnyside, The Bungalow, Bickerstaffes Road / Water Lane	South Northamptonshire	West Northants	02/03/2021	S106	South Northamptonshire Council
S/2020/0441/MAO	Land at Waters Lane	South Northamptonshire	West Northants	30/03/2021	S106	South Northamptonshire Council
S/2020/0183/MAF	Land south of Thenford Road	South Northamptonshire	West Northants	30/03/2021	S106	South Northamptonshire Council
S/2019/0037/MAO	Unit 8 Home Farm, Church Way	South Northamptonshire	West Northants	24/03/2021	S106	South Northamptonshire Council

S/2020/0498/MAF	Land at Burcote House, Burcote Road	South Northamptonshire	West Northants	31/03/2021	S106	South Northamptonshire Council
S/2020/0670/MAF	Land to Rear of 2-26 Grays Lane	South Northamptonshire	West Northants	31/03/2021	S106	South Northamptonshire Council
S/2015/1573/MAF	Peace Hill	South Northamptonshire	West Northants	16/04/2020	DOV	South Northamptonshire Council
WP/20/00123/VAR	The Sorrels	Wellingborough	North Northants	25/01/2021	DOV	Borough Council of Wellingborough
WP/14/00175/FUL	Land at 48 West Street & High Street	Wellingborough	North Northants	08/04/2020	S106	Borough Council of Wellingborough
WP/19/00154/OUT	Land adjacent Farndish Road / Rear James Street	Wellingborough	North Northants	01/03/2021	S106	Borough Council of Wellingborough